



## 4650 N M-37 HWY MIDDLEVILLE, MI 49333

- Neighborhood shopping center anchored by Middleville's primary grocer, complimented by a mix of retail, service, and office tenants.
- Consistent historical occupancy with stable tenancy supporting long term cash flow.
- Recent capital improvements: new roof over entire center and parking lot improvements.



**FOR MORE INFORMATION, CONTACT:**

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# PROPERTY OVERVIEW

**FOR SALE**  
GROCERY ANCHORED  
RETAIL CENTER FOR SALE

located near the popular stores with close proximity to shopping and more.

## PROPERTY INFORMATION

|                                                                                                                                                |                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Total Building Size:                                                                                                                           | 54,375 SF                         |
| Year Built:                                                                                                                                    | Year Built                        |
| Acreage:                                                                                                                                       | 10.130                            |
| Municipality:                                                                                                                                  | Thornapple Township, Barry County |
| PPN:                                                                                                                                           | 41-100-025-20                     |
| Signage:                                                                                                                                       | Monument Signage at entrance      |
| Parking:                                                                                                                                       | Over 250 parking spaces           |
| Zoning:                                                                                                                                        | Commercial                        |
| It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code. |                                   |

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**4650 N M-37 HIGHWAY**  
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West Michigan



# SALE OVERVIEW

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## SALE INFORMATION

|             |             |
|-------------|-------------|
| Sale Price: | \$3,400,000 |
| Per SF:     | \$62.52     |
| Cap Rate    | 8.25%       |
| Occupied:   | 87%         |

## LEGAL DESCRIPTION

MIDDLEVILLE COM N 1/4 POST SEC 22 T4N R10W TH N88°54'E 70.65FT, TH S29°52'40"E 1564FT ALG C /L HWY M-37 TO POB, TH N88°47'22"E 396.57FT, THS85°49'04"E 565.1FT, TH S0°33'55"E 618.97FT, TH S88°47'22"W 584.76FT, TH N29°52'40"W 765.93FT TO POB. EX SW'LY 60FT THEREOF FOR HWY. EX COM 70.65FT E OF N 1/4 POST SEC 22, TH S29°52'40"E 2193.39FT, TH N60°07'20"E 85FT TO POB; TH N29°52'40"W 150FT, TH N60°07'20"E 150FT, TH S29°52'40"E 150FT, THS60°07'20"W 150FT TO POB. 10.13 ACRES +/- (12T)



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**AERIAL**

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# TENANT MAP

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Harding's Friendly Market, founded by Melvin R. Harding in 1944, is now a locally owned chain of 28 stores.



The Center for Physical Rehabilitation and Therapy provides state-of-the-art therapy services across 11 locations in Grand Rapids.



The Other Body Shop is a 24/7 fitness center in Michigan with locations in Middleville, Hastings, and Grand Rapids.



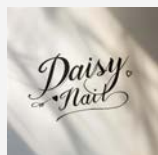
Grand Rapids Express LLC is a reliable, long-standing logistics provider, known for timely and damage-free freight transport.



Thornapple Eye Care is a privately owned optometry practice offering a variety of optical services.



Pharmacy Care is a locally owned, family-run pharmacy known for 30+ years of friendly service and strong community ties.



An upscale, family-owned nail salon offering exceptional services like acrylics and hot stone pedicures in a warm atmosphere.

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# PROPERTY PHOTOS

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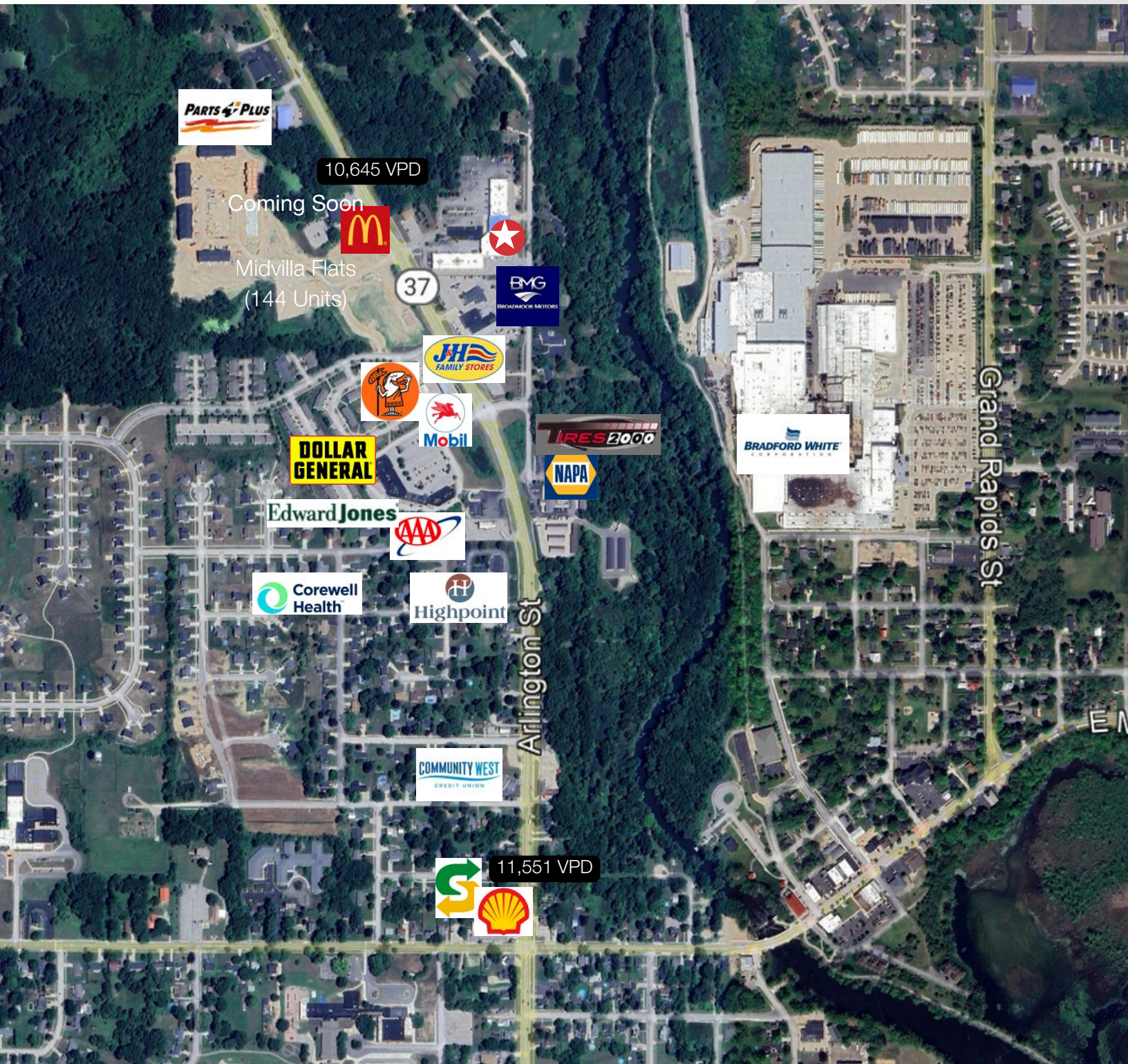
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# RETAIL MAP & TRADE AREA

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# AERIAL MAP

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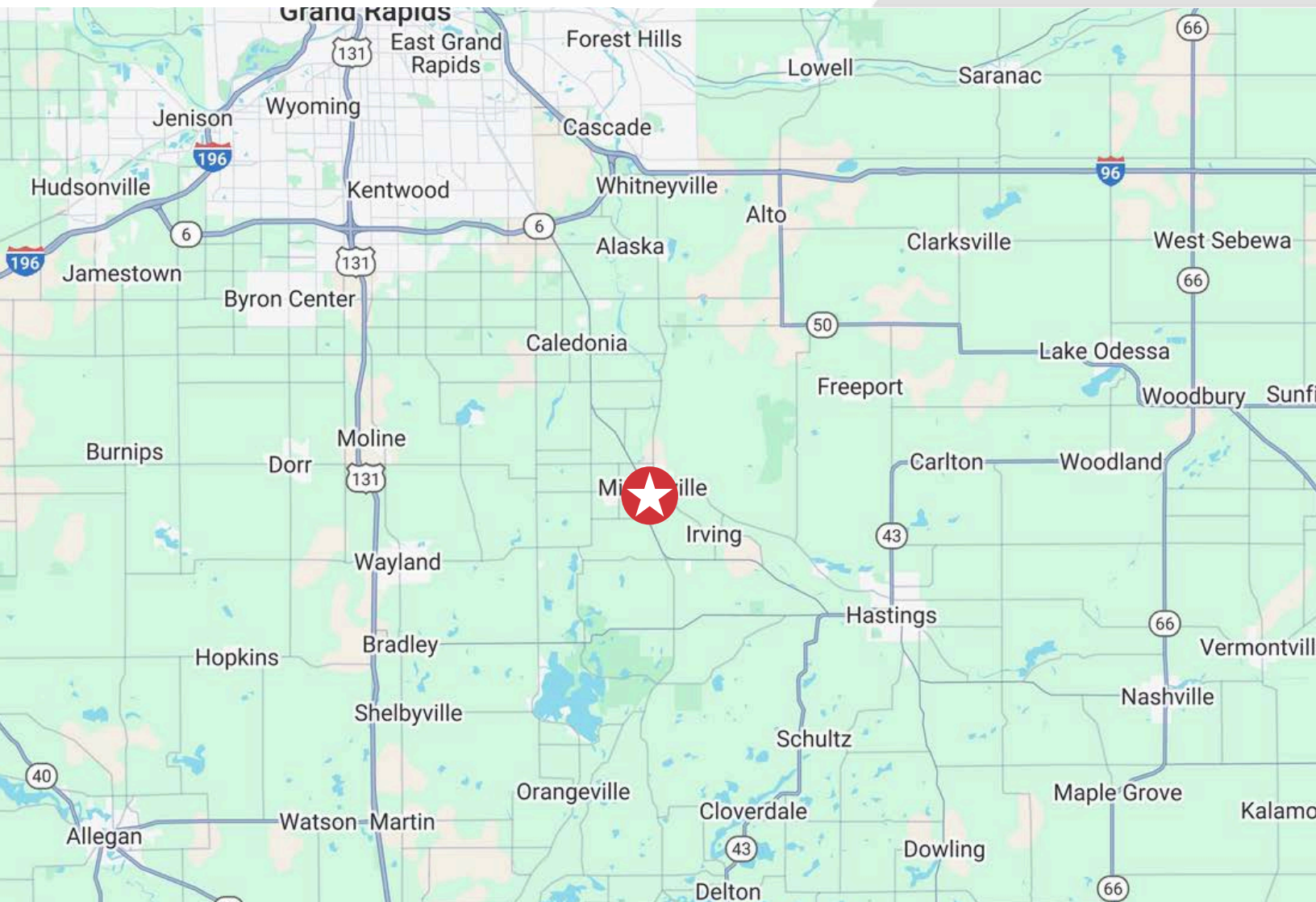
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# LOCATION MAP

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## PROXIMITY

|                                     |             |
|-------------------------------------|-------------|
| M-37                                | 0.38 miles  |
| M-6 @ M-37                          | 11.20 miles |
| I-96 @ M-6                          | 15.18 miles |
| US-131 @ M-6                        | 18.17 miles |
| I-196 @ M-6                         | 26.49 miles |
| Gerald R Ford International Airport | 14.47 miles |

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# DEMOGRAPHICS

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| POPULATION                 | 5 MILE    | 10 MILES  | 15 MILES  |
|----------------------------|-----------|-----------|-----------|
| Total Population           | 16,658    | 64,084    | 236,914   |
| Average Age                | 37.5      | 38.6      | 38.1      |
| HOUSEHOLDS                 |           |           |           |
| Total Households           | 5,946     | 22,899    | 90,383    |
| # of Persons per Household | 2.79      | 2.75      | 2.59      |
| HOUSEHOLD INCOME           |           |           |           |
| Average Household Income   | \$112,703 | \$118,929 | \$110,601 |

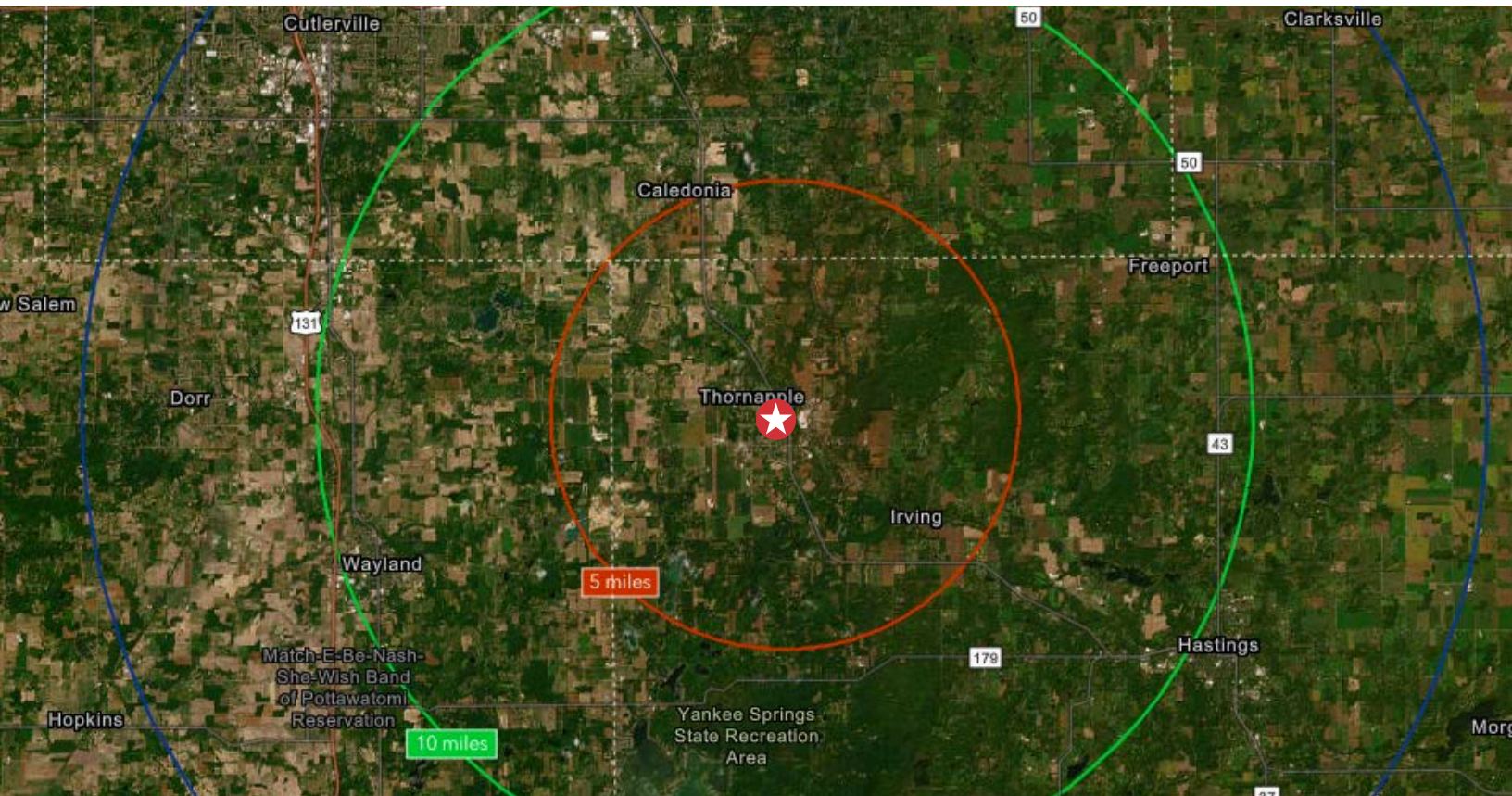
Median home value in the area is \$323,751.

# 16K

POPULATION  
(5 MILES)

# \$112K

AVERAGE HH INCOME  
(5 MILES)



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## LOCATION OVERVIEW

# WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

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MIDWEST AWARD**

*Holland*

**BUSINESS  
INSIDER**

**US CITIES WITH THE  
BEST QUALITY OF  
LIFE 2024**

*Grand Rapids*

**W** WalletHub

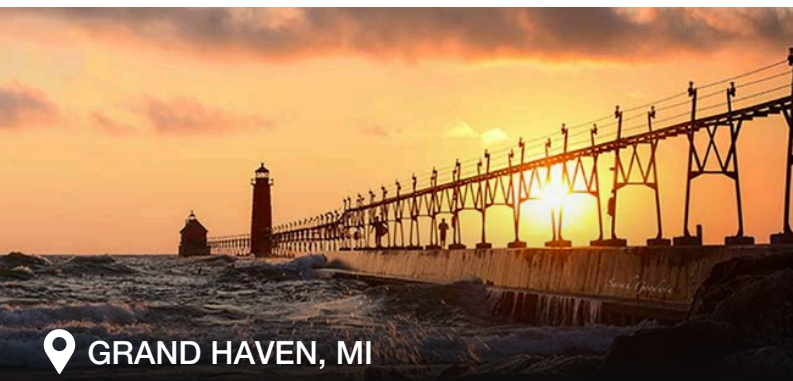
**BEST SMALL CITIES  
FOR STARTING A  
BUSINESS**

*Muskegon*

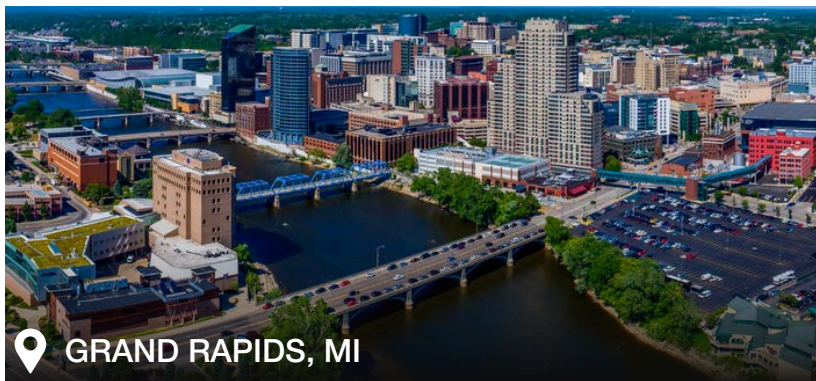


**THE ONLY OFFICIAL  
COAST GUARD CITY,  
USA**

*Grand Haven*



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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