

SALE

DEVELOPMENT SITE



126 S. 68TH AVE.



PROPERTY OVERVIEW

2.1 acre development site located directly on the Coopersville exit on I-96. The site has access from both 68th Ave. S. and O'Malley Dr.

PROPERTY HIGHLIGHTS

- Directly on I-96 Interchange
- Excellent development opportunity
- First curb cut off I-96 (access from both 68th Ave. S. & O'Malley Dr.)
- Pylon signage available
- Utilities to site
- Close proximity to restaurants, hotels, and other retail
- Possession at close
- Halfway between Grand Rapids & Muskegon (only a 20-minute drive either way)

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	2.11 Acres
Zoning	MSD

DEMOGRAPHICS

	3 MILES	5 MILES
Total Households	2,161	3,945
Total Population	5,787	10,811
Average HH Income	\$73,499	\$83,999
Traffic Count	32,580	

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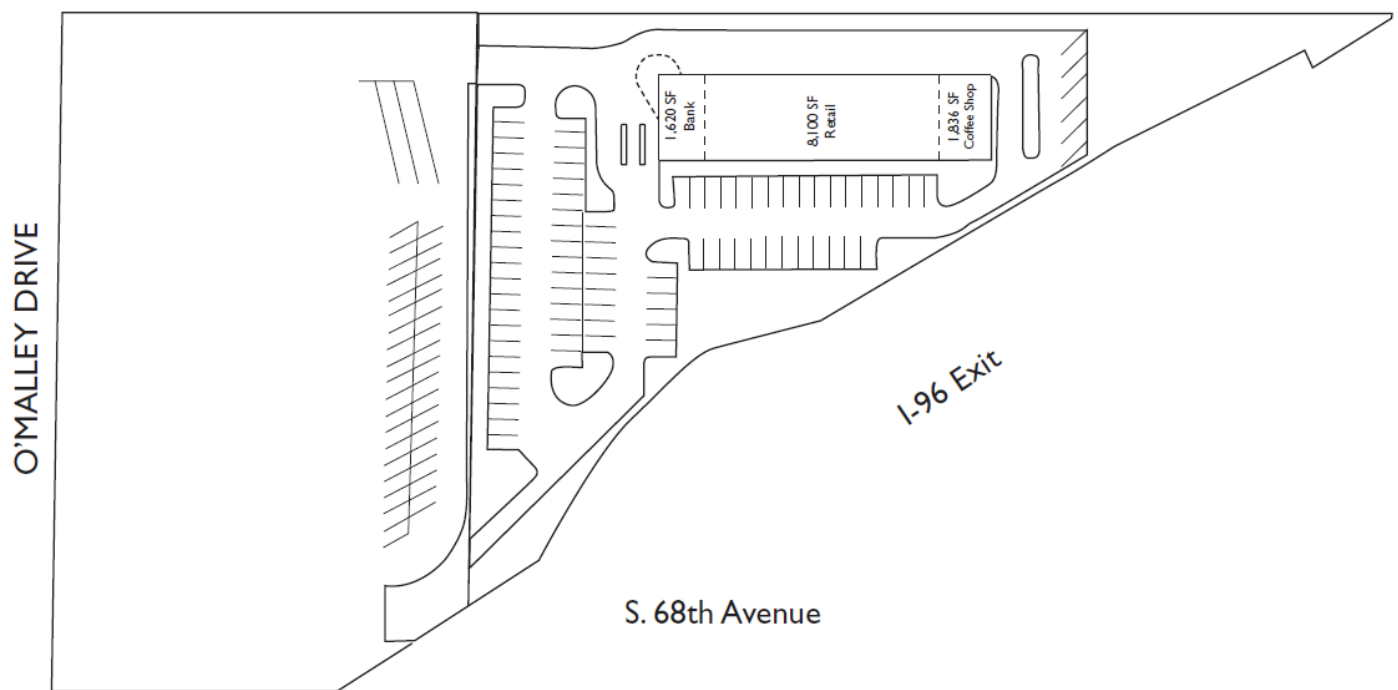
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LAND



Site Plan 1: Shows room for a potential 11,556 SF multi-tenant retail strip and presents a suggested bank drive thru, retail shop, and coffee shop.

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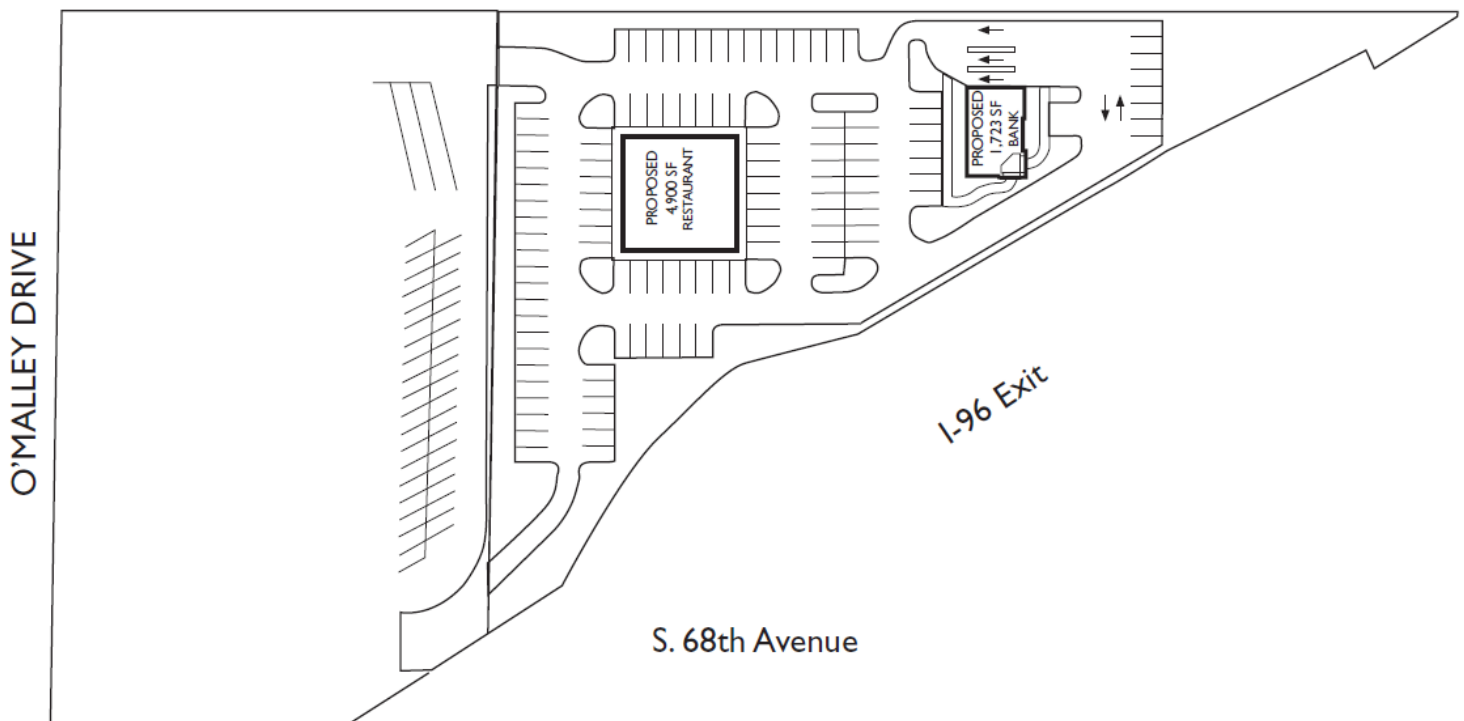
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Site Plan 2: Shows a proposed 4,990 SF restaurant and a proposed 1,723 SF bank with drive-thru.

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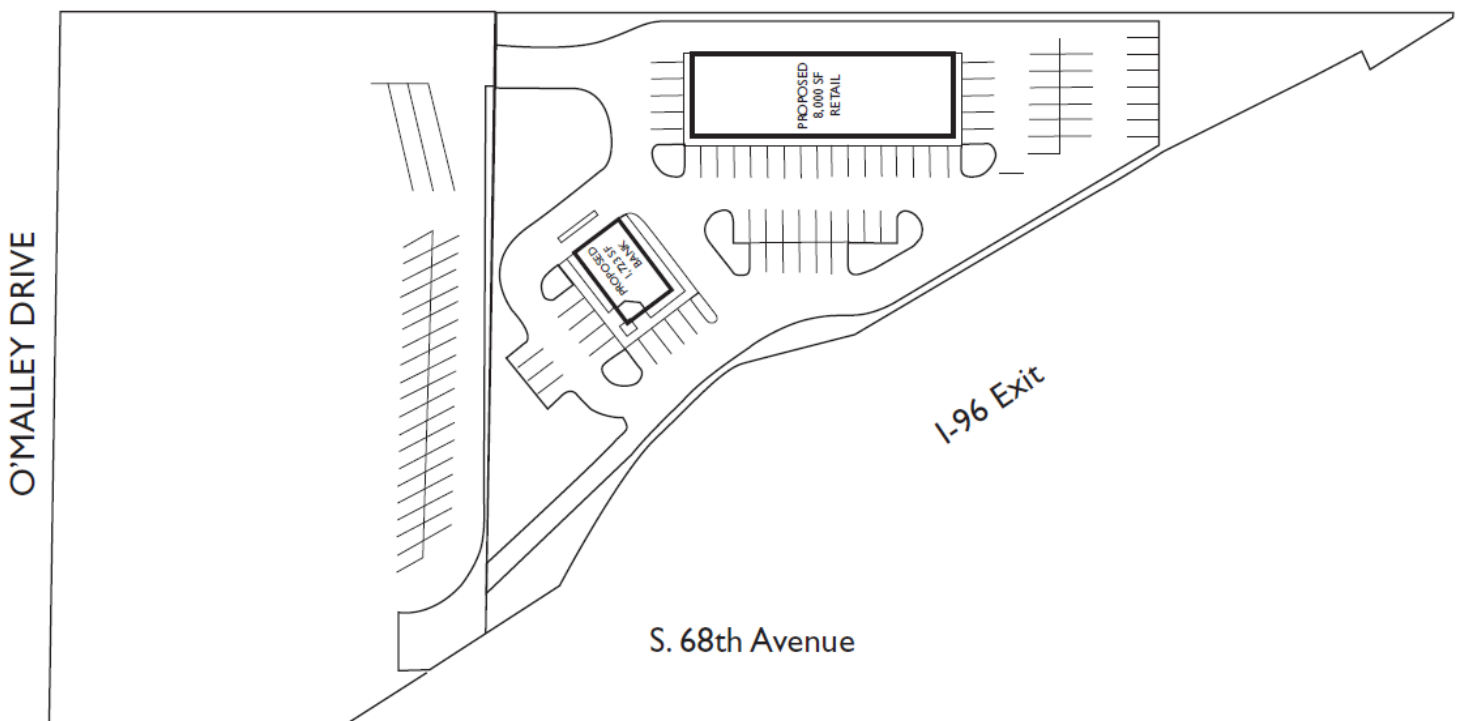
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Site Plan 3: Shows a proposed 8,000 SF retail shop with a 1,723 SF outlot bank.

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ZONING INFORMATION

- Motor Service District (MSD)

PERMITTED USES:

- Goods Stores
- Bank
- Barber & Beauty Shops
- Gift Stores
- Medical & Dental
- Bowling Alley
- Trade Schools
- Catering Services
- Laundromat / Dry Cleaner
- Dance Studio
- Photography
- Drug Store
- Sit Down Restaurants
- Funeral Home
- Grocery Store / Meat Market
- Hardware Stores
- Household Appliance Stores
- Jewelry Stores
- Liquor / Convenience Stores
- Locksmiths
- Daycare
- Car Wash
- Paint Stores
- Pet Shops
- Plumbing / Heating Shops
- Service / Repair Stations
- Tailors
- Travel Agencies
- Variety Stores
- Auto Dealerships
- Breweries / Consumption
- Motels

SPECIAL LAND USES:

- Automobile Service Stations
- Kennels
- Drive Thru Restaurants
- Planned Unit Development
- Auto Sale Lots
- Upper Floor Apartments
- Governmental & Civic Public Facilities
- Educational / Welfare Public Facilities
- Recreational Public Facilities

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Broker Disclosure: A real estate licensee holds a beneficial interest in this property

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