



## LAND For Sublease

**Location:** 805 S. Beacon Boulevard  
**Side of Street:** West  
**City:** Grand Haven, MI  
**Cross Streets:** Park Avenue  
**County:** Ottawa

**Acreage:** TBD  
**Improvements:** N/A  
**Zoning:** C  
**Dimensions:**

### UTILITIES

**Sanitary Sewer:** Yes  
**Storm Sewer:** Yes  
**Water:** Yes  
**Gas:** Yes  
**Outside Storage:** No  
**Rail Siding:** No

### ADJACENT LAND

**North:** Commercial  
**South:** Commercial  
**East:** Commercial  
**West:** Commercial

### PRICING INFORMATION

**Per Acre:** Contact Broker  
**Per SqFt :** Contact Broker  
**Terms:**  
**Parcel #:** 70-03-28-155-019  
**Assessor Number:** N/A  
**Taxes:**

### TRAFFIC INFORMATION

**Yr: 2025 Count:** 40,039 S. Beacon Blvd. S. of Taylor Ave.  
**Yr: 2025 Count:** 39,453 S. Beacon Blvd. N. of Taylor Ave.  
**Yr: 2025 Count:** 2,163 Taylor Ave. E. of S. Beacon Blvd.  
**Yr: 2025 Count:** 4,167 Taylor Ave. W. of S. Beacon Blvd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	8,682	\$75,382
<b>3 Mile Radius</b>	29,082	\$81,894
<b>5 Mile Radius</b>	49,097	\$89,151

**Comments:** Approved drive-thru coffee corner outlet (Land-Sublease opportunity). Fully approved site plan for a 600 sq. ft. drive-thru originally planned for Caribou Coffee (not constructed). Located on a prominent outlet with strong visibility and access. The site was never constructed, allowing a new user to take advantage of existing approvals, while customizing final design and branding. Ideal for coffee, QSR, or drive-thru retail concepts. Contact broker for additional information.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com  
 Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.