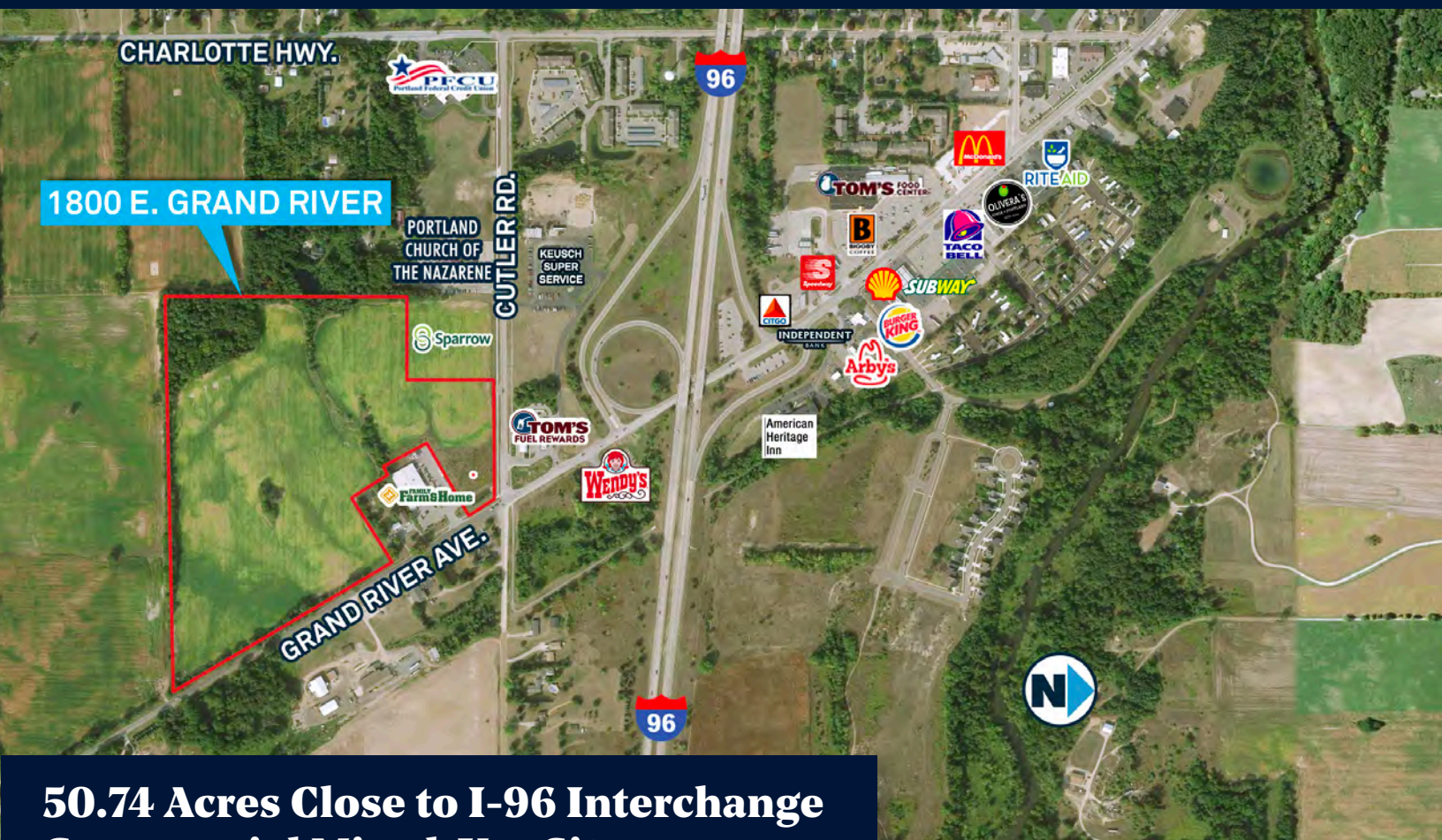


FOR SALE

1800 E. Grand River Avenue, Portland, MI



50.74 Acres Close to I-96 Interchange Commercial Mixed-Use Site

PROPERTY FEATURES

- 50.74 Acre site owned by the City of Portland, can be divided with plans for access road in place
- Less than 1/2 mile to East Grand River/I-96 interchange
- Frontage along East Grand River and Cutler Street
- Level at street grade and largely cleared site
- Ready for immediate development
- All utilities available to site
- Zoned Office Research - Ideal for mixed-use development
- Key location between Lansing and Grand Rapids and center of numerous other small communities

SALE PRICE:

\$2,537,000

5-ACRE SUBPARCELS @
\$90,000 PER ACRE

Carson Patten

Associate, Retail Advisor
Direct: 517 319-9230
carson.patten@martincommercial.com

Christopher Miller, SIOR

Senior Associate
Industrial & Investment Advisor
Direct: 517 319-9244
christopher.miller@martincommercial.com

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1111 Michigan Ave., Ste 300
East Lansing, MI 48823
517 351-2200
martincommercial.com

AREA INFORMATION:

1 Minutes
To E. Grand River/I-96 Exit

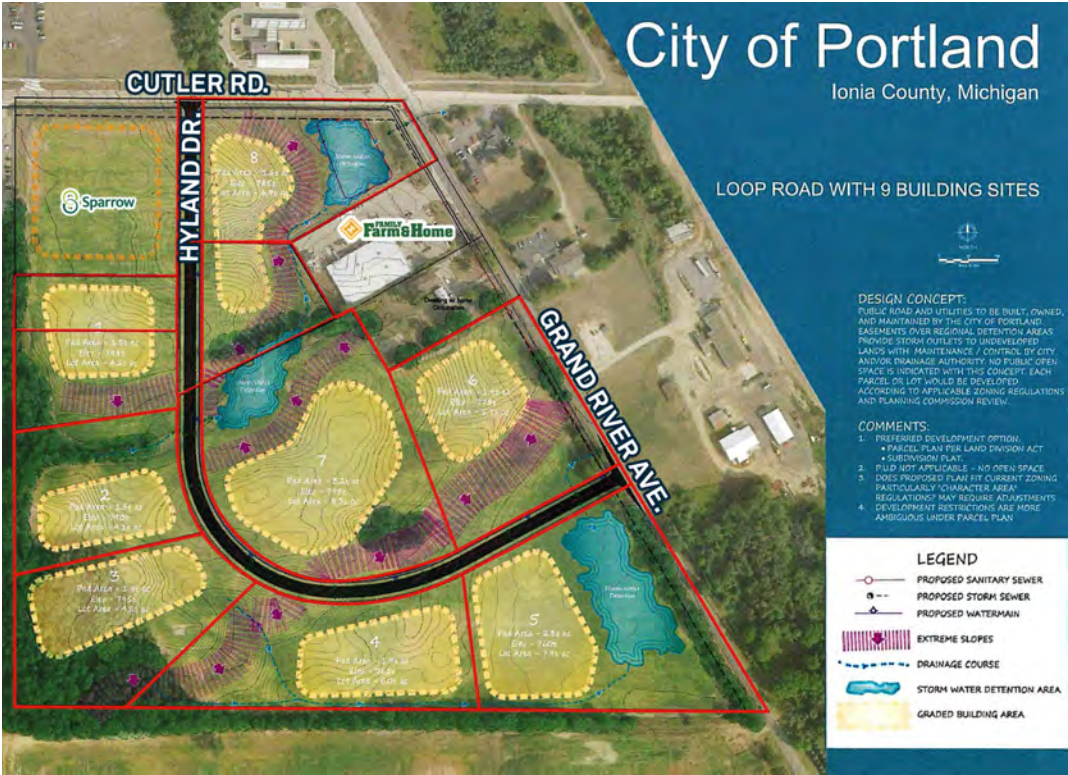
4 Minutes
To Downtown Portland

22 Minutes
To City of Ionia

26 Minutes
To Downtown Lansing

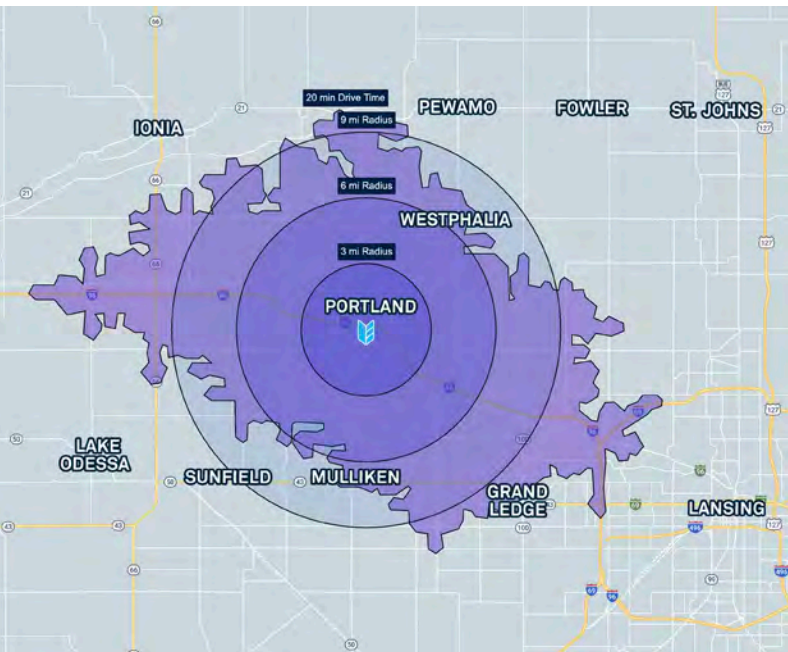
39 Minutes
To Grand Rapids

Located
By Sparrow Medical Group,
Family Farm & Home,
Tom’s Fuel & Wash, Wendy’s,
Church of the Nazarene,
Keusch Super Service.



Conceptual Development Plan

CITY OF PORTLAND TAX DATA	
Parcel Number	34-300-500-000-010-03
Acres	50.74 Acres
Taxes	Not Apply City Owned



TRAFFIC COUNTS	
Grand River	4,308
I-96	41,146

DEMOGRAPHICS			
Proximity	3-Mile	6-Mile	9-Mile
Household Income \$75-100K	20.3%	19.8%	19.1%
Housing Units Vacant	2.7%	3.2%	3.7%
Travel Time to Work 15-29 Minutes	30%	30.8%	33.1%
Median Age: 20-64	57.9%	57.5%	56.7%

