

REDEVELOPMENT OPPORTUNITY ON HIGH-TRAFFIC INTERSECTION LEONARD ST. NE AT PLAINFIELD AVE. NE



FOR SALE
0.44 Acres

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PROPERTY BROCHURE

1209-1219 Plainfield Avenue NE, Grand Rapids, MI



PROPERTY INFORMATION



AVAILABLE:
1209: 1,292 SF
1219: 2,153 SF



HIGH TRAFFIC:
Plainfield Ave. 7,625 V.P.D.
Leonard St. 13,557 V.P.D.



EXCELLENT:
Demographics



LOCATED:
Just Outside of
Downtown
Grand Rapids

Prime Development Parcel

Martin Commercial Properties is pleased to present a prime redevelopment opportunity at the high-profile intersection of 1209 and 1219 Plainfield Avenue NE in Grand Rapids, Michigan. Together, the two contiguous parcels comprise approximately 0.44 acres and benefit from exceptional visibility at a signalized intersection with heavy daily traffic.

Currently home to the well-known Choo Choo Grill and an adjacent retail building, the site sits within the TNTBA (Traditional Neighborhood, Traditional Business Area) zoning district, which provides flexibility for a wide range of redevelopment or adaptive reuse options.

The Plainfield Avenue corridor is undergoing a major transformation, with new mixed-use projects introducing residential density and fresh retail concepts that are reshaping the area into a vibrant live-work-play environment. This property is strategically positioned to capture that momentum, offering investors the chance to be part of one of Grand Rapids' most dynamic growth corridors.

Investment Highlights

- **High-Visibility Location:** Corner site at a signalized intersection with strong traffic counts and excellent accessibility.
- **Redevelopment Flexibility:** TNTBA zoning supports a variety of retail, office, mixed-use, or adaptive reuse concepts.
- **Growth Market:** Surrounded by ongoing development and revitalization, increasing demand and long-term value.

This is a rare opportunity to acquire a prominent site with strong fundamentals, compelling upside, and significant potential for redevelopment in one of Grand Rapids' most desirable trade areas.

SALE PRICE

\$1,190,000

CASH OR NEW MORTGAGE

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Salient Facts

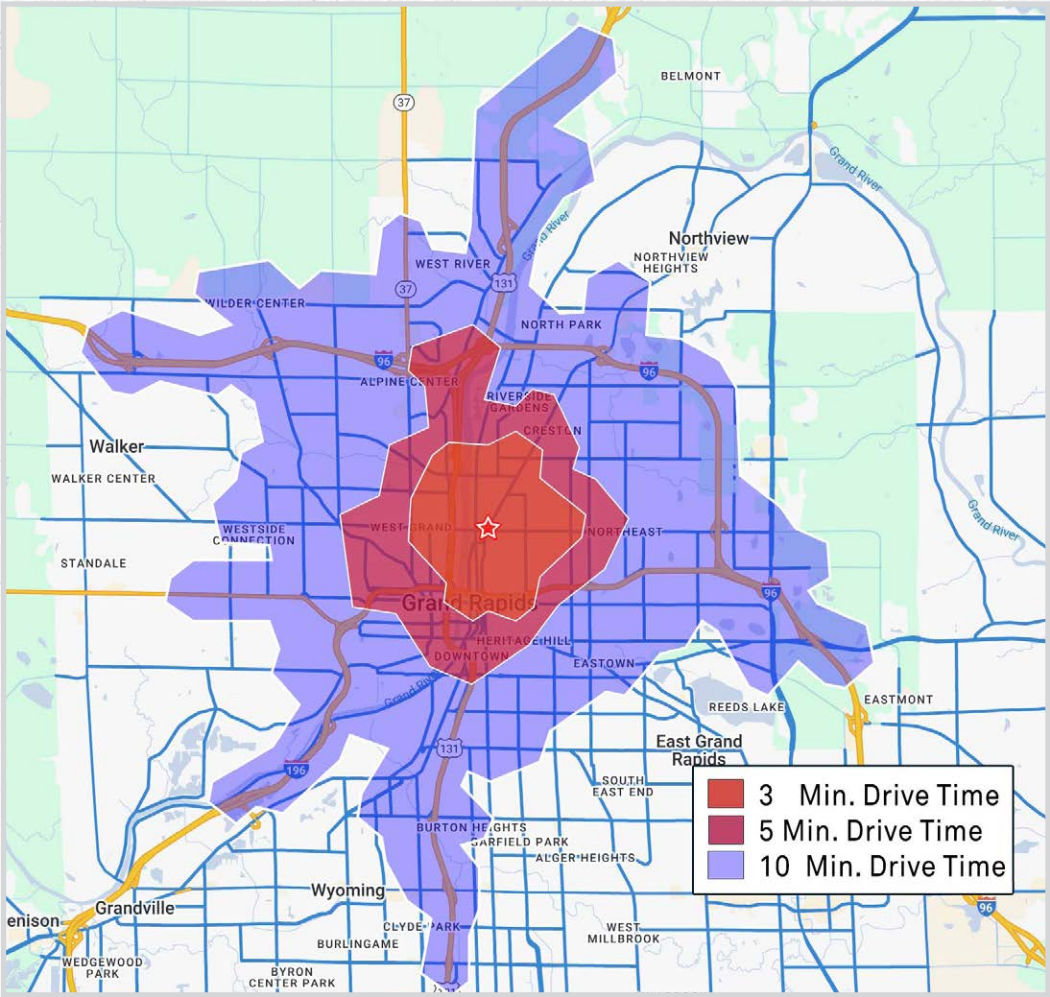
Tax Authority: City of Grand Rapids

Address:	1209 Plainfield	1219 Plainfield
Parcel #:	41-14-18-356-013	41-14-18-356-009
Bldg. Size	567 & 725 SF	2,153 SF
Acres:	0.345	0.095
Year Built:	1924, 1950	1950
Zoning:	Trad. Bus. Area	Trad. Bus. Area
Assessed Vaue/SEV 2025:	\$162,100	\$73,800
Taxable Value 2025:	\$42,139	\$47,574
2024 Taxes:	±\$2,263	±\$2,556

Demographics

Parameter	1-Mile	3-Mile	5-Mile
Population	17,415	127,062	245,357
Households	7,484	54,933	99.891
Average HH Income	\$78,726	\$88,578	\$101,228

Drive Time Map



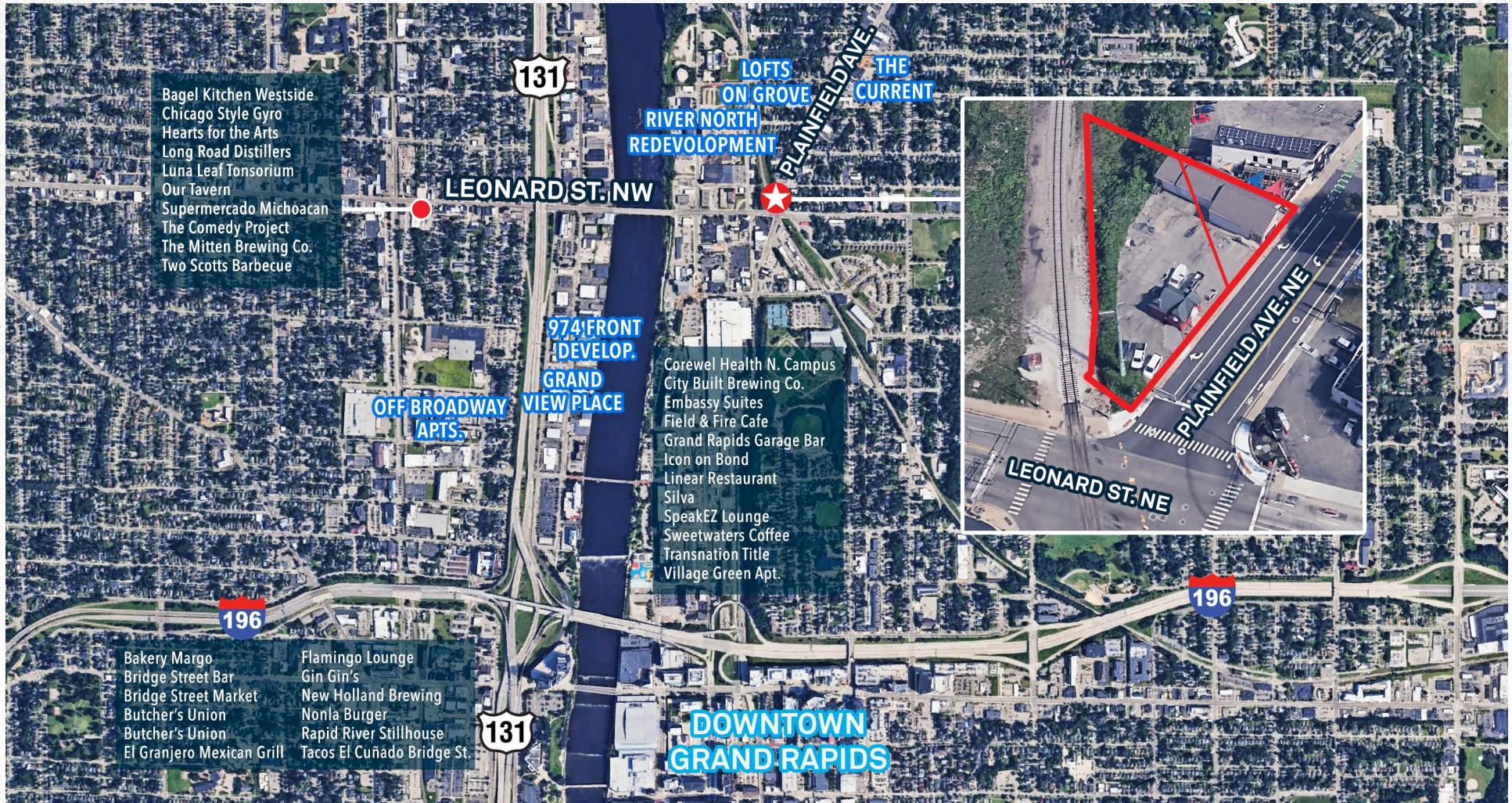
Traffic Counts

Plainfield Ave. NE	7,625 V.P.D.
Leonard St. NE	13,557 V.P.D.

PROPERTY BROCHURE

1209-1219 Plainfield Avenue NE, Grand Rapids, MI

AREA MAP



AREA INFORMATION

0.5 Miles
to US-131

0.7 Miles
to West Grand
Rapids Shopping and
Entertainment

0.9 Miles
to I-196
interchange

1.3 Miles
to Downtown

Walking Distance
to River, Restaurants, Taverns &
Numerous Multifamily Projects