



BARRY COUNTY DEVELOPERS DAY

2023

Proudly hosted by

BARRY  **COUNTY**
CHAMBER & ECONOMIC DEVELOPMENT ALLIANCE

WHY BARRY COUNTY

AFFORDABLE, QUALITY LIVING IN A DESIRABLE MARKETPLACE.

POPULATION
63,598

The population of Barry County, MI grew in 2022 from 60,540 to 63,598 a 5.05% increase.



\$65,557
Median Household Income

LOCATION



Barry County is on the way to everywhere! Only a short, 30-minute drive to all of West Michigan's urban areas including Battle Creek, Kalamazoo, Lansing, and Grand Rapids.

30.4K
Employees

The economy of Barry County, MI employs 30.4k people. The largest industries in Barry County, MI are Manufacturing, Health Care & Social Assistance, and Retail Trade.

WORKFORCE



HOUSING



In 2023, the median property value is \$256,000. The homeownership rate in Barry County is 83.5%.

\$256,000

Median Property Value

92.7%
Graduation Rate

The graduation rate of Barry County as reported in 2023 is 92.7%. Universities throughout Barry County, MI awarded 362 degrees.

EDUCATION





Download a Copy Now!!

BARRY COUNTY, MI

HOUSING TOOLKIT

JUNE 2023



BARRY
COMMUNITY
FOUNDATION

BARRY COUNTY
CHAMBER & ECONOMIC DEVELOPMENT ALLIANCE

Antero Group



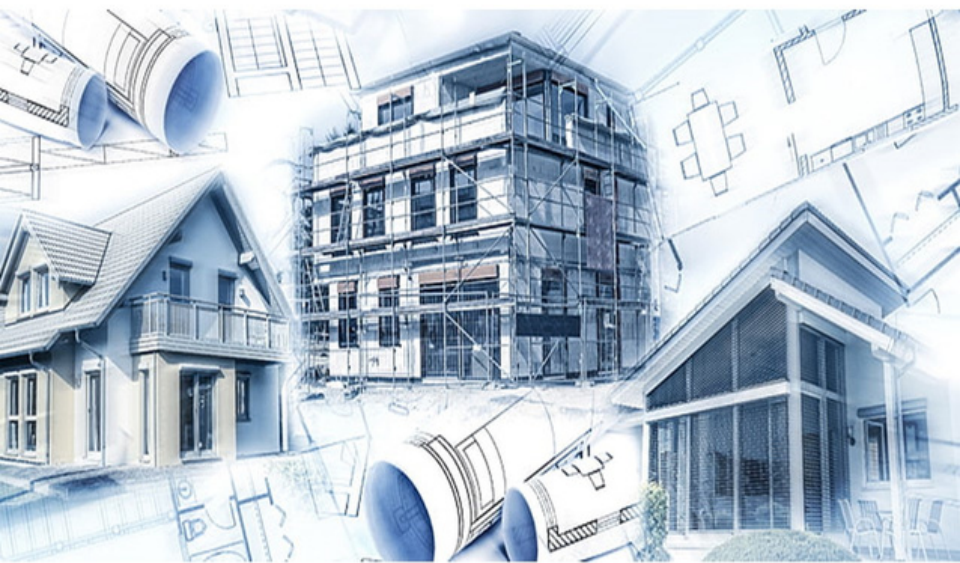
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Barry County

Development Manual

Applications, maps, and incentives for development in
Barry County, Michigan



BARRY  **COUNTY**
CHAMBER & ECONOMIC DEVELOPMENT ALLIANCE

BARRY COUNTY BROWNFIELD ASSESSMENT GRANT PROGRAM

- Are you buying or redeveloping blighted, contaminated, and/or other environmentally sensitive property? Are you seeking a loan for the purchase of commercial property?
- Are you expanding the physical footprint of your business?
- Have you always thought about redeveloping that abandoned auto repair or corner gas station?



Barry County has funding that may be able to cover the cost of environmental due diligence, assessment, and redevelopment planning for your project. Barry County has received a \$400,000 grant from the U.S. EPA to help revitalize known brownfield sites and other sites with perceived environmental challenges such as:

- Industrial Facilities• Auto Salvage / Junkyards
- Gas Stations / Auto Repair Operations• Asbestos in Buildings
- Dry Cleaners• Underground Storage Tank Sites

Barry County, in conjunction with the Barry County Brownfield Redevelopment Authority (BRA) and the Barry County Economic Development Alliance (BCEDA), is seeking qualified projects for utilization of the \$400,000 assessment grant. Funds can be used for:

- Phase I Environmental Site Assessments (ESAs)
- Phase II ESAs (including soil, groundwater and soil gas sampling)
- Baseline Environmental Assessments
- Asbestos, Lead-bearing Paint, and other Hazardous Materials Assessments
- Due Care/Safe Re-use/Site Cleanup Planning
- Brownfield Plans/Act 381 Work Plans (a.k.a., TIF plans)

The US EPA Brownfields Program has helped influence positive change in Barry County for nearly the past 15 years.

Over 100 new jobs have been created and over \$15M in new private investment on 80+ acres of land has been realized as a result of the US EPA's investment in our community.

To discuss your project or for more information on the availability of funding, please contact:

Jennifer Heinzman
President & CEO
Barry County Chamber & Economic Development Alliance
Phone: (989) 560-5786
Email: Jennifer@mibarry.com

Brownfield Redevelopment Grants and Loans

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) offers grants and loans for projects that promote the reuse of contaminated properties and provide economic benefit to the community. These grants and loans can help to:

- Revitalize abandoned properties and return them to the tax rolls.
- Attract developers to brownfield properties.
- Avoid sprawl by reusing properties with existing infrastructure.

ELIGIBLE ACTIVITIES

EGLE Brownfield Grants and Loans can be used to address environmental costs associated with the contaminated property being redeveloped, including:

- Environmental investigations and Baseline Environmental Assessments
- Due care planning and implementation
- Underground storage tank removal
- Response activities
- Demolition, lead, mold, and asbestos abatement, when certain criteria are met

GRANT REQUIREMENTS AND FUNDING

- Grants are available to address environmental activities at contaminated properties with a specific redevelopment. The economic benefit of the project must exceed the grant amount.
- The maximum award amount is \$1 million. Recipients are limited to one grant per year.

LOAN REQUIREMENTS AND FUNDING

- Loans may be used to address environmental activities at properties with known or suspected contamination and that have economic development potential.
- The maximum award amount is \$1 million. Communities are limited to one loan per year.



LOAN TERMS

- 1.5 percent interest rate
- 15-year payback, beginning with a 5-year interest-free, payment-free grace period
- Loans may be repaid through a BRA using tax increment financing

LIABILITY

Grants and loans cannot benefit a party responsible for an activity causing contamination at the property.

WHO CAN APPLY?

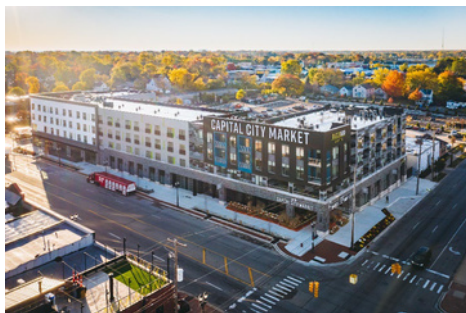
Local units of government, including brownfield redevelopment authorities (BRAs), economic development corporations, or other public bodies created pursuant to state law. Applications are accepted year-round.

HOW TO APPLY

EGLE Brownfield Redevelopment staff collaborate with communities to determine eligibility and the optimal mix of project funding prior to application. Please contact an EGLE Grant Coordinator to discuss your project.

CONTACT US

Andrea Ryswick, Brownfield Coordinator
RyswickA@Michigan.gov | 616-401-0827
Michigan.gov/EGLEBrownfields
#MiBrownfields



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To request this material in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

Act 381 Brownfield Tax Increment Financing

Tax Increment Financing (TIF) is a powerful funding tool that can help cover additional costs associated with redeveloping a brownfield property. The premise of brownfield TIF is simple:

- When a vacant, blighted, contaminated, or otherwise challenged property is redeveloped it becomes more valuable.
- The increase in value results in an increase in property taxes paid to the municipality, school district, or other taxing authorities for that property.
- The additional tax paid due to the increased property value is referred to as the increment.
 - The increment is “captured” by the taxing authority and used to reimburse the developer for the cost of addressing brownfield conditions on the property during construction.
- The brownfield activities eligible for reimbursement are defined in the Brownfield Redevelopment Financing Act (Act 381). They require local and sometimes state approval.
 - Once the developer has been reimbursed for the approved eligible brownfield activities on a project, the taxing authority begins retaining all taxes collected for the property, fully realizing the increase in tax revenue from the development.

LOCAL APPROVAL

All projects seeking to use Act 381 TIF must prepare a Brownfield Plan for the project. The plan must identify the brownfield activities to be performed as well as the estimated taxes to be generated and captured. The plan must be approved by the local unit of government and the local Brownfield Redevelopment Authority (BRA). Public hearings and notifications are required as part of this process.

STATE APPROVAL

Projects seeking to capture state education and school operating taxes must submit an Act 381 Work Plan to the appropriate state agency for approval. The Act 381 Work Plan must include a copy of the locally approved Brownfield Plan. Environmental activities typically associated with known or suspected soil and groundwater contamination require review and approval by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Non-environmental brownfield activities including demolition, site work, and infrastructure are reviewed by the Michigan Economic Development Corporation (MEDC).



ELIGIBLE ACTIVITIES

Activities reviewed by EGLE can be divided into two categories:

1. Activities that require approval to use state taxes before they take place, including:

- Due Care Activities
 - o Documentation of due care compliance
 - o Activities performed to make the property safe for its intended use, such as removing contaminated soil or installing vapor mitigation systems or exposure barriers
- Response Activities
 - o Remediation Activities
 - o Demolition; lead, mold, and asbestos abatement under some circumstances
 - o And many more (refer to the [Act 381 Work Plan Guidance](#) for additional eligible environmental activities)

2. Exempt activities that can take place prior to or without approval to use state taxes, including:

- Phase I and Phase II Environmental Site Assessments and Baseline Environmental Assessments (BEAs)
- Asbestos, mold, and lead surveys; hazardous materials and pre-demolition surveys
- Due care investigations, planning, and reporting

Reach out to your [local EGLE Brownfield Coordinator](#) to discuss a specific project.

USING TIF WITH OTHER EGLE BROWNFIELD INCENTIVES

EGLE Brownfield Loans are often used in conjunction with Brownfield TIF. EGLE loans can provide the capital often needed on the front end of development projects. The loans provide a 5-year payment-free and interest-free grace period to help with the back end of a project. The 5-year window is typically sufficient time to complete the development and generate a tax increment large enough to cover the amount of the loan payment.

EGLE Brownfield Grants can be used with Brownfield TIF. However, grant-funded activities must be clearly identified and separated from activities that will utilize Brownfield TIF to ensure the developer is not being reimbursed for costs that were paid for with the EGLE grant.

CONTACT US

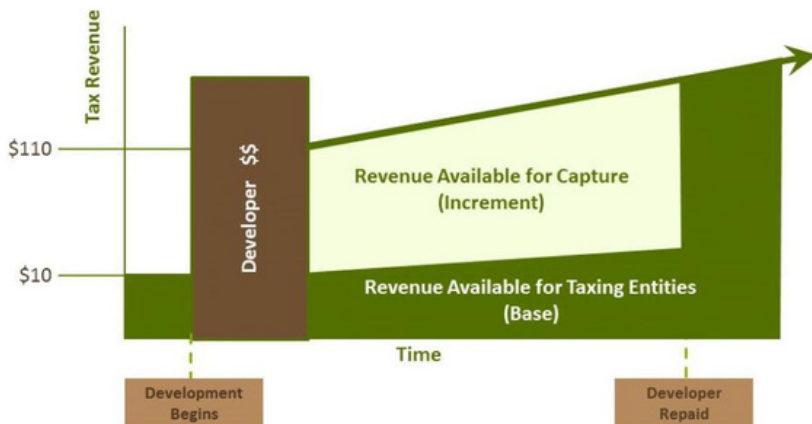
Andrea Ryswick, Brownfield Coordinator
Ryswicka@Michigan.gov | 616-401-0827
Michigan.gov/EGLEBrownfields
#MiBrownfields



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Tax Increment Financing (TIF)





COMMERCIAL ANCHOR SPACE

Price Start From

\$14.50/SQ.FT.

FACILITIES AVAILABLE



Located on lighted corner lot in B1
Central Business District



Off-site parking available with EV
charging access nearby



2,361 sq. ft commercial space that can
be split into two suites



Miller Real Estate | 149 W. State St.



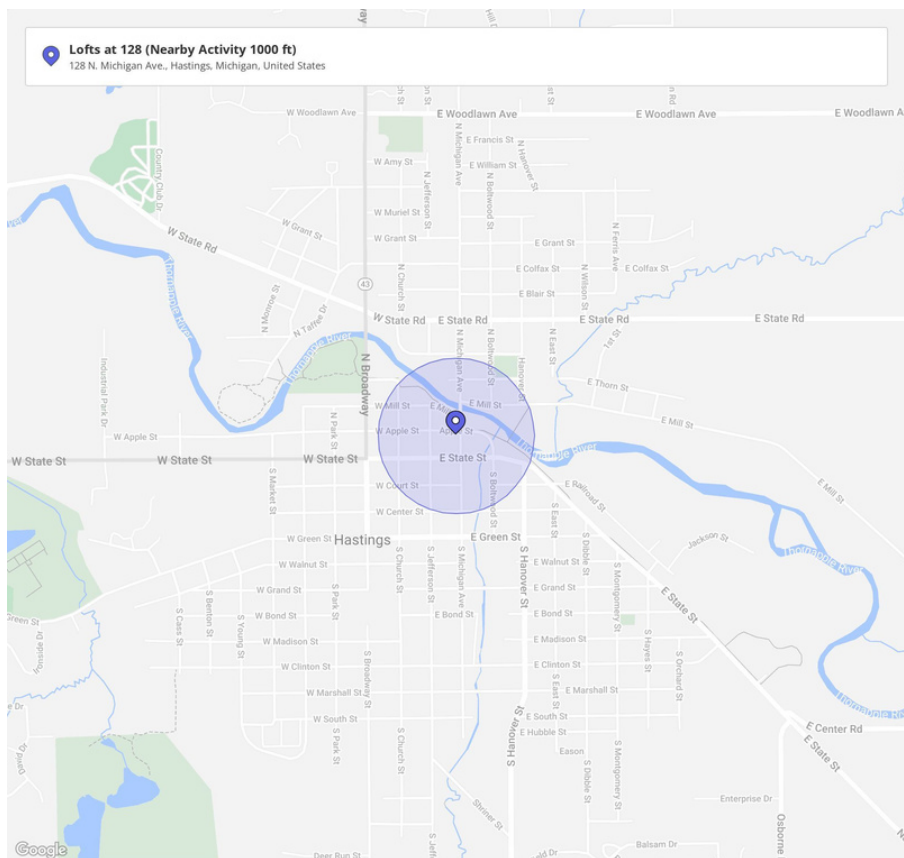
269-945-5182



www.millerrealestate.net

Property Overview

Aug 1, 2022 - Jul 31, 2023



Property Overview

Aug 1, 2022 - Jul 31, 2023

Metrics

Lofts at 128 (Nearby Activity 10...
128 N. Michigan Ave., Hastings, MI

Visits	1.4M	Avg. Dwell Time	106 min
Visits / sq ft	0.46	Panel Visits	58.7K
Size - sq ft	3.1M	Visits YoY	-3.9%
Visitors	183.1K	Visits Yo2Y	+15%
Visit Frequency	7.91	Visits Yo3Y	+14.4%

Aug 1st, 2022 - Jul 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Lofts at 128 (Nearby Activity ...
N. Michigan Ave., Hastings, MI



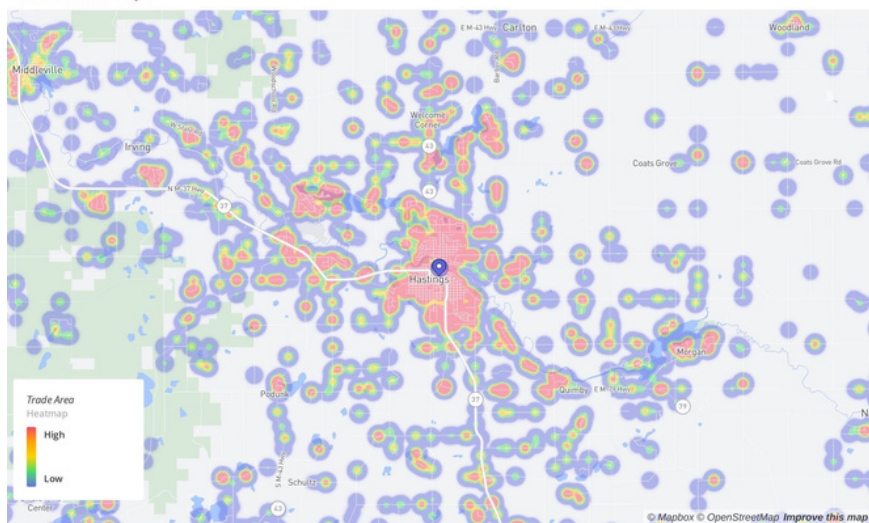
Daily | Visits | Aug 1st, 2022 - Jul 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Property Overview

Aug 1, 2022 - Jul 31, 2023

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Aug 1st, 2022 - Jul 31st, 2023

Data provided by Placer Labs Inc. (www.placer.ai)

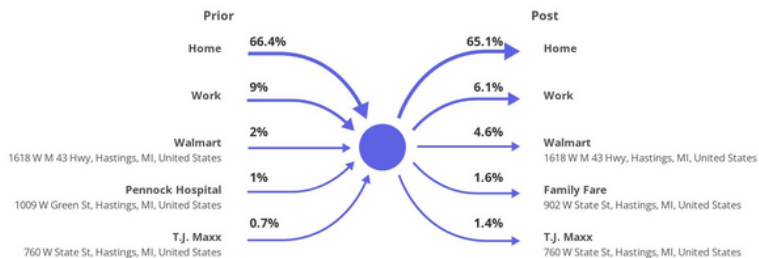


Property Overview

Aug 1, 2022 - Jul 31, 2023

Visitor Journey

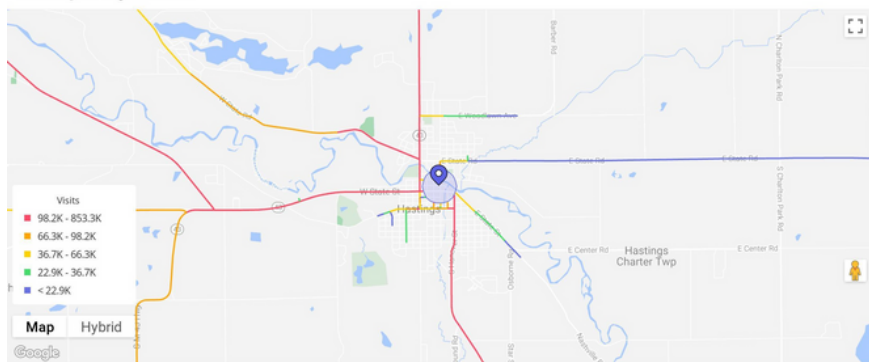
Lofts at 128 (Nearby Activity 1000 ft)
128 N. Michigan Ave., Hastings, MI



Show by: Location | Aug 1st, 2022 - Jul 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Aug 1st, 2022 - Jul 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Retail For Lease

Miller Real Estate

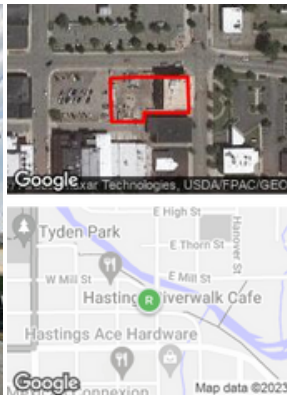
149 W. State St. Hastings, MI 49058 | 269-945-5182

Lofts @ 128

128 N Michigan Ave, Hastings, MI, 49058

Lease

Prepared on August 30, 2023



Listing Details | Retail For Lease

Suite	1 & 2
Secondary Uses	O ice
Sublease	-
Total Available Space	2,361 SF
Min Div/Max Contig	Present/2,361 SF
Asking Rate	\$14.50
Monthly Rate	Annual/SF
Lease Type	\$2,853
Expenses	NNN

Show Instructions

Vacant

Available Date

Days On Market

Date Listed

Last Modified

Listing ID

Parking Spaces

Call broker The Lo s @ 128 is an anchor space located within steps of the heavily used Thornapple Plaza,

Thornapple River, Hastings Public Library and

Nowwalkable from all of Downtown Hastings. The four

29 daysstory building has 21 market rate apartments, of which all are leased.

8/01/2023

8/02/2023Construction on Commercial Space is complete and

38609138ready for tenant build out. This main level space spans 2,361 square feet with floor to ceiling eastern

-windows! Fantastic walling and vehicle traffic visual. This space is also available in two smaller suites, contact broker for details.

Description

Zoned B-1 in the Central Business District allows for

Property Details

Building Class	-
Property Type	Multi - F a m i l y
Sub Type	Mid Rise
Zoning	B1
Building Status	Ex is ting
Building Size	24,000 SF
Land Size	0.42 Acres / 18,149 SF
Number of Buildings	1

Floors

Year Built

Primary Construction

Occupancy Type

Par cels

Legal Owner

S ubma r ket

County

4multiple opportunities. Owner willing to provide \$25/sq. for tenant build out costs.

2023

Multi-te na nt

55-201-051-00

Hastings Michigan Avenue...

B a r r y

C o n t a c t



Justin Peck

269-945-5182

jp.ck1585@gmail.com



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Miller Real Estate



HISTORIC MIXED USE

Listing Price

\$299,990

FACILITIES AVAILABLE



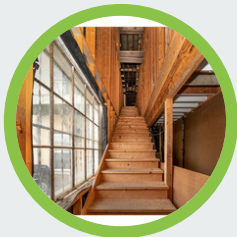
Centrally located in Historic downtown Hastings



Architectural drawings for an event center are available upon request



4,729 sq.ft. space with main floor commercial & upper level residential



Aug 1, 2022 - Jul 31, 2023

BARRY COUNTY
CHAMBER & ECONOMIC DEVELOPMENT ALLIANCE



Property Overview

Aug 1, 2022 - Jul 31, 2023

Metrics

103 W. State Street

103 W. State Street, Hastings, MI 49058

Visits	12.3K	Avg. Dwell Time	46 min
Visits / sq ft	N/A	Panel Visits	499
Size - sq ft	N/A	Visits YoY	-16.1%
Visitors	6.9K	Visits Yo2Y	-8.5%
Visit Frequency	1.78	Visits Yo3Y	-13.7%

Aug 1st, 2022 - Jul 31st, 2023

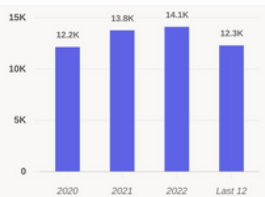
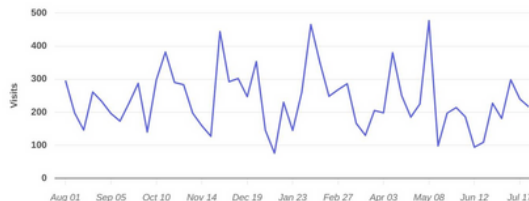
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

103 W. State Street

W. State Street, Hastings, MI



Weekly | Visits | Aug 1st, 2022 - Jul 31st, 2023

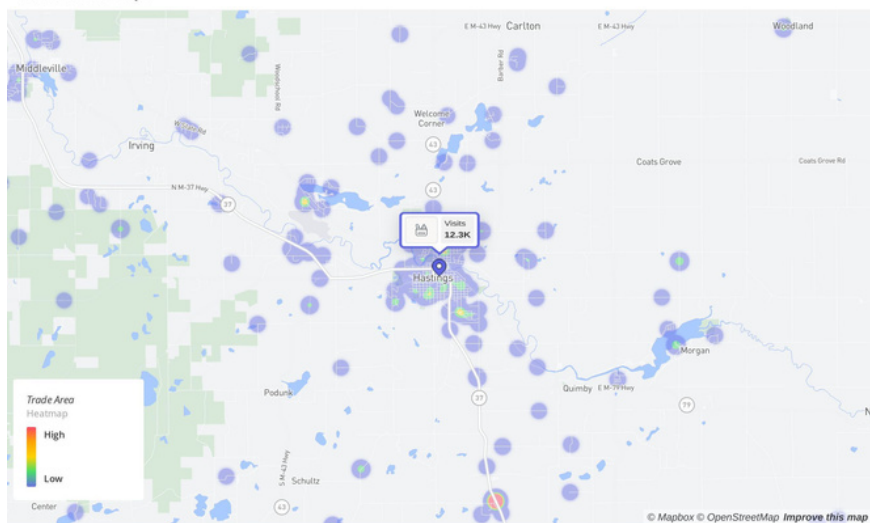
Data provided by Placer Labs Inc. (www.placer.ai)



Property Overview

Aug 1, 2022 - Jul 31, 2023

Market Landscape



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Aug 1st, 2022 - Jul 31st, 2023

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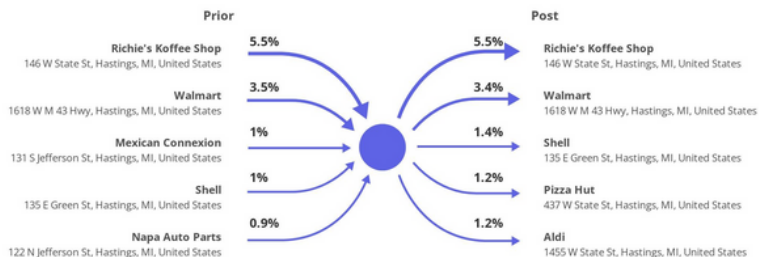


Property Overview

Aug 1, 2022 - Jul 31, 2023

Visitor Journey

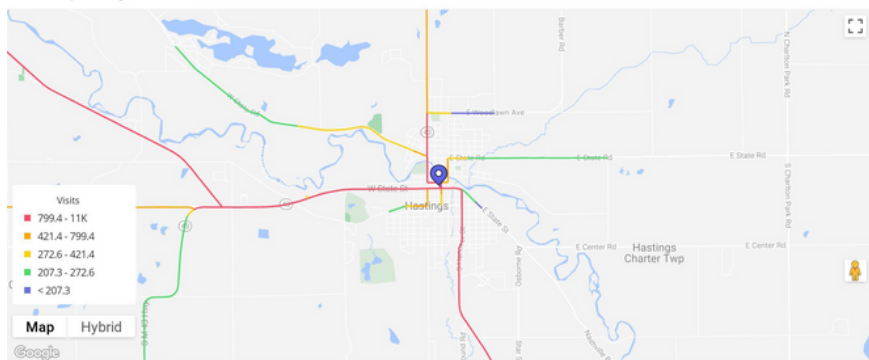
103 W. State Street
103 W. State Street, Hastings, MI 49058



Show by: Location | Aug 1st, 2022 - Jul 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



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Journey Direction: To Property | Aug 1st, 2022 - Jul 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Retail For Sale

Miller Real Estate

149 W. State St. Hastings, MI 49058 | 269-945-5182

Commercial Sale

325 & 329 N Broadway, Hastings, MI, 49058

Retail: Freestanding For Sale

Prepared on August 30, 2023



Listing Details | Retail For Sale

Total Available Space	Unknown
Asking Price	\$179,900
Listing Price Per SF	\$99.67
Cap Rate	-
Terms	Cash/Convey
Show Instructions	Appointment Call
Vacant	broker
	-

Available Date	Now
Days On	188 days
Market Date	2/23/2023
Listed	8/10/2023
Last Modified	3
Listing ID	33863880
Parking Spaces	6

Description

Investors & business owners/operators take notice! This is the perfect set up for a business owner who wants to cover overhead expenses with income from the 1 bedroom apartment attached to the back of the building. For the investor there are dual incomes providing good cash flow at a fair price. Plenty of street parking is available, close to downtown shopping, on a major thorough fair (N. Broadway/M-43 North). Located just across the street from Tyden Park, 2 blocks from Walgreens & the Courthouse makes this the perfect location for just about any business.

Property Details

Building Class	-
Property Type	Retail
Sub Type	Freestanding
Zoning	B-1
Building Status	Existing
Building Size	1,805 SF
Land Size	0.2 Acres / 8,737
Number of	SF 1
Buildings Floors	1
Year Built	1950

Primary Construction	Concrete
Occupancy Type	Multi-tenant
Parcel	55-201-011-00, 55-201...
Legal Owner	-
Submarket	-
County	Barry
In Opportunity Zone	Yes
Floor Size	1,749 SF
Number of Tenants	2

Contact



Justin Peck
269-945-5182
jp.eck1585@gmail.com



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Miller Real Estate

Retail For Sale

Miller Real Estate

149 W. State St. Hastings, MI 49058 | 269-945-5182

Commercial Sale

319 N Broadway St, Hastings, MI, 49058

Retail: Freestanding For Sale

Prepared on August 30, 2023



Listing Details | Retail For Sale

Total Available Space	Unknown n
Asking Price	\$229,900
Listing Price Per SF	\$71.29
Cap Rate	-
Terms	Cash/Convey
Show Instructions	Notification Call
Vacant	broker
	-

Available Date	Now
Days On	188 days
Market Date	2/23/2023
Listed	8/10/2022
Last Modified	3
Listing ID	33863736
Parking Spaces	-

Property Details

Building Class	-
Property Type	Retail
Sub Type	Freestanding
Zoning	B-1
Building Status	Existing
Building Size	3,225 SF
Land Size	0.17 Acres / 7,579
Number of	SF 1
Buildings Floors	2

Year Built	1962
Primary Construction	Framed
Occupancy Type	Single Tenant
Parcels	55-201-013-00
Legal Owner	Welton Richard Trust
Submarket	-
County	Barry
In Opportunity Zone	Yes

Description

Investors & business owners/operators take notice! This is the perfect set up for a business owner who wants to cover overhead expenses with income from the 2 bedroom apartment attached to the back of the building. For the investor there are dual incomes providing good cash flow at a fair price. Plenty of street parking is available, close to downtown shopping, on a major thorough fair (N. Broadway/M-43 North). Located just across the street from Tyden Park, 2 blocks from Walgreens & the Courthouse makes this the perfect location for just about any business.

Contact



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Miller Real Estate



ADDITIONAL OPPORTUNITIES

Listing Price

VARIES

FACILITIES AVAILABLE



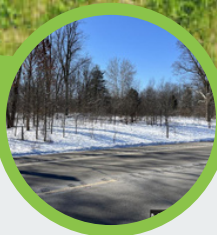
5-Acre Commercial, vacant land in
Rutland Charter Township



14-Acre Industrial parcel located in FTZ
and Opportunity Zone in Hastings



3.64-Acre Mixed-use, vacant land
located in Rutland Charter Township



Land For Sale



Miller Real Estate

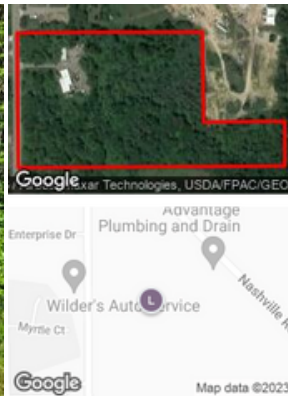
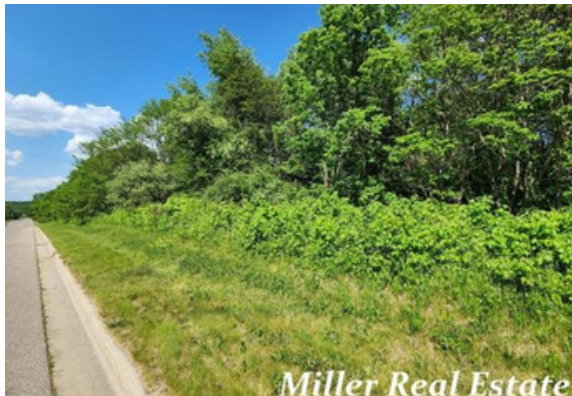
149 W. State St. Hastings, MI 49058 | 269-945-5182

Wooded 14 Acre Industrial Site

Land: Industrial For Sale

1500 Star School Road, Hastings, MI, 49058

Prepared on August 30, 2023



Listing Details | Land For Sale

Secondary Uses	Industrial
Total Available Space	Unknown
Asking Price	\$99,900
Listing Price Per SF	\$0.16
List Price Per Acre	\$7,136
Cap Rate	-
Possession	Now
Signage	Free - State
Show Instructions	ending Call
Free & Clear	broker
	Yes

Available Date	Now
Days On	195 days
Market Date	2/16/2023
Listed	8/04/2022
Last Modified	3
Listing ID	38628272
Parking	-
Spaces	-
Electrical	-
Water	-
Sanitary Sewer	-

Property Details

Zoning	D2
Parcel	55-265-050-01
Legal	City of
Owner	Hastings -
Submarket	-

County	Ben
In Opportunity Zone	Yes
Water	Yes
Natural Gas	-

Description

Located in the growing industrial district within the City of Hastings find this large parcel ready for your next opportunity. Speaking of opportunity, this property is located in an Opportunity Zone & Foreign Trade Zone. This allows for potential grant dollars & incentives for capital investment. Property make up includes mostly wooded acreage & over 600 feet of road frontage. Hastings is nicely located between the larger regional cities of Grand Rapids, Kalamazoo, Battle Creek & Lansing. Reach out to Justin for area trade reports & traffic count information.

Contact



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269-945-5182
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Land For Sale

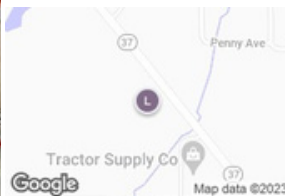
Miller Real Estate

149 W. State St. Hastings, MI 49058 | 269-945-5182

5 Commercial M-37 Acres

364 S. M-37 Highway, Hastings, MI, 49058

Prepared on August 30, 2023



Listing Details | Land For Sale

Total Available Space	5 Acres
Asking Price	\$560,000
Listing Price Per SF	\$2.57
List Price Per Acre	\$112,000
Cap Rate	-
Total Expenses	\$1,249
Terms	Cash /
Possession	Conventional Now
Signage	Free Standing
Show Instructions	See notes

Available	Date	Now
Days	On	210 days
Market	Date	2/01/2023
Listed		8/02/2022
Last Modified		3
Listing ID		33732330
Parking		-
Spaces		-
Electrical		Yes
Water		Yes
Sanitary Sewer		

Description

Rutland Twp. Mixed Use Zoning. 5 acres of prime location vacant land. Heavy Traffic area with plenty of space to build a business, storage units, medical facility etc. In the area and zoned for the potential special use of a marijuana facility. Buyer to verify through the township all information on proper use for the area. There is currently a driveway and cement pad on the property.

Property Details

Zoning	N/A
Building Status	Demolished
Building Size	1,344 SF
Occupancy Type	Single Tenant
Parcel	13-014-048-00
Legal Owner	-

Submarket	-
County	Ben
Water	rry
Natural Gas	Yes
Sanitary Sewer	-
Lot Depth	Yes
	657

Contact



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Miller Real Estate

Land For Sale

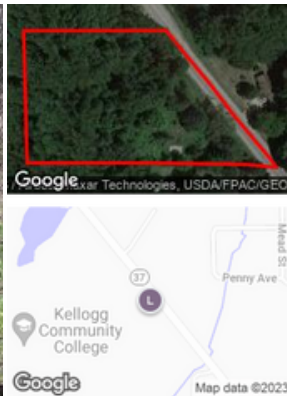
Miller Real Estate

149 W. State St. Hastings, MI 49058 | 269-945-5182

3.64 M-37 Highway Acres

270 South M-37 Highway, Hastings, MI, 49058

Prepared on August 30, 2023



Listing Details | Land For Sale

Total Available Space	3.64 Acres
Asking Price	\$424,000
Listing Price Per SF	\$2.67
List Price Per Acre	\$116,484
Cap Rate	-
Total Expenses	\$1,350
Terms	Cash /
Possession	Conventional Now
Signage	Free Standing
Show Instructions	See notes

Available Date	Now
Days On Market	210 days
Market Date	2/01/2023
Listed	8/02/2022
Last Modified	3
Listing ID	33732358
Parking	-
Spaces	-
Electrical	-
Water	-
Sanitary Sewer	-

Description

Rutland Twp. Mixed Use Zoning. Over 3.6 acres of prime location vacant land. Heavy Traffic area with plenty of space to build a business, storage units, medical facility etc. In the area and zoned for the potential special use of a marijuana facility. Buyer to verify through the township all information on proper use for the area.

Property Details

Zoning	Mixed Use
Parcel	13-014-050-00
Legal	-
Owner	S
Submarket	Barry
County	

Water	-
Natural Gas	-
Sanitary Sewer	-
Lot Depth	616
Lot Width	435

Contact



Justin Peck
269-945-5182
jp.eck1585@gmail.com



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Miller Real Estate

804 W. STATE STREET
HASTINGS, MICHIGAN

RETAIL FOR LEASE
4,000-7,461 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

HASTINGS CENTER



PROPERTY FEATURES

- 170,508 total building square footage
- 4,000-7,461 square feet available
- Located on 17.31 acres
- Zoned B-2
- Ample parking with 366 spaces
- Built in 1990
- Lease Rate: \$12.00-\$17.00/sf NNN

Comments: Prime Real Estate located in downtown Hastings, MI. Join Family Fare, TJ Maxx, Family Farm, B2 Outlets and more!. Three suites available: End cap suite great for financial institution or potential fast food with drive-thru. One in-line suite great for coffee, cafe, restaurant or more. Back suite for general storage, or non-traditional retailer. Ample parking spots with over 200+ spaces. Ample signage and over 500' of frontage. Site has almost 14,000 cars per day with a Median Income of \$65,775 within 5 miles.



For more information, please contact:

JOE RIZQALLAH PETER CACHEY
(616) 822 6310 (616) 259 6386

jrizqallah@signatureassociates.com pcachey@signatureassociates.com

SIGNATURE ASSOCIATES

1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociateswm.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Retail for Lease

4,000-
7,461
Square Feet
AVAILABLE

Suite	Tenant	GLA
100	Community Action Child Care	6,000
200	Applebee's	Ground Lease
300	Family Fare Quick Stop	Ground Lease
602	Verizon	5,500
614	H&B Block	1,600
618	Hear Michigan	1,220
626	Dynasty Buffet	3,680
760	Family Farm & Home	32,000
780	B2 Outlet Stores	24,018
800	Vacancy	7,461
801	TJ-maxx	23,000
804	B2 OUTLET STORES	4,000
806	B2 OUTLET STORES	4,000
810	B2 OUTLET STORES	4,000
814	B2 OUTLET STORES	4,000
818	B2 OUTLET STORES	4,000
820	Vacancy	4,000
902	Family Farm Supermarkets	49,255
908	Bent-A-Center	5,969
912	Vacancy	4,500

AVAILABILITY				
SUITE	TOTAL SF	RATE	PSF	MONTHLY
800	7,461	\$12.00		\$7,461
820	4,200	NNN		\$5,667
812	4,500	\$17.00		\$6,375

\$17 Suite 820

NNN

Suite 800



\$17 Suite 820



Suite 912



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804 W. State Street -Hastings, MI
Retail for Lease

4,000-
7,461
Square Feet
AVAILABLE

Floor Plan | Suite 820



NOT DRAWN TO SCALE

For more information, please contact:
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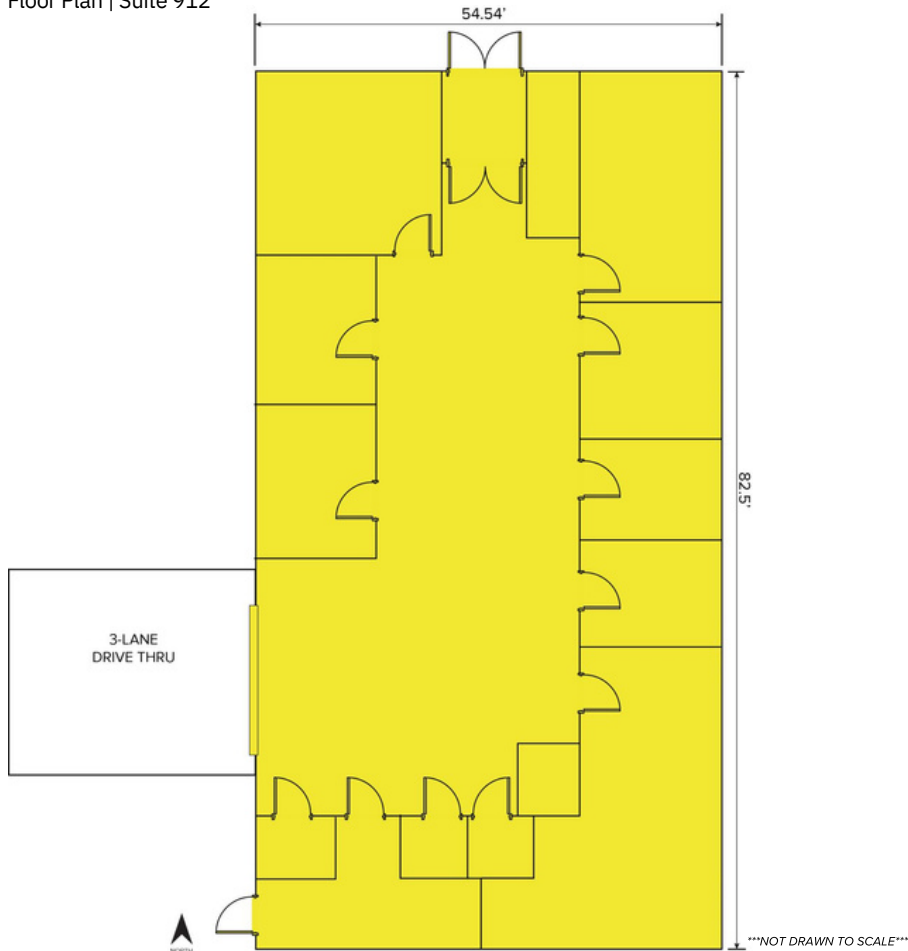
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

804 W. State Street -Hastings, MI

Retail for Lease

4,000-
7,461
Square Feet
AVAILABLE

Floor Plan | Suite 912



For more information, please contact:

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804 W. State Street -Hastings, MI

Retail for Lease

4,000-
7,461
Square Feet
AVAILABLE

Additional Photos



For more information, please contact:

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804 W. State Street -Hastings, MI

Retail for Lease

4,000-
7,461
Square Feet
AVAILABLE

Aerial



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,781	\$57,425
3 MILE	10,841	\$62,762
5 MILE	16,259	\$65,775

TRAFFIC COUNTS (TWO-WAY)

13,886W State St west of N Broadway
12,222W State east of Heath Rd
13,726W State west of Heath Rd
11,933N Broadway north of W State St

For more information, please contact:

JOE RIZQALLAH
(616) 822 6310 (616) 259 6386

jrizqallah@signatureassociates.com pcachey@signatureassociates.com

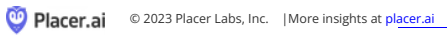
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Grand Rapids, MI 49546
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Sep 1, 2022 - Aug 31, 2023

BARRY COUNTY
CHAMBER & ECONOMIC DEVELOPMENT ALLIANCE



Property Overview

Sep 1, 2022 - Aug 31, 2023

Metrics

Signature Associates/Hastings ...
902 W State St, Hastings, MI 49058-1661

Visits	1.4M	Avg. Dwell Time	49 min
Visits / sq ft	N/A	Panel Visits	56.3K
Size - sq ft	N/A (GLA)	Visits YoY	+17.9%
Visitors	153.6K	Visits Yo2Y	+39.3%
Visit Frequency	8.8	Visits Yo3Y	+50.7%

Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Signature Associates/Hasting...
W State St, Hastings, MI



Daily | Visits | Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Property Overview

Sep 1, 2022 - Aug 31, 2023

Market Landscape



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Sep 1st, 2022 - Aug 31st, 2023

Data provided by Placer Labs Inc. (www.placer.ai)

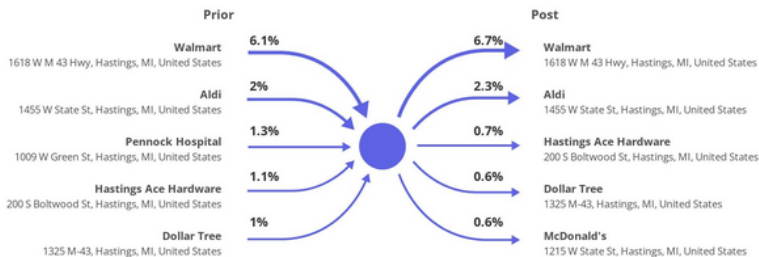


Property Overview

Sep 1, 2022 - Aug 31, 2023

Visitor Journey

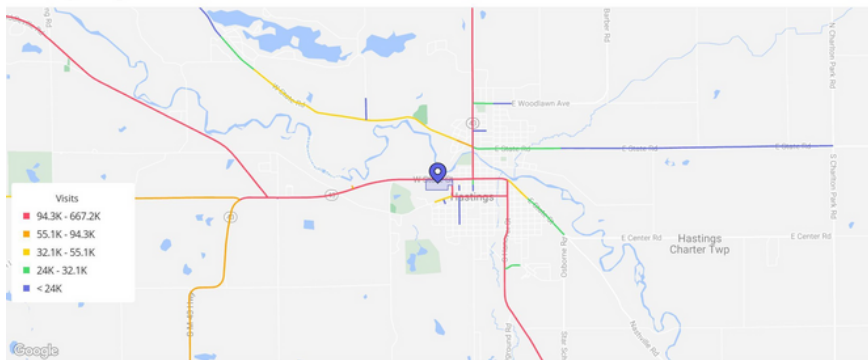
- Signature Associates/Hastings Shopping Center
902 W State St, Hastings, MI 49058-1661



Show by: Location | Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Sep 1st, 2022 - Aug 31st, 2023
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1,181 SF RETAIL SUITE

835 W STATE ST, HASTINGS, MI 49058

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Commercial Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

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LEGACY COMMERCIAL GROUP	8

EXECUTIVE SUMMARY



OFFERING SUMMARY

Suite:	Suite B
Available SF:	1,181 SF
Lease Rate:	Negotiable
Lease Term:	5+ Years
Building Size:	6,921 SF
Number Of Units:	3
Lot Size:	0.791 Acres
Year Built:	2004
Ingress & Egress:	3
Traffic Count:	13,600+ VPD

PROPERTY OVERVIEW

Legacy Commercial Group is Pleased to Present a 1,181 SF Suite in a Three Tenant Retail Center in Hastings, MI. The Suite is currently occupied by Supercuts and is Located in between Strong corporate tenants, Subway, and Wild Bill's Tobacco. The Property totals 6,921 SF and is Situated on 0.79 Acres on the Main Retail Corridor and is Directly across the street from Family Fare Supermarket, a Brand New TJ Maxx, and Family Farm and Home.

PROPERTY HIGHLIGHTS

- Corner Lot with Multiple Points of Ingress & Egress
- Main Retail Corridor | 13,600+ VPD | 37,000+ 10-Mile Population
- Strategic Positioning Directly across from Family Fare Supermarket, a Brand New TJ Maxx, and Family Farm and Home
- Strong National & Regional Tenant mix | Subway & Wild Bill's Tobacco
- Strong Retail Corridor - Nearby National Tenants include O'Reilly Auto Parts, Taco Bell, Aldi, Starbucks, Walmart, Walgreens, McDonald's, Wendy's, Family Dollar, Dollar Tree, and Several others.

LEGACY COMMERCIAL GROUP // 2300 GENOA BUSINESS PARK DRIVE SUITE 160 // BRIGHTON, MI 48114 // 810.206.3500 // LEGACYIPG.COM

3



LEGACY COMMERCIAL GROUP // 2300 GENOA BUSINESS PARK DRIVE SUITE 160 // BRIGHTON, MI 48114 // 810.206.3500 // LEGACYIPG.COM

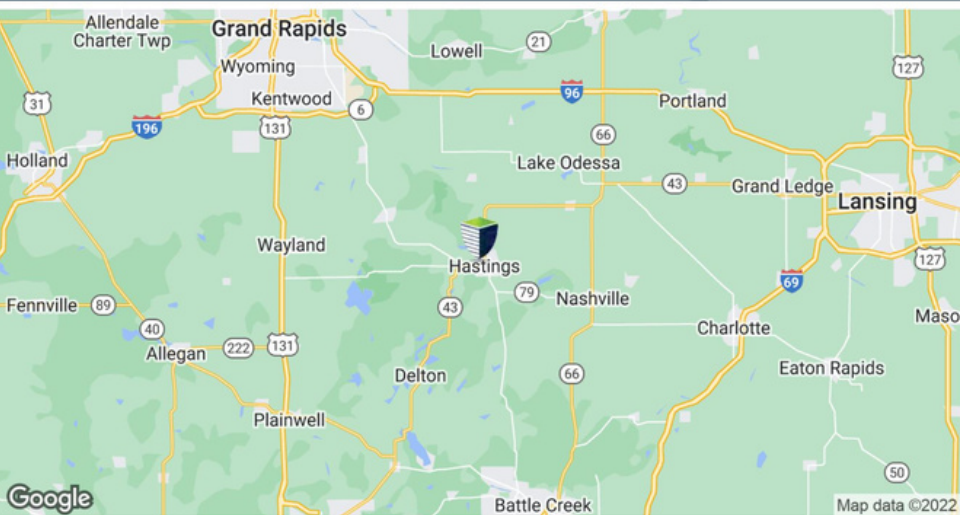
4



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5

LOCATION MAP



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6



	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	534	13,062	37,270
Average Age	40.3	39.2	39.7
Average Age (Male)	36.7	37.3	38.6
Average Age (Female)	43.4	41.1	40.8
HOUSEHOLDS & INCOME			
Total Households	204	5,025	14,159
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$59,763	\$56,172	\$60,019
Average House Value		\$180,384	\$176,006

* Demographic data derived from 2020 ACS - US Census

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7

LEGACY COMMERCIAL GROUP

RECENT TRANSACTIONS



\$23,000,000
The Wilsons Shopping Center



\$10,000,000
Total Wine | Bed Bath & Beyond



\$5,143,000
Times Square & Central Park Retail Portfolio



\$4,825,000
United Rentals (2 Locations)



\$2,725,000
Houghton Lake Shopping Center



\$2,500,000
Taco Bell

Legacy Commercial Group is a commercial real estate brokerage specializing in the acquisition and disposition of investment real estate. At Legacy, your needs are front and center. We use a tailored, results-driven approach to unlock the potential of every deal. With teamwork and collaboration at the forefront, we provide the expertise, experience, and versatility necessary to reach your investment goals.

AGENTS



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Parker McAnallen
Associate

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8



Property Overview

Mar 1 - Aug 31, 2023

Properties:

HD

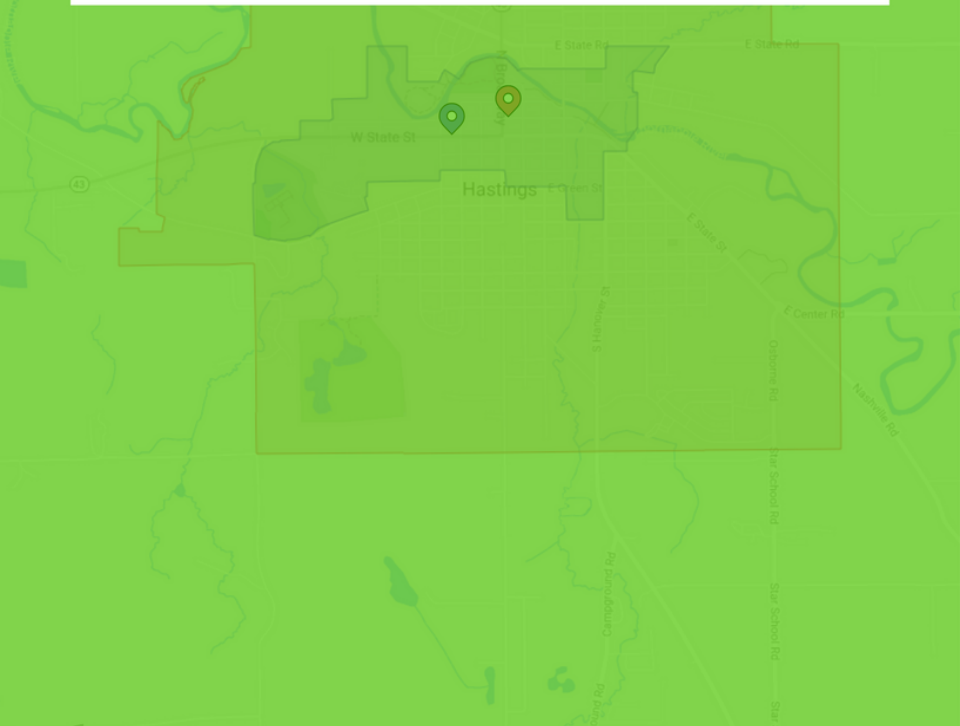
Hastings DDA

Hastings, Michigan, United States

CO

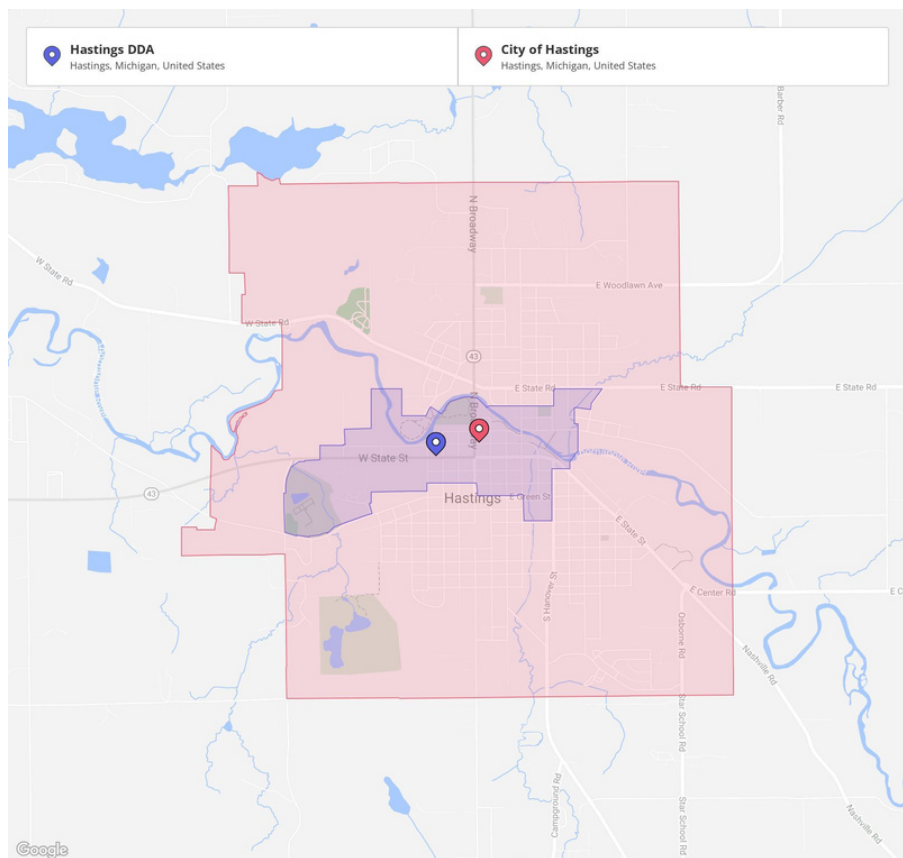
City of Hastings

Hastings, Michigan, United States



Property Overview



Mar 1 - Aug 31, 2023



Property Overview

Mar 1 - Aug 31, 2023

Metrics

Metric Name	 Hastings DDA Hastings, MI	 City of Hastings Hastings, MI
Visits	1.9M	2.2M
Visits / sq ft	N/A	N/A
Size - sq ft	N/A	N/A
Visitors	269.4K	326.7K
Visit Frequency	7.06	6.72
Avg. Dwell Time	101 min	183 min
Panel Visits	85.9K	101K
Visits YoY	+1.9%	+0.8%
Visits Yo2Y	+2%	-7.9%
Visits Yo3Y	+43.7%	+31.8%

Mar 1st, 2023 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

Property Overview

Mar 1 - Aug 31, 2023

Visits Trend



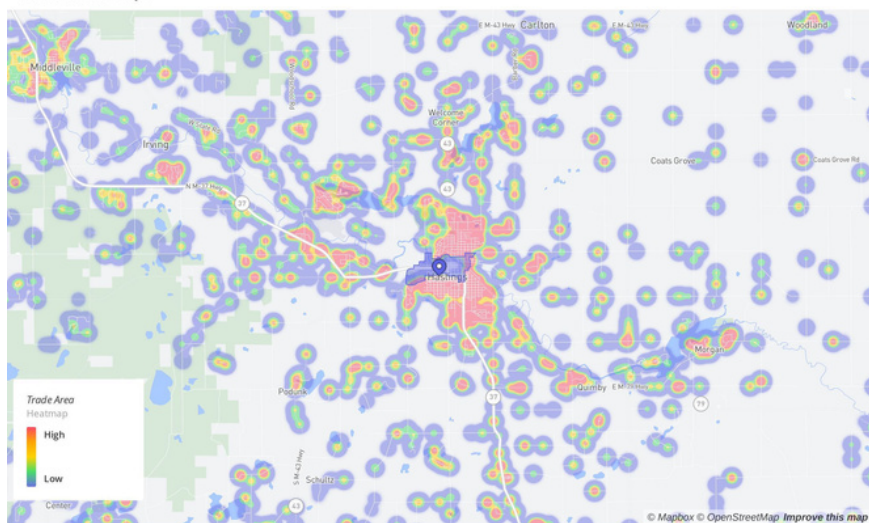
Daily | Visits | Mar 1st, 2023 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Property Overview

Mar 1 - Aug 31, 2023

Market Landscape



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Mar 1st, 2023 - Aug 31st, 2023

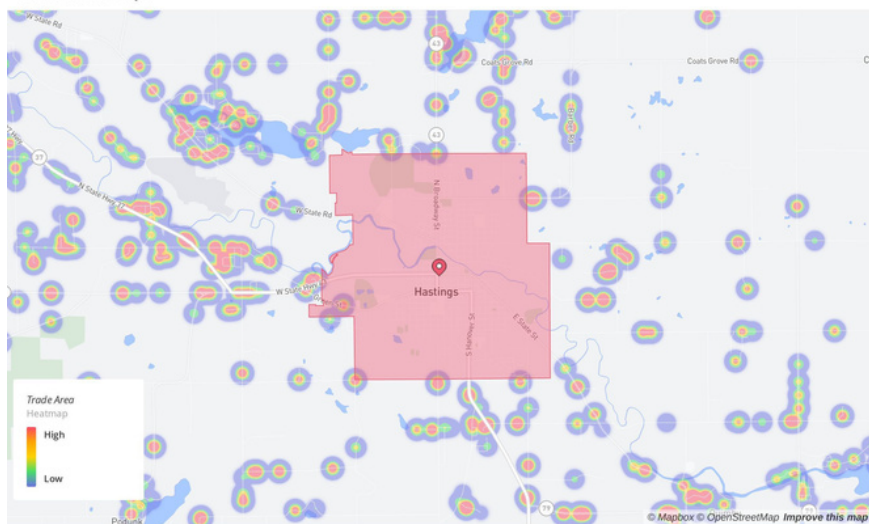
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Property Overview

Mar 1 - Aug 31, 2023

Market Landscape



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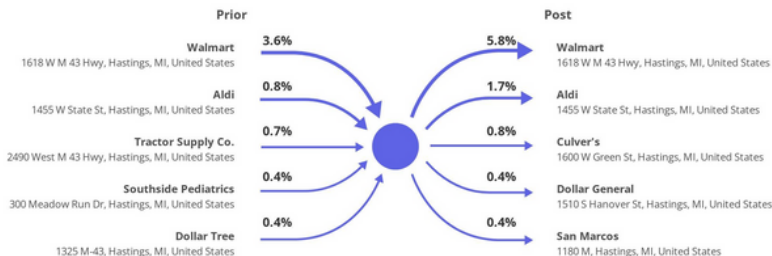
Placer.ai

Property Overview

Mar 1 - Aug 31, 2023

Visitor Journey

Hastings DDA
Hastings, MI

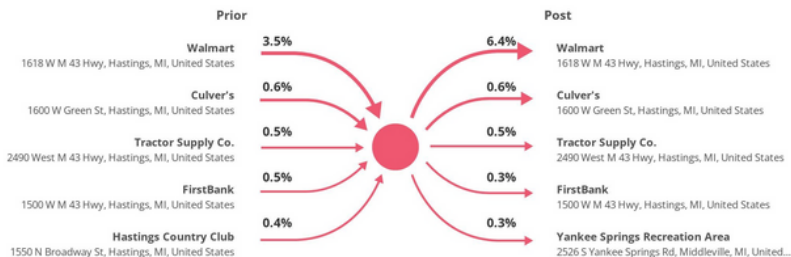


Show by: Location | Mar 1st, 2023 - Aug 31st, 2023
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Visitor Journey

City of Hastings
Hastings, MI



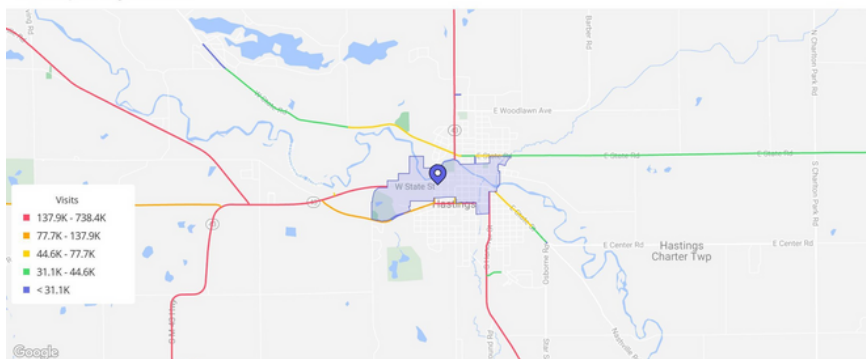
Show by: Location | Mar 1st, 2023 - Aug 31st, 2023
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Property Overview

Mar 1 - Aug 31, 2023

Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Mar 1st, 2023 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



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Journey Direction: To Property | Mar 1st, 2023 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)





COMMERCIAL OFFICE/RETAIL

Listing Price

\$749,900

FACILITIES AVAILABLE



Located in a designated Green Zone in Rutland Charter Township



Mixed-use facility includes ancillary building, fuel station, and out lot

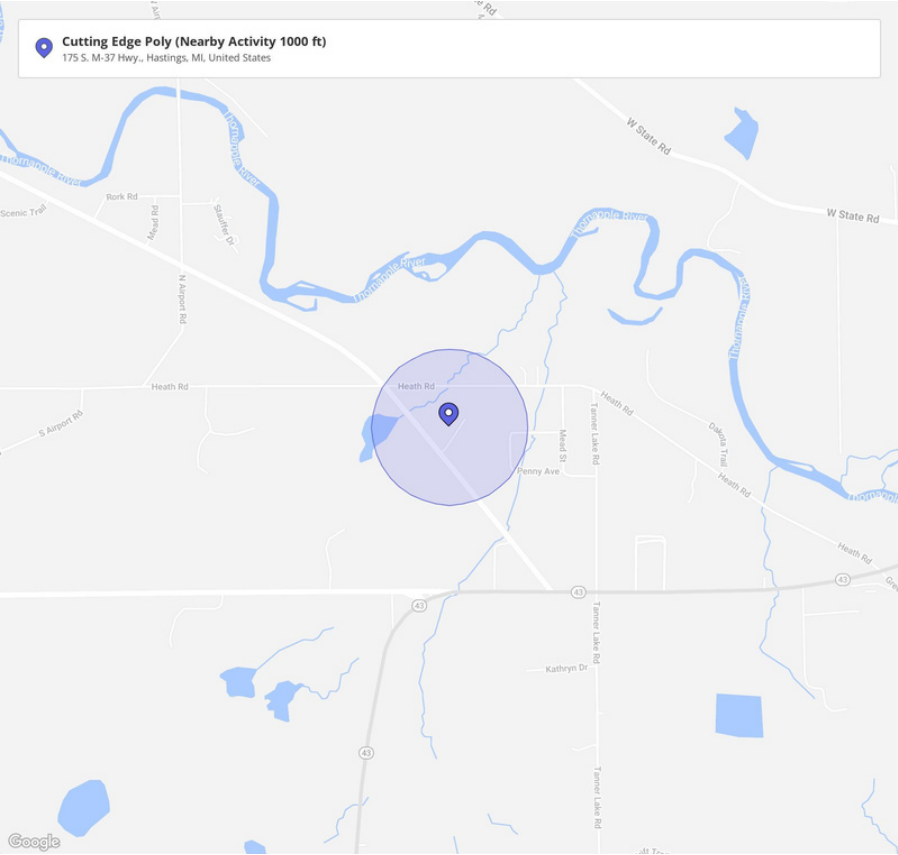


Built in 2013 on 6.3 acres of property along M-37 Hwy.



Property Overview

Sep 1, 2022 - Aug 31, 2023



Property Overview

Sep 1, 2022 - Aug 31, 2023

Metrics

● Cutting Edge Poly (Nearby Activ...

175 S. M-37 Hwy., Hastings, MI 49058

Visits	57.8K	Avg. Dwell Time	108 min
Visits / sq ft	0.02	Panel Visits	2.5K
Size - sq ft	3.1M	Visits YoY	+3.4%
Visitors	16.5K	Visits Yo2Y	+10.1%
Visit Frequency	3.5	Visits Yo3Y	-0.9%

Sep 1st, 2022 - Aug 31st, 2023

Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

● Cutting Edge Poly (Nearby Act...

S. M-37 Hwy., Hastings, MI



Weekly | Visits | Sep 1st, 2022 - Aug 31st, 2023

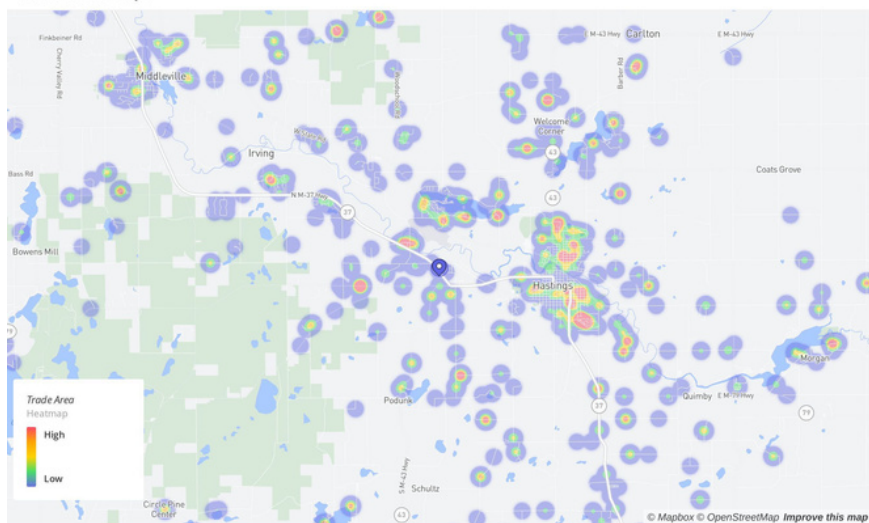
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Property Overview

Sep 1, 2022 - Aug 31, 2023

Market Landscape



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Sep 1st, 2022 - Aug 31st, 2023

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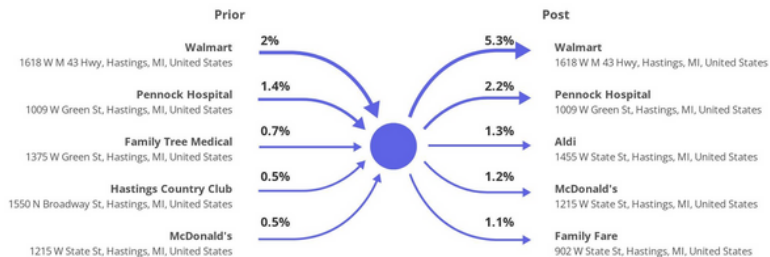


Property Overview

Sep 1, 2022 - Aug 31, 2023

Visitor Journey

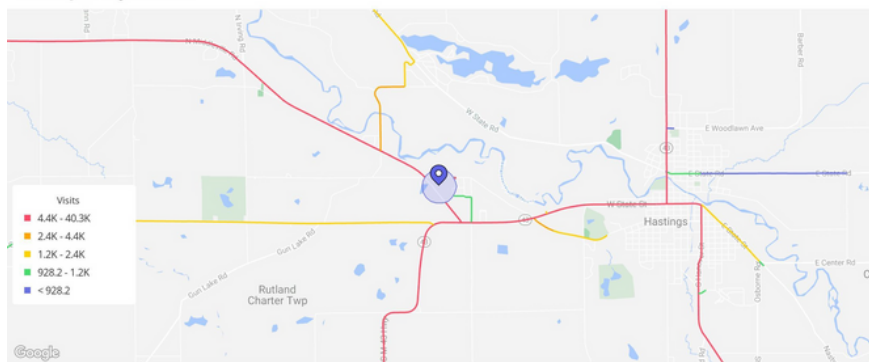
- Cutting Edge Poly (Nearby Activity 1000 ft)**
175 S. M-37 Hwy., Hastings, MI 49058



Show by: Location | Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



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Journey Direction: To Property | Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)






DEVELOPMENT REQUEST FOR QUALIFICATIONS



36 STATE STREET MIDDLEVILLE, MICHIGAN

PPN: 41-026-250-00





36 STATE STREET Middleville, Michigan

Nestled along the southern bank of the Thornapple River in Middleville Michigan, at the end of a mixed-use neighborhood, there is a residential redevelopment opportunity waiting to be discovered. The quiet lot is a few short, walkable blocks away from downtown and nearby parks, and offers riverside views and a calm retreat. This hidden gem offers a location that can take advantage of the nearby mix of desirable urban amenities while being close to nature.

The Village of Middleville is part of the thriving Grand Rapids metropolitan region, as families have migrated to the tranquility of small town life while seeking the luxury of proximity to an urban region with employment, cultural, and entertainment opportunities. The Village has experienced this influence with the development of new housing stock. Middleville also serves as the “front door” to the Yankee Springs Recreation area, which serves to boost the local economy during peak vacation periods and offers excellent outdoor recreation amenities.

The development opportunity includes a multi-acre site that is located in a walkable neighborhood not far from the heart of Middleville. The property has been vacant for years, serving as a municipally-owned surface parking lot and an under-utilized site. Views to the Thornapple River are key to the Village’s vision. Development should follow the river’s edge, providing direct views of the peaceful, flowing river.

The Village would like to partner with a visionary developer to infill the site with a multi-family residential development. Townhomes have been considered, but other types of multi-family or mixed-use developments where community members could call home are also suitable for the site. Based on other recent planning efforts, the Village has developed a vision for a project that features townhouses, docks, on-site trails, and surface parking that is illustrated later on in this proposal.

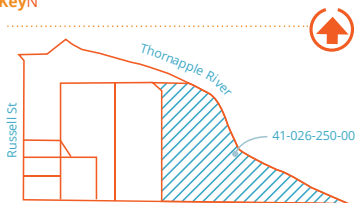


DEVELOPMENT OPPORTUNITY

The 3.66 acre development area is vacant and owned by the Village of Middletown. The address and permanent parcel number is:

- 36 State Street, 41-026-250-00

The site sits at the quiet northeast end of State Street, with 550 feet of street **Site Location KeyN** frontage and nearly 700 feet of waterfront. The Thornapple Valley Church is west of the property and the Thornapple River **NTS** runs along the north and east side. Across the street to the south sits a single-story building that is currently being used for storage but was a former manufacturing plant. A portion of the eastern edge of the property located along the river bank is a part of the Natural River District, as it is within the 100-year flood boundary. **State St**



COMMUNITY OVERVIEW

Middleville is a historic community in the western Lower Peninsula of Michigan, situated 20 miles southeast of Grand Rapids, and 30 miles northeast of Kalamazoo. The charming community is only 25 miles from the shores of Lake Michigan. The Village of Middleville is highly influenced by its proximity to Grand Rapids, and is part of an "edge community" seeing growth as a result of the Metropolitan Area expansion.

The community has seen positive growth trends in recent years. Major employment sectors that have made a significant investment in the metropolitan area include international trade, higher education, health care, industrial suppliers, and retail. The expansion of Spectrum Health, Metro Health, Amazon, Switch, Gerald Ford International Airport, and many other major employers continues to

play a role in regional employment growth, as well as local employers like the Bradford White Corporation. Located within the Thornapple Kellogg Public School District, Middleville residents can take advantage of a top-tier public education system.

Downtown Middleville is a destination for local food, featuring a cluster of quality restaurants and the Middleville Farmers Market. The historic downtown district is a walkable, traditional neighborhood that features unique buildings containing eateries, small retailers, and personal services. Annual events include a weekly summer music series, the summer Heritage Days Festival, Taste of Middleville, a Fall Color Tour, and the popular Holiday Holly Trolley.



- Middleville population: 4,295
- High School Graduate or Higher: 94.4%
- Total Households: 1,366 units
- Vacancy Rate: 1.9%



- Village Median Household Income: \$60,521
- Unemployment Rate: 4.9%
- Average Commute Time: 22 minutes



- Thornapple Kellogg High School was named a 2020 Best High School in the nation based on rankings published by the U.S. News and World Report.



- Located along the Barry-Roubaix course, the World's Largest Bicycle Gravel Road Race.
- Home to portions of the Paul Henry Thornapple and North County trails

The revitalized riverfront of Middleville attracts locals and tourists seeking recreation and entertainment. The Thornapple River runs through the heart of the Village, offering miles of scenic vistas. Stagecoach Park and East Riverbank Park flank either side of the East Main Street bridge and directly connect the downtown, adjacent neighborhoods, Paul Henry Thornapple Trail, and the Thornapple River. The community is situated between two popular state-owned land areas: Yankee Springs Recreation Area and the Middleville State Game Area. Located along the shores of Gun Lake, Yankee Springs Recreation Area is a year-round destination. The rugged terrain, aquatic ecosystems, lakes, streams, and unique beauty of the park's 5,200 acres lend itself to many forms of recreation. Metal detecting, hiking, biking, cross country skiing, snowmobiling, snowshoeing, and ice fishing are popular winter activities. Middleville State Game Area is a great place for deer and turkey hunting and birdwatching.

Trail development that provides connections throughout the community and to the Middleville State Game Area are planned, along with connections to the Kent County regional trail system and the North Country Trail. Middleville recently completed connections to the Paul Henry Thornapple Trail, one of Michigan's most beautiful rail trails. The Thornapple Area Parks and Recreation Commission, an organization supported by the local communities in the area, also provide further support for parks and recreation activities and amenities in the area.



SITE OVERVIEW

36 State Street is adjacent to the natural amenities and recreational opportunities presented by the Thornapple River. The development site is vacant and level. The property includes two driveways along State Street. The property is in the shape of a triangle, as the Thornapple River runs along the northeast edge of the site. The lot is covered with a paved and marked parking lot that is largely unused. The riverbank has retained the natural vegetation, with tall trees that provide shade along the water's edge.

South of the site is a vacant manufacturing building that is currently used for storage. Along the southeast corner of the site, a single family residential house creates a strong connection to the nearby neighborhood. A lift station exists adjacent to the property along the northern edge of State Street.

State Street is a two-lane road that runs east to west through the residential neighborhood with a speed limit of 25 miles per hour. The intersection of State Street and Russell Street, which runs north to south, is one block away, creating easy access to the neighborhood and to the rest of the Village and downtown.

The property is a 10-minute walk from downtown, multiple neighborhood parks, and an elementary school. Sidewalks exist in the neighborhood, and could be added along the site to increase accessibility and walkability. Curb, gutter, and storm water sewers exist on State Street. Electricity is available to use for outdoor lighting that may be added to enhance the character and safety on site.



SITE UTILITIES

The site is fully served by public water, sanitary sewer, gas, electricity, and internet. A four-inch force main line and an eight-inch sanitary sewer line service the site. Storm water is mitigated by two individual ten-inch lines. The Village owns and maintains the nearby street network.

Over the past ten years, the Village has invested considerably in its water system by adding a new water tower, a new well, and several significant distribution improvements. As of 2020, the Village of Middleville's sanitary sewer system is comprised of a mechanical wastewater treatment plant (WWTP) with capacity to treat 500,000 gallons per day (gpd) of domestic strength wastewater. The current average daily flow to the plant is approximately 410,000 gpd, and increasing. To plan for future community growth, the WWTP is being expanded yet again. The facility is expected to be operational by October of 2022 and will increase the treatment capacity to 900,000 gpd.

Contact Craig Stolsonburg, Village Manager for questions:
stolsonburgc@villageofmiddleville.org

Gas/Electric

Site is fully served, contact Consumers Energy for questions: (800) 477-5050

Planning/Zoning Administrator

For questions related to planning and zoning question, please contact Douglas Powers: powersd@villageofmiddleville.org

ADDITIONAL SITE INFORMATION

Zoning & Master Plan

The Village of Middleville recently updated their Master Plan. The Village has unique features that are addressed in the Master Plan's future land use map, including focusing on investing in development opportunities along areas of the Thornapple River Valley, and intentionally planning uses of existing vacant land. The following are policy statements from the Village Master Plan under the Development, Redevelopment, and Economic Base Goal:

- Promote key sites, infill opportunities, and redevelopment that attracts new investment and achieves the future vision for the Village.
- Maintain status as a Redevelopment Ready Community (RRC) through the Michigan Economic Development Corporation by following the best practices of the Redevelopment Ready Community program.
- Maintain an inventory of properties, buildings, and prioritized redevelopment sites that may be available for sale, including their access to infrastructure, telecommunications, and use potential.

The pattern and types of existing land uses significantly influences planning for future land uses. The existing land use for the site is Public/Quasi-Public, as its currently owned by the Village, void of any buildings, and used as a public parking lot. According to the Village Master Plan, the future land use for the parcel and the adjacent lots is identified for Transitional Industrial. Section 33, (2), (d), of the Michigan Planning Enabling Act (Act 33 of 2008) requires that master plans adopted after September 1, 2008 include a Zoning Plan to explain how the future land use categories in this Plan relate to the zoning districts incorporated in the Village's Zoning Ordinance.

The site is zoned I-1 Light Industrial District. The Village is currently amending the zoning ordinance to change this property to Transitional Industrial zoning, a district category identified in the Village Master Plan. This land use category is intended to accommodate residential, mixed-use, and light industrial uses in areas of the Village which are located in residential neighborhoods but have traditionally housed industry. By-right uses of the land with this designation may include small-scale industrial activities, research and development operations, offices, business incubators, educational institutions, and attached residential dwellings such as townhomes. Transitional Industrial areas should be walkable and blend seamlessly into the adjacent residential neighborhoods.

The Village has also intentionally sought to minimize the burden of redevelopment, as outlined in the four "Redevelopment Strategy" components in the Master Plan.

1. PLACEMAKING. The Village will strive to create quality places where people want to live, work, play, and learn. The Village will continue to work with the property owners, businesses, and community partners in the improvement of Downtown Middleville to make it a unique and inviting place.

2. STREAMLINING. The Village will continue to assess and improve its development processes and the manuals to guide the public and development community. This includes reviewing and amending its zoning ordinance where necessary to ensure that development reviews are thorough, fair, responsive, and efficient.

3. MARKETING. Through partnerships with the Village of Middleville Downtown Development Authority and the Barry County Chamber of Commerce and Economic Development, the Village will promote the prosperity of all businesses within Middleville. The four-point principles of Main Street America and Michigan Main Street include: economic vitality, design, promotion, and organization.

4. REDEVELOPMENT READY SITES. The Village will prioritize redevelopment ready sites by assessing the inventory of undeveloped land and potential redevelopment areas using the following criteria:

- Safe and adequate access to state and/or primary roads
- Vacant or underutilized buildings and land
- Availability of utilities
- Future land use planning
- Current zoning
- Environmental suitability

Due Diligence

Note that a full ALTA survey was completed for this property and is available upon request. No utility easements were identified during this process. Approximate FEMA floodplain is shown on the ALTA and is accounted for in the design.

Because of past uses on-site, Phase I and Phase II Environmental Site Assessments were conducted in 2020 and 2021, and a Due Care Plan was developed. Copies of these reports are available upon request. Based on the level of contamination on-site, the property could be developed for multi-family residential use or for nonresidential uses with some additional remediation.

Developers, regardless of future planned end use, should consider the need to manage and properly dispose of impacted soil and groundwater generated during construction. Public water is available for the site, and any drinking water or irrigation measures will be taken directly from the Village's public water system. If the property is used for residential purposes, measures to ensure existing soil is covered with buildings, pavements, or clean soft cap material (soil, mulch, etc.) should also be considered, and additional evaluation should be undertaken to determine if a vapor intrusion mitigation system is needed for future residential buildings. Placement of clean cover material (topsoil, sand mulch, etc.; 12-18+ inches) would likely be needed in landscaped areas.

PREFERRED DEVELOPMENT SCENARIO

The Village of Middleville is certified as a Redevelopment Ready Community by the Michigan Economic Development Corporation. The RRC certification recognizes the Village's development regulations and processes as up-to-date, clear, and predictable, as determined by a rigorous external assessment.

The Village has undertaken an analysis of preferred uses for the site, which include townhomes, parking, and recreational amenities. Nineteen townhome units with attached, rear-loaded two-stall garages are situated on the site. Views of the Thornapple River are key to this design. The majority of buildings follow the edge of the river, providing direct views of the water for over half of the proposed townhomes. A riverside courtyard frames views to the Thornapple River and from the Paul Henry Thornapple Trail, acting as a gathering space for residents and a natural buffer between the proposed homes and the water's edge. Several townhomes line State Street, adding to the village's desire to build a creative, cute character within the public realm.

A small boardwalk, sidewalks, and pathways create pedestrian connectivity to State and Bectal Streets, and internally throughout the site. The Village envisions public access be provided to

the riverfront pathway, allowing them to work toward developing the trail north, directly linking the downtown to this site. Internal vehicular circulation includes a series of connected alleys that reduce impervious surfaces and provides access to the attached rear-facing garages.

Today, the public parking on this site is used by the adjacent Thornapple Valley Church as overflow parking for events and their weekly service. In this development scenario, supplemental surface parking takes advantage of unbuildable spaces that both use the land more efficiently and provide another potential revenue generator for the development. Twenty-six leasable parking spaces for the adjacent church face a central green, creating a parklike setting for residents and visitors.

Further connections to the river are made through the addition of water access to the site. Twelve boat slips are shown on the north end of the design. Salable or leasable boat slips are an added amenity for residents and a potential outside revenue generator for the development. Access to the Thornapple River is provided from the public launch just around the corner from the development off of Russell Street.



VIEW LOOKING EAST DOWN STATE STREET

AVAILABLE INCENTIVES

The following incentives may be leveraged by the developer:

- MEDC Community Revitalization Grants & Loans – up to 50% of site improvement and construction costs.
 - Brownfield Tax Increment Financing – reimbursement through paid taxes of 100% of demolition, site preparation, public infrastructure, and lead and asbestos abatement, as well as environmental remediation.
-



VIEW WEST TOWARD THE RIVERFRONT BOARDWALK

CONTACT / QUESTIONS

Craig Stolsonburg, Village Manager
Village of Middleville
P.O Box 69
100 East Main Street
Middleville, MI 49333

Phone: (269) 795-3385
stolsonburgc@villageofmiddleville.org
www.villageofmiddleville.org



VIEW LOOKING EAST THROUGH THE CENTRAL GATHERING SPACE



DOWNTOWN COMMERCIAL

Listing Price

\$799,900

FACILITIES AVAILABLE



12-year old commercial building with
showroom, office, and warehouse



Current flooring business available for
purchase

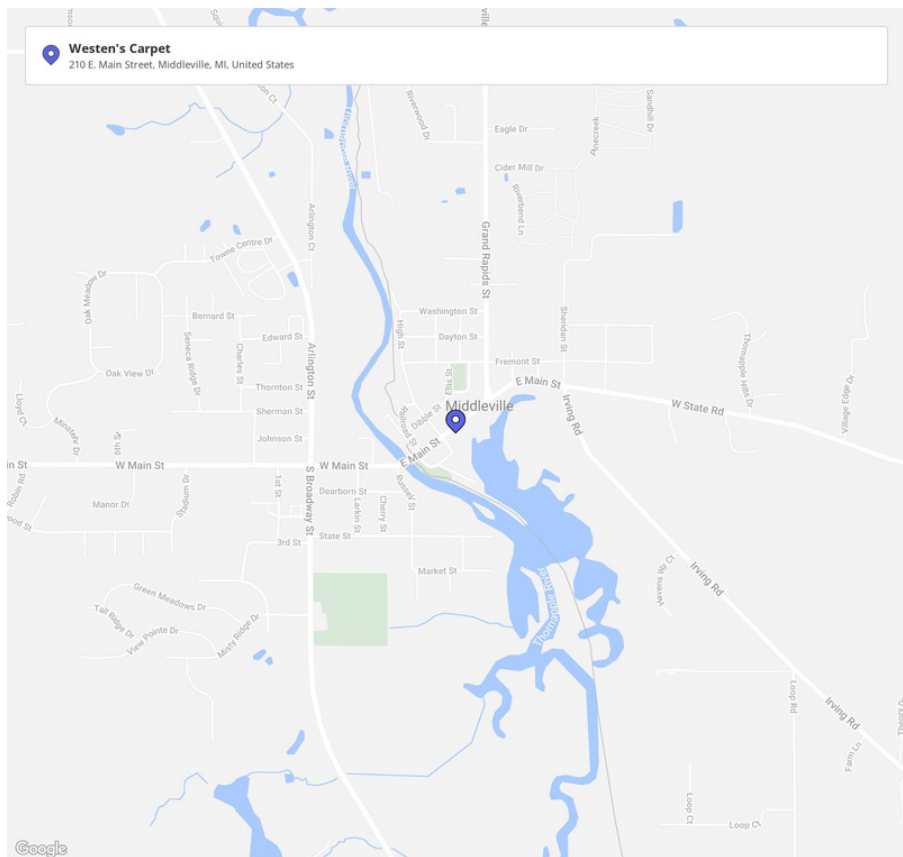


Located in downtown Middleville with
additional rental space & entrance



Property Overview

Sep 1, 2022 - Aug 31, 2023



Property Overview

Sep 1, 2022 - Aug 31, 2023

Metrics

Westen's Carpet

210 E. Main Street, Middleville, MI 49333

Visits	328.5K	Avg. Dwell Time	75 min
Visits / sq ft	N/A	Panel Visits	14.9K
Size - sq ft	N/A	Visits YoY	-0.9%
Visitors	83.8K	Visits Yo2Y	+29.8%
Visit Frequency	3.92	Visits Yo3Y	+16.8%

Sep 1st, 2022 - Aug 31st, 2023

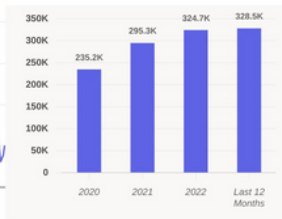
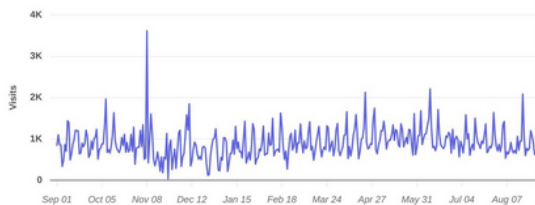
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Westen's Carpet

E. Main Street, Middleville, MI



Daily | Visits | Sep 1st, 2022 - Aug 31st, 2023

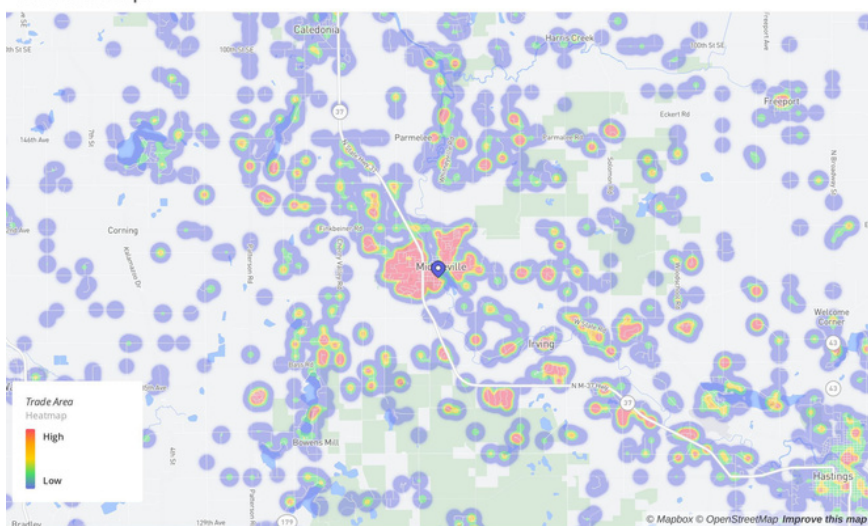
Data provided by Placer Labs Inc. (www.placer.ai)



Property Overview

Sep 1, 2022 - Aug 31, 2023

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Sep 1st, 2022 - Aug 31st, 2023

Data provided by Placer Labs Inc. (www.placer.ai)



Property Overview

Sep 1, 2022 - Aug 31, 2023

Visitor Journey

Westen's Carpet

210 E. Main Street, Middleville, MI 49333

Prior

TTS Fitness

640 Arlington Ct, Middleville, MI, United States

0.6%

Yankee Springs Recreation Area

2526 S Yankee Springs Rd, Middleville, MI, United...

0.6%

Shell

400 W Main St, Middleville, MI, United States

0.5%

Pharmacy Care

4652 N M 37 Hwy, Middleville, MI, United States

0.4%

Walmart

1618 W M 43 Hwy, Hastings, MI, United States

0.4%

Post

Walmart

1618 W M 43 Hwy, Hastings, MI, United States

1.1%

Middleville Market Place

4650 N M 37 Hwy, Middleville, MI, United States

0.7%

Red's Sports Bar and Grill

661 S Broadway St, Middleville, MI, United States

0.5%

Culver's

1600 W Green St, Hastings, MI, United States

0.5%

Dollar General

4601 M-37, Middleville, MI, United States

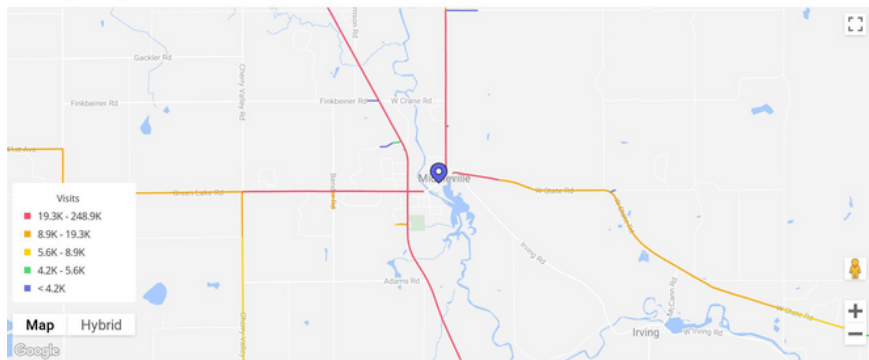
0.4%

Show by: Location | Sep 1st, 2022 - Aug 31st, 2023

Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Sep 1st, 2022 - Aug 31st, 2023

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List Number: Property Sub-Type: Retail/Commercial
 22016067 Total # Bldgs: 1 Active
 Unit #: Total # Units: 2 No
 Sub-Area: G08# Fin Bldg Lvl: 1799,900 - Barry# of Diff Unit Fl: 1
 004-00 Municipality: Lot Acres: 0.759
 Middleville Vlg Lot Dimensions: 151.55x142.74
 151.5x132x46.5x99x132x16.5x132x49.5x72x132
 Lot Measurement: Acres: 5.604 No
 Lot Square Footage: 33,062,201
 New Status: Construction:
 List Price:
 Tax ID #:
 Parcel: 208-41-014-
 Road Frontage: Sq Ft:
 County: Barry
 Total Net Sq Ft: Waterfront:
 Total Sq Ft:
 Year Built:
 Year:
 Remodeled:
 Directions: M/37 (Broadmoor/Arlington) to East on Main St. to the East end of downtown Middleville.

Legal: Lots 13 & 14 & 16 & NELY 16.5' of N 1/2 of Lot 17 of Assessors Plat Number 1 of Middleville SEV: 161,700 For Tax Year: 2021

Taxable Value: 144,450 Tax Year: 2021 Homestead %: 0

Annual Property Tax: 9,293.58 Zoning: Comm Imp Special Assmt/Type: 0

School District: Thornapple Kellogg

Additional Grd Lvl OH Doors: 10; Ceiling Docs Req Conf

ht: 1,012 Financials Sewer: Public Details: Height Agmt: Foundation: Slab

Additional tures: Barrier Free; Expandable Driveway: Asphalt Sq Ft Rentable Other Sq Ft: 316; Total Bldg Retail Sq: 2,340; Total Fea Exterior Information: Bldg Warehouse S: 3,264

Air ditioning: Central Air Material: Street Type: Paved; Public Con Heat Source: Natural Gas Tenant Pays

Below Grade: None Heat Type: Forced Air All:

Business Equipment: Furniture: Income and Uses: Bar/Tavern/Lounge; Professional Service; Professional/Office;

Includes: Inventory; Real Estate Expenses: Restaurant; Retail; Other

Business Ownership: Proprietorship Util Avail at St: Electric; Natural Gas; Public Sewer; Public Water

Opportunity: Purchase Terms Cash; Utilities

Construction: Electric; Natural Gas

e: Pole/Wood; Steel; Other Avail: Conventional Attached: ETYP Roofing: Composition Water: Public

Docs at List Sale Conditions: None Water Fea.

Office: Amenities:

Water Type:

Public Remarks: Many possibilities with this Beautiful 12-year-old Commercial building located in Downtown Middleville. Retail showroom, office & large warehouse with 10' overhead door and 12' ceiling. Additional rental space with separate entrance. All this on a very desirable lot with great visibility, large private parking lot and room for expansion. Current flooring business also available for Purchase.



Presented by
 Patricia L. Doeze
 Greenridge Realty (Hastings)
 269-838-1469
 269-838-1469
pdoeze@greenridge.com

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DOWNTOWN RESTAURANT

Listing Price

\$775,000

FACILITIES AVAILABLE



1 Building, business, liquor license, furnishings and equipment included



3-floor, mixed-use restaurant & bar with single apartment

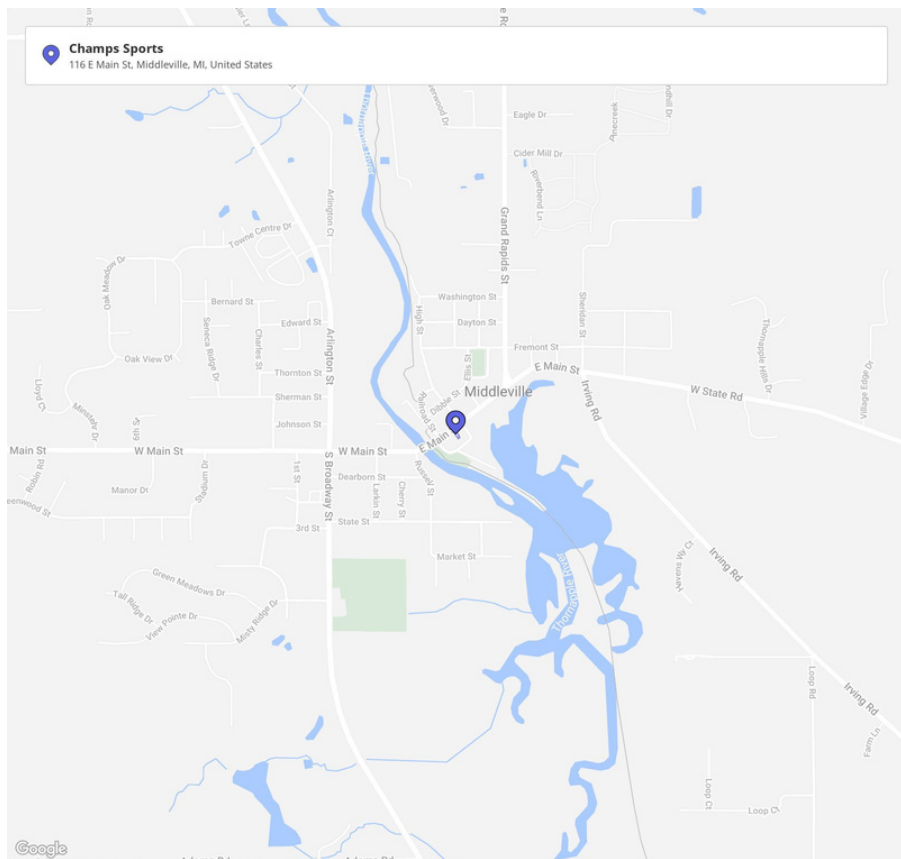


Centrally located in downtown Middleville



Property Overview

Sep 1, 2022 - Aug 31, 2023



Property Overview

Sep 1, 2022 - Aug 31, 2023

Metrics

Champs Sports

116 E Main St, Middleville, MI 49333

Visits	72.7K	Avg. Dwell Time	77 min
Visits / sq ft	22.63	Panel Visits	3.2K
Size - sq ft	3.2K	Visits YoY	+5.2%
Visitors	33.9K	Visits Yo2Y	+34.5%
Visit Frequency	2.14	Visits Yo3Y	+25.5%

Sep 1st, 2022 - Aug 31st, 2023

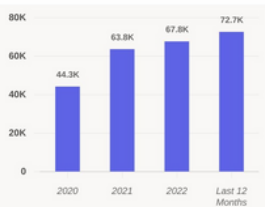
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Champs Sports

E Main St, Middleville, MI



Weekly | Visits | Sep 1st, 2022 - Aug 31st, 2023

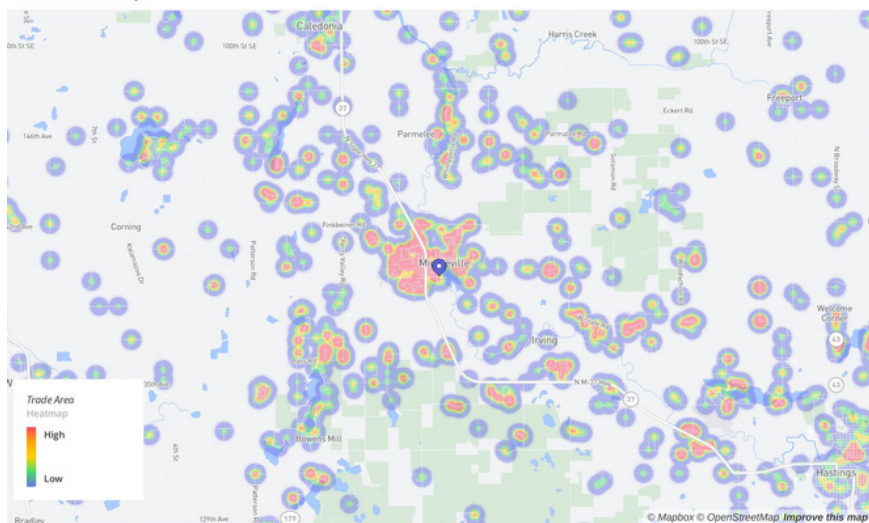
Data provided by Placer Labs Inc. (www.placer.ai)



Property Overview

Sep 1, 2022 - Aug 31, 2023

Market Landscape



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Sep 1st, 2022 - Aug 31st, 2023

Data provided by Placer Labs Inc. (www.placer.ai)



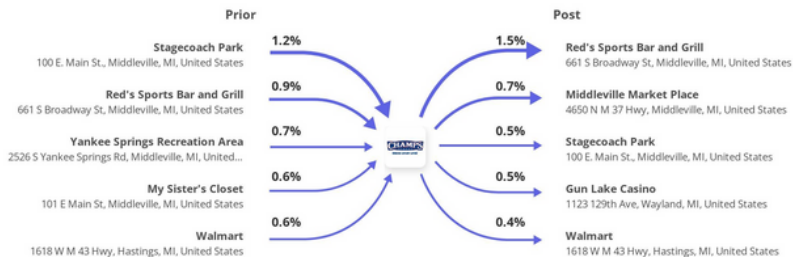
Property Overview

Sep 1, 2022 - Aug 31, 2023

Visitor Journey

Champs Sports

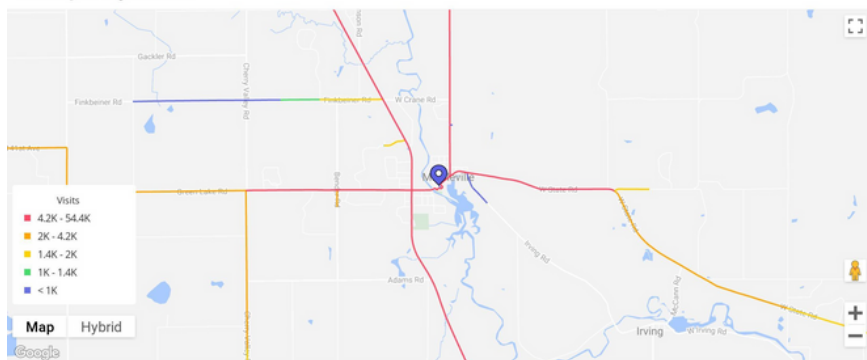
116 E Main St, Middleville, MI 49333



Show by: Location | Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



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Journey Direction: To Property | Sep 1st, 2022 - Aug 31st, 2023
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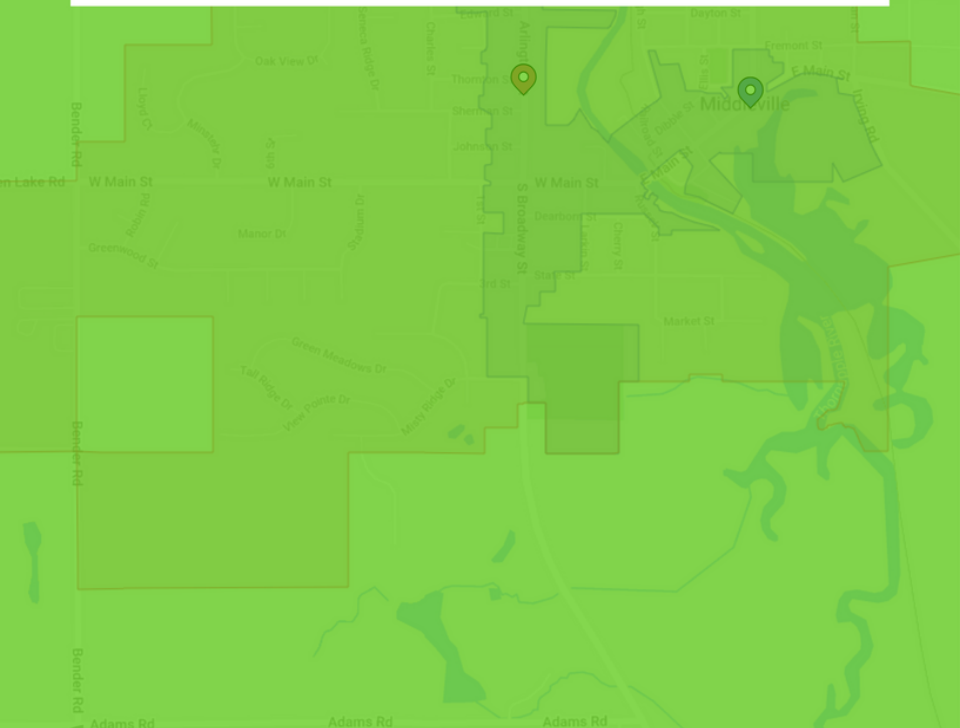
Property Overview

Mar 1 - Aug 31, 2023

Properties:

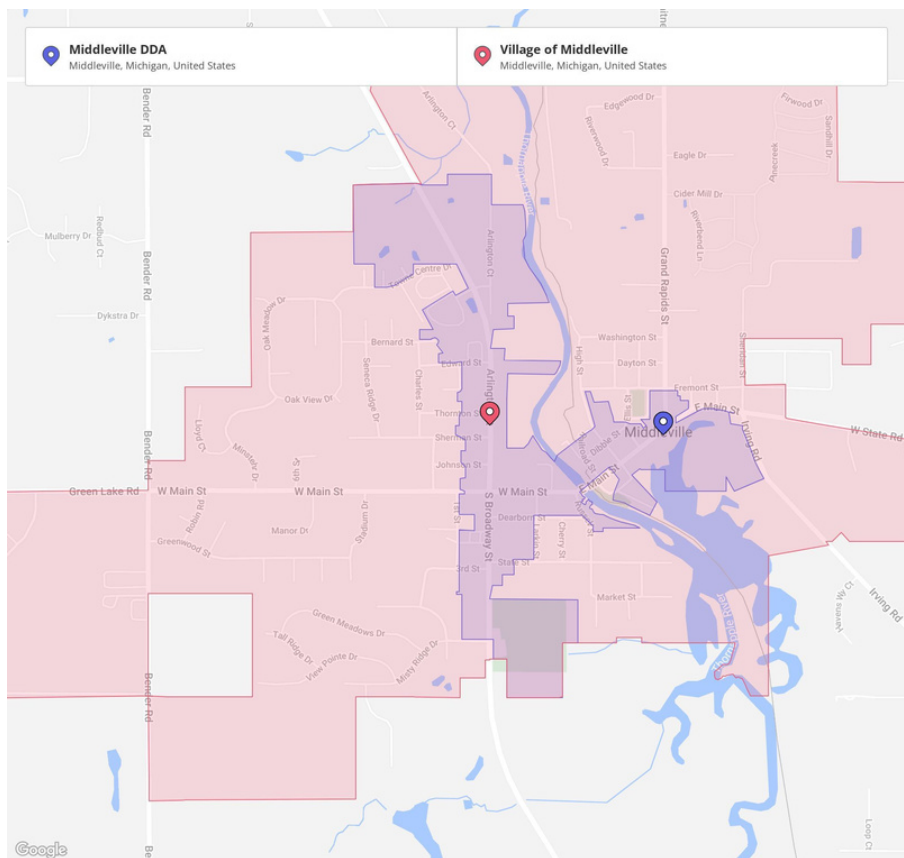
MD **Middleville DDA**
Middleville, Michigan, United States

VO **Village of Middleville**
Middleville, Michigan, United States



Property Overview

Mar 1 - Aug 31, 2023



Property Overview

Mar 1 - Aug 31, 2023

Metrics

Metric Name	 Middleville DDA Middleville, MI	 Village of Middleville Middleville, MI
Visits	480.1K	1M
Visits / sq ft	N/A	N/A
Size - sq ft	N/A	N/A
Visitors	105.6K	206K
Visit Frequency	4.51	4.94
Avg. Dwell Time	134 min	257 min
Panel Visits	22.4K	44.8K
Visits YoY	+3.1%	+0.1%
Visits Yo2Y	+15.8%	+0.9%
Visits Yo3Y	+40%	+55.9%

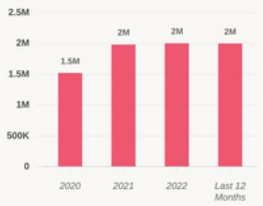
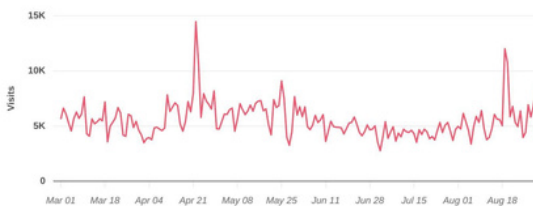
Mar 1st, 2023 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

Property Overview

Mar 1 - Aug 31, 2023

Visits Trend

● Village of Middleville
Middleville, MI



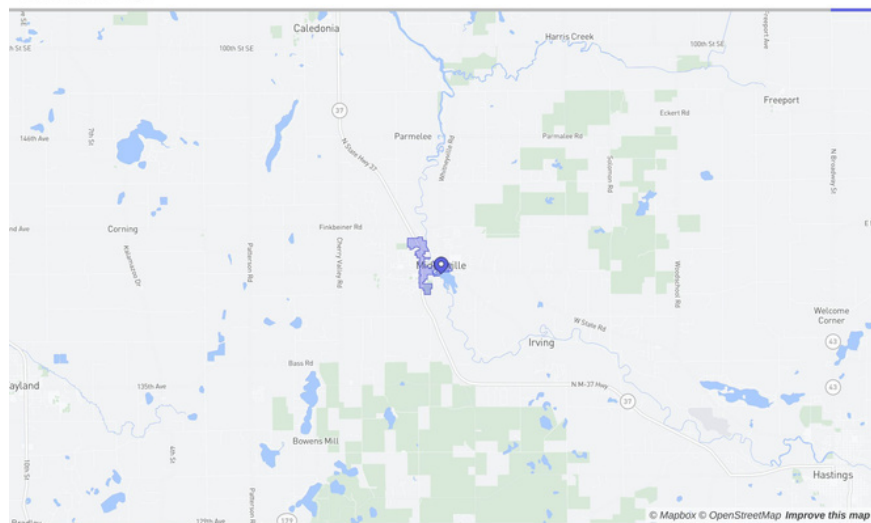
Daily | Visits | Mar 1st, 2023 - Aug 31st, 2023
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Property Overview

Mar 1 - Aug 31, 2023

Market Landscape



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Mar 1st, 2023 - Aug 31st, 2023

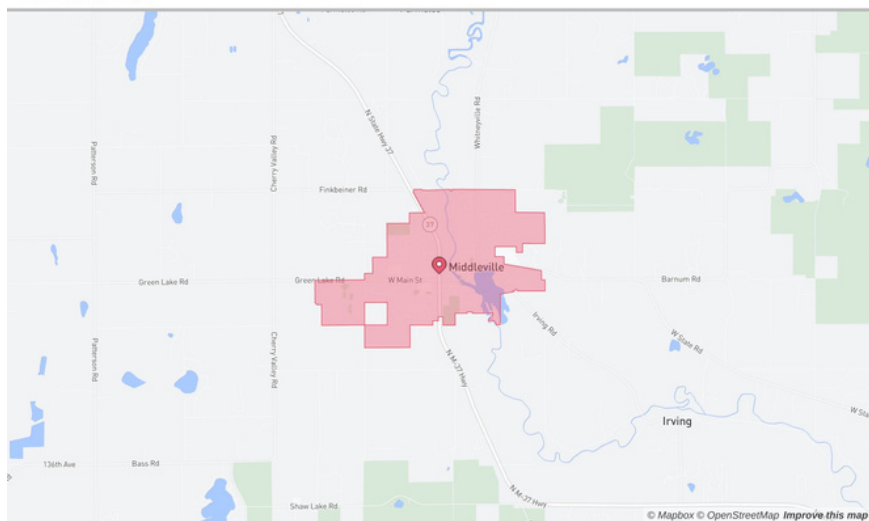
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Property Overview

Mar 1 - Aug 31, 2023

Market Landscape



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Mar 1st, 2023 - Aug 31st, 2023
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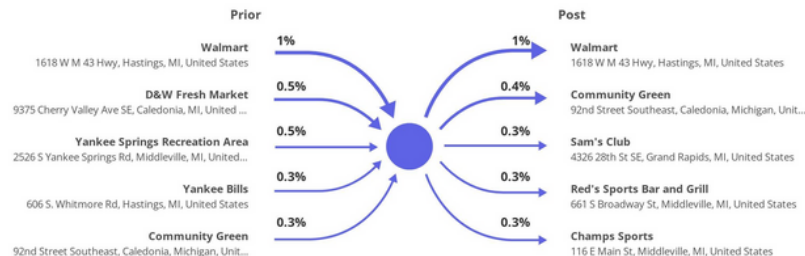


Property Overview

Mar 1 - Aug 31, 2023

Visitor Journey

● **Middleville DDA**
Middleville, MI

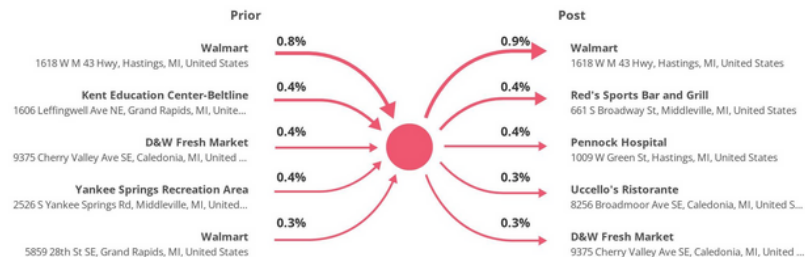


Show by: Location | Mar 1st, 2023 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey

● **Village of Middleville**
Middleville, MI



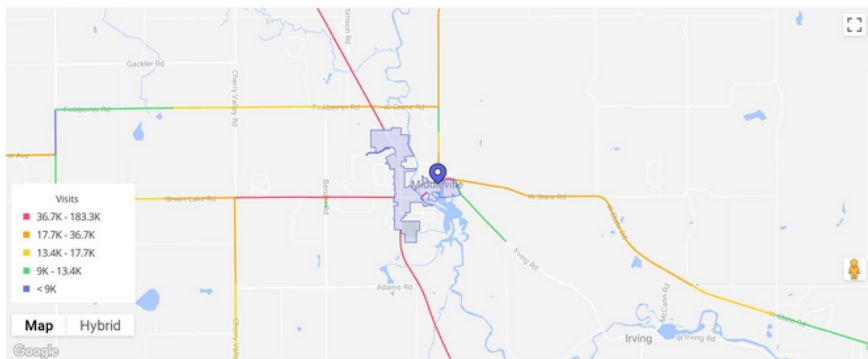
Show by: Location | Mar 1st, 2023 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Property Overview

Mar 1 - Aug 31, 2023

Visitor Journey - Routes

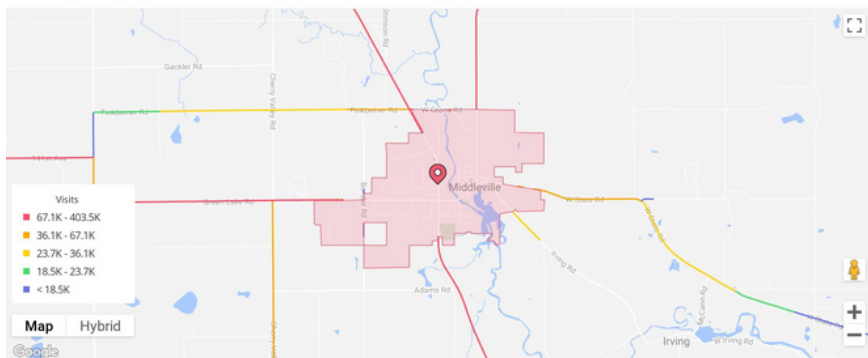


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Journey Direction: To Property | Mar 1st, 2023 - Aug 31st, 2023
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Visitor Journey - Routes



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Journey Direction: To Property | Mar 1st, 2023 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)





BARRY COUNTY DEVELOPERS DAY

2023

CONTACTS

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jennifer@mibarry.com | 989-560-5786



Nichole Lyke, Economic Development Director
nichole@mibarry.com | 269-804-7151