

# City of Grand Haven, MI

## 21 NORTH BEACON BOULEVARD

### General Information

#### Address

21 North Beacon Boulevard  
Grand Haven, MI 49417  
Parcel Number 70-03-21-357-023

#### County

Ottawa County

#### Property Type

Commercial

#### All Utilities

[North Ottawa Water System](#)  
[Grand Haven Spring Lake Water Treatment](#)  
[Grand Haven Board of Light & Power](#)  
[Republic Service](#)  
[Grand Haven Department of Public Works](#)

#### Property Owner Contact

Anchor Realty  
Phone: (231) 759-7727

#### Current Zoning

[\(C\) Commercial](#)

#### Desired Development Outcome

Mixed Use Development

#### State Equalized Value (SEV)

\$230,900

#### Land Area

.62 acres

#### Sale Price

\$599,000

#### Financial Incentives

The City of Grand Haven  
has a competitive tax rate:  
Homestead: 34.9582  
Non-homestead: 53.9582

Look for more on incentives on Page 2.



#### Community Contact

Pat McGinnis  
City Manager  
(616) 847-4888

[pmcginnis@grandhaven.org](mailto:pmcginnis@grandhaven.org)

Jennifer Howland  
Community Development Manager  
(616) 847-3490

[jhowland@grandhaven.org](mailto:jhowland@grandhaven.org)



This property is highly visible on US-31/Beacon Boulevard in the Commercial zoning district.

The building was built out as a branch bank in 1968. The total approximate square footage is 2,570 with a full basement, meeting room, three bathrooms and kitchenette.

The City desires to see this area develop into a consistent welcoming pathway with attractive landscaping, as it sets on highly trafficked US-31/Beacon Boulevard. Commercial business should seek to serve the area at-large. Projects with onsite parking facilities are highly attractive. In this district, the maximum building height is 35 feet.

#### **Financial Incentives continued...**

The City of Grand Haven is an eligible Core Community as defined within PA 146. Specific sites within the City may be eligible for Obsolete Property Rehabilitation Act Abatements, Act 381 reimbursement for eligible activities, along with other possible development support incentives. All projects will be reviewed on a case-by-case basis and incentives will be considered based upon project compliance with the goals and objectives of the community Master Plan, financial need and specific conditions related to the site in question.

Additional tools that may be available include Community Development Block Grant funding and Community Revitalization Program funding.

## Grand Haven Demographics

**Population:**  
10,412

**Area:**  
5.77 sq. mi.

**Owner Occupied:**  
69.6%

**Median Home Value:**  
\$121,400

**Median per Capital Income:**  
\$30,739

**High School graduate or higher:**  
92.7%

**Bachelor's Degree or higher:**  
31.8%

**Unemployment (2016)**  
7.4%

More demographic information at:  
[Census.gov/quickfacts](http://Census.gov/quickfacts)

**2017 Top Employers  
In Northwest Ottawa County  
"FTE" Represents Full Time Employees**

**Shape Corporation:**  
2,000 FTE

**Herman Miller:**  
1,500 FTE

**Grand Haven Area Public Schools:**  
850 FTE

**GHSP:**  
654 FTE

**North Ottawa Community  
Health Systems:**  
618 FTE



## Zoning

The Commercial zoning district is intended to provide for the positive redevelopment of the east side of Harbor Drive from Howard to First Street. This district lies at the foot of the downtown and spans an area that is utilized for community festivals, recreation, viewing the Musical Fountain, and appreciating the view of the Grand River channel all the way out to the Grand Haven lighthouse.



## Traffic

US-31/Beacon Boulevard is a main thoroughfare for vehicular traffic. There are three access points to this site. The most common access point is where southbound traffic can make a right turn into the included sizable parking lot. Pedestrian safety is paramount in Grand Haven so speed limits are strictly enforced.

## Legal Description

LOTS 6, 7, & 8 LYING W'LY OF US-31 AND N 20 FT LOT 11, BLK 15 MONROE & HARRIS ADD

## Site Condition

Currently on lease to a retail business.

## Demographics Statistics

Proximity	1 mile	3 miles	5 miles
Total Pop.	5,984	25,876	41,712
Median Age	40.83	42.18	42.14
Households	2,586	11,242	17,052

Learn more about the City of Grand Haven online at [www.grandhaven.org](http://www.grandhaven.org), or follow the City of Grand Haven social media platforms:

[Grand Haven on Facebook](#)

Grand Haven on Instagram @grandhavenemo

[Grand Haven on Twitter](#)

[Grand Haven Department of Public Safety on Facebook](#)