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.
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

<table>
<thead>
<tr>
<th>Proximity</th>
<th>1 mile</th>
<th>3 miles</th>
<th>5 miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Pop.</td>
<td>5,984</td>
<td>25,876</td>
<td>41,712</td>
</tr>
<tr>
<td>Median Age</td>
<td>40.83</td>
<td>42.18</td>
<td>42.14</td>
</tr>
<tr>
<td>Households</td>
<td>2,586</td>
<td>11,242</td>
<td>17,052</td>
</tr>
</tbody>
</table>

Learn more about the City of Grand Haven online at www.grandhaven.org, or follow the City of Grand Haven social media platforms:

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Grand Haven on Instagram @grandhavencmo
Grand Haven on Twitter
Grand Haven Department of Public Safety on Facebook