These available properties are located in the Grand Haven Commercial district. Being located directly along US-31, these properties are in a prime location with high visibility. In addition to the US-31 access point, the sites can be accessed from Elliot Street. These properties provide more than adequate parking opportunity.

This property is identified as “service/commercial” on the City’s future land use map. Ideal uses for this property include:

- Retail
- Office
- Restaurant
- Residential above retail/office
- Businesses seeking drive-through component

Legal Description
LOT 1 EXC E 16 FT OF S 131.34 FT, ALL lots 2 & 3, THAT PART LOT 4 LYING E OF US-31 AS NOW LOCATED, ALSO LOT 10 EXC E 16 FT, ALSO UNNAMED STREET 33 FT N & S LYING N OF LOTS 1, 2, 3 & 4 WAITS ADD

LOTS 8 & 9 & THAT PART LOT 7, LYING E OF US-31 WAITS ADD

Site Condition
These contiguous parcels would be an ideal redevelopment site. The Total land area is approximately 1.2 acres. The corner property has frontage, and direct access, to US-31 and Elliot Street.
**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 for use include state and federal grant funding, required parking reduction, expedited plan review timelines, special marketing opportunities, and community meeting facilitation assistance.

**Zoning**

The Commercial zoning district is intended to provide for the positive redevelopment of the east side of the City. This district contains many existing lots that are large enough to accommodate large scale retail or office space with adequate and convenient parking availability. Maximum building height in this district is 40 ft.

**Examples of permitted uses:**

- Automobile repair
- Eating/drinking establishment
- Medical office
- Mixed use development
- Office building
- Retail

Traffic

US-31/Beacon Boulevard is a main thoroughfare for vehicular traffic. There are two access points to this site allowing for ease of congestion. Pedestrian safety is paramount in Grand Haven, so speed limits are strictly enforced.

Infrastructure

Because the Commercial district is primarily accessible by automobile, the properties are equipped with adequate parking. However, there are also crosswalks and sidewalks leading to, and around, the properties.

Learn more about the City of Grand Haven by following us on social media.

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

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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/quick facts

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

For more information about this development site, contact the City of Grand Haven at (616) 847-4888. Prepared in accordance with and the authority of the Redevelopment Ready Communities ® program of the Michigan Economic Development Corporation.