

REDEVELOPMENT OPPORTUNITY ON PLAINFIELD AVENUE

NW CORNER OF PLAINFIELD AND 4 MILE



FOR SALE

3601 Plainfield Ave. NE
Grand Rapids, MI 49525

AVAILABLE:

1.38 Acres

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PROPERTY INFORMATION

Prime Commercial Development
Opportunity at Lighted Corner Site

3601 Plainfield Avenue NE is a 1.38-acre commercial site strategically located along a densely populated retail corridor at the NW corner of Plainfield Avenue and 4 Mile Road in NE Grand Rapids.

Situated directly across from the North Town Shopping Center, the property benefits from excellent visibility and high traffic volumes, with 49,000 vehicles passing daily along Plainfield Avenue and an additional 53,000 vehicles along nearby I-96. The area is also home to Meijer and scores of popular retailers and restaurants.

The site is presently occupied by West Michigan Band Instruments, who will relocate from a 4,651 SF facility on-site. While the building is currently in use, the property’s highest and best use is for redevelopment. Zoned C-1, this site offers exciting potential for a variety of commercial ventures in a thriving, high-traffic area.

SALE PRICE:
\$1,050,000
CASH OR NEW MORTGAGE

AVAILABLE
1.38 ACRES



SITE: 1.38 Acres
Existing 4,651
building



SITE: Flat and
mostly paved



CONVENIENT:
0.5 miles to I-96



EASY ACCESS:
Lighted corner site

SITE DETAILS

	3601 Plainfield Ave. NE
Parcel Number (Plainfield Charter Township):	41-10-32-478-018
Acreage:	1.38
Existing Building Size:	4,651 SF
Year Built:	1963
2025 State Equalized Value:	\$293,600
2025 Taxable Vale:	\$285,078
2024 Taxes:	±\$14,007
Zoning:	C-1 Commercial

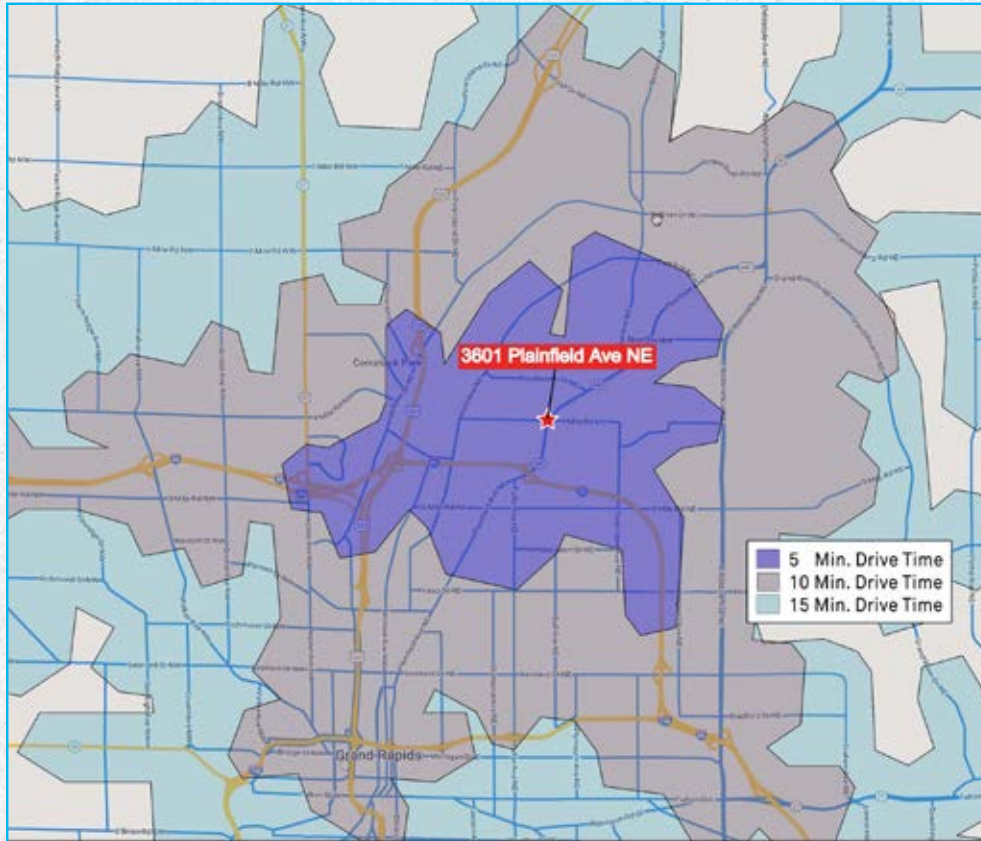
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PROPERTY BROCHURE

3601 Plainfield Ave. NE Grand Rapids, MI



DRIVE TIME



DEMOGRAPHICS

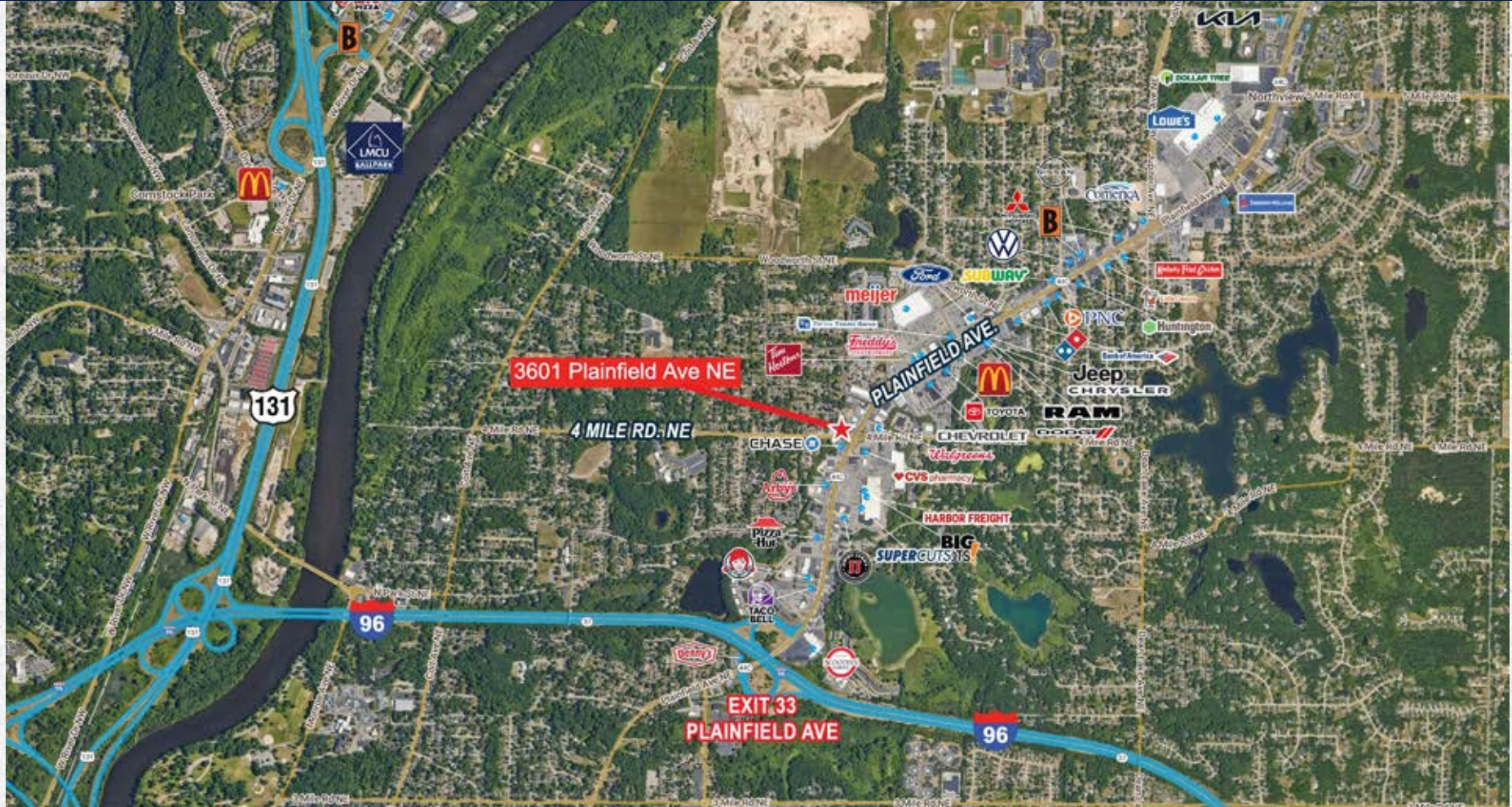
Proximity	1-Mile	3-Mile	5-Mile
Total Population	7,465	61,231	145,226
Households	3,257	26,479	62,907
HH Income	\$95,747	\$101,918	\$103,083

TRAFFIC COUNTS

4 Mile Rd.	8,307 VPD
Plainfield Ave.	41,260 VPD
I-96	53,314 VPD

PROPERTY BROCHURE

3601 Plainfield Ave. NE Grand Rapids, MI



AREA INFORMATION

Across From
North Town Shopping Center

2 Minutes
to I-96 interchange

<4 Minutes
to Meijer

4.2 Miles
to LMCU Ballpark

7.3 Miles
to Downtown

Conveniently
located in densely populated
retail corridor

