



1303 POST DRIVE NE

BELMONT, MI 49306

RETAIL FOR LEASE | New Construction With Drive Thru



New Construction | 1,495 - 3,295 SF | Available Immediately

Cassie Uccello | Cell: 616.262.8987 | Email: Cassie@uccelloproperties.com

www.uccelloproperties.com

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BELMONT, MI 49306

Property Overview

New Development on Post Dr. and 131!

Position your business in a high-traffic, rapidly growing corridor. This new development will offer flexible space options ranging from 1,495 SF up to 3,295 SF, with the ability to accommodate a variety of users.

High traffic, high growth market.
1,495 – 3,295 sf available.

The endcap space is 1,800 SF (or more) is available with drive-thru potential, ideal for food service or other drive-up concepts.

Demographics

	1 Mile	3 Miles	5 Miles
Population 2023			
Households	1,532	8,098	23,875
Average Household Income	1,526	7,563	17,062
Median Household Income	\$81,463	\$78,016	\$73,803
Income	\$73,411	\$68,199	\$63,454

Traffic Counts

Post Drive	11,293 ADT
US 131	64,693 ADT
Exit to Post Drive	3,940 ADT



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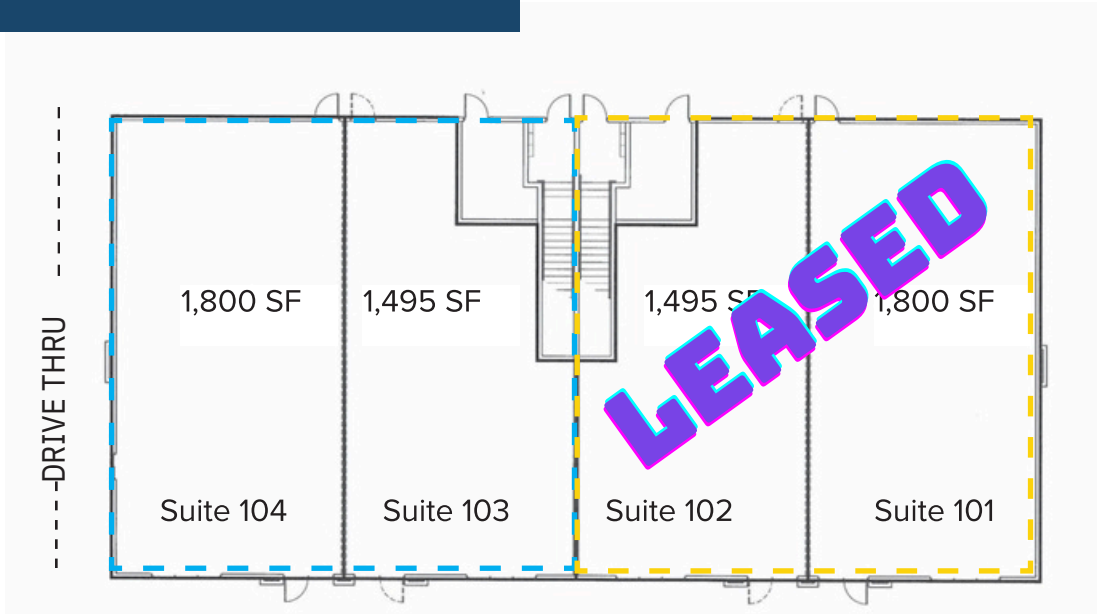
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All information should be verified prior to purchase or lease. Property outlines approx. Demographics: CARWM, Traffic Counts: GVMC (*18), Maps/Aerials: Google.



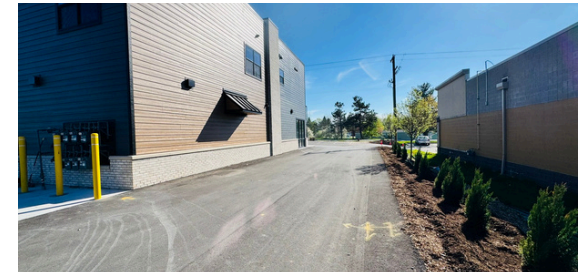
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SUITE Building*	SQ. FT.	LEASE PRICE PSF/Annual (NNN)	LEASE PRICE MONTHLYBASERENT	MONTHLY RENT + CAM
Suite 103+104	3,295	\$24.00	\$6,590.00	
Suite 104	1,800	\$28.00	\$4,200.00	
Suite 103	1,495	\$22.00	\$2,740.83	

Suite 104 features a drive thru.
There are 2 size options available.



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DRAINAGE NOTES:

- The proposed drainage area is 2.8 acres.
- The proposed pond future impervious area is 78,000 SF.
- The detention basin shall be sized for the 100 year storm to protect the adjacent mobile home park.
- The detention basin shall outlet to the low point on the property adjacent to the mobile home park. The outlet shall utilize a level spreader to de-concentrate the outlet water from the pond.
- The overflow for the basin shall be directed to the existing detention basin to the West and NOT to the mobile home park.
- The estimated required basin size is 40,666 CFT for the 100 year storm.
- The estimated proposed basin size is 41,448 CFT.
- Loamy soils prevent the use of infiltration.

R1B ZONING (CONTRACTORS YARD)

PUD ZONING (MOBILE HOME PARK)

C1 ZONING (COMMERCIAL)

PUD ZONING (MOBILE HOME PARK)

R4 ZONING (MOBILE HOME PARK)

PROPERTY DESCRIPTION:

PN# 41-10-08-400-009
1313 POST DRIVE NE
OWNER: 1772 POST LLC
PART OF THE SOUTHEAST 1/4, SECTION 8, T8N, R11W, PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN DESCRIBED AS: COMMENCING 513.56 FEET S40°02'00"E ALONG THE CENTERLINE OF POST DRIVE FROM THE EAST-WEST 1/4 LINE, THENCE S40°02'00"E ALONG SAID CENTERLINE 200 FEET; THENCE N49°58'00"E 849.39 FEET TO THE EAST-WEST 1/4 LINE; THENCE WEST ALONG SAID EAST-WEST 1/4 LINE 319.92 FEET TO A LINE BEARING N49°58'00"E FROM THE BEGINNING, THENCE S49°28'00"W 611.32 FEET TO THE BEGINNING. CONTAINS 146,071 SF OR 3.35 ACRES.



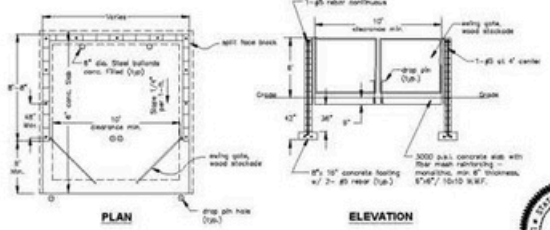
SCALE: 1" = 40'

REQUIREMENTS:

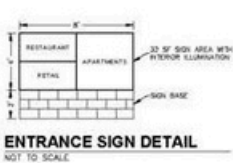
- PROJECT DESCRIPTION:**
CONSTRUCTION OF A NEW TWO-STORY 14,400 S.F. MIXED USE BUILDING WITH 3,600 S.F. RESTAURANT, 3,600 S.F. RETAIL AND 7,200 S.F. 6 UNIT - MULTI-FAMILY. ALSO CONSTRUCTION OF A NEW THREE-STORY 13,800 S.F. APARTMENT BUILDING WITH 13 UNITS, INCLUDING A 4,320 S.F. GARAGE AND WITH ASSOCIATED PARKING AND OTHER IMPROVEMENTS.
- ZONING:** C-1 COMMERCIAL ZONING
SETBACKS:
FRONT YARD: 75 FEET
REAR YARD: 25 FEET
SIDE YARD: 10 FEET
- PARKING REQUIREMENTS:**
PARKING REQUIRED BY ZONING:
MIXED USE BUILDING
COMMERCIAL
RESTAURANT - 3,600 SF
RETAIL - 3,600 SF
COMMERCIAL / 100 = 36 SPACES
RESTAURANT - 3,600 SF
COMMERCIAL / 300 = 12 SPACES
MULTI-FAMILY - 6 UNITS
6 UNITS x 2 = 12 SPACES
TOTAL REQUIRED = 60 SPACES
PROVIDED = 62 SPACES
- RESIDENTIAL:**
MULTI-FAMILY
12 APARTMENTS = 2 SPACES PER APARTMENT
12 APARTMENTS x 2 = 24 SPACES
PARKING SPACES PROVIDED = 14
GARAGE SPACES PROVIDED = 12
TOTAL SPACES PROVIDED = 26
- GREENSPACE CALCULATIONS:**
PROPERTY EXCLUDING RIGHT-OF-WAY: 3.20 ACRES
GREENSPACE (EXCLUDING PROP. DETENTION BASIN): 0.87 ACRES (27%)

SITE PLAN KEY NOTES:

- NEW ENTRANCE DRIVE PER KDRC
- PARKING SPACE 9'x20' (TYP)
- LOADING AREA
- NEW BIT, PAVEMENT
- PROPOSED 4" DIA. CATCH BASIN AND STORM SEWER (TYP)
- PROPOSED EXTERIOR LIGHTING, WALL MOUNTED, FULLY SHIELDED
- PROPOSED EXTERIOR LIGHTING, POLE MOUNTED, FULLY SHIELDED
- PROPOSED CONCRETE SIDEWALK
- TEXTURED BLOCK DUMPSTER ENCLOSURE
- PROPOSED PARKING STOPS
- EXISTING RETENTION BASIN
- PROPOSED DETENTION BASIN
- PROPOSED ENTRANCE SIGN FOR THE PLANNED ZONING ORDINANCE SECTION 31.05 (SEE DETAIL)
- PROPOSED DRIVE-THROUGH MENU BOARD



DUMPSTER ENCLOSURE
NOT TO SCALE



ENTRANCE SIGN DETAIL
NOT TO SCALE

GENERAL NOTES:

- All utilities shown are approximate locations derived from actual measurements and evidence records. They should not be interpreted to be the exact locations nor should it be assumed that they are the only utilities in the area.
- All work shall comply with applicable requirements or the local code, ordinances and accident/fire prevention regulations.
- Remove all demolition materials and debris from the site and dispose of property offsite.
- Do not bury any debris, roots, stumps or other materials. Adequately protect the site, adjoining property, and utility services.
- Contractor shall field verify all utilities prior to commencing work on new utility connections.
- Install all utilities in accordance with local specifications and requirements.
- Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or obstructions.
- Damage to existing utilities by the contractor shall be repaired at the contractor's expense.



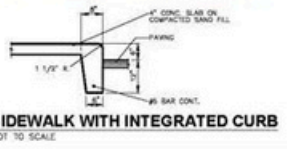
LOCATION MAP
NOT TO SCALE

SYMBOL	DESCRIPTION
[Symbol]	TOWN
[Symbol]	RANGE
[Symbol]	SOUTH
[Symbol]	EAST
[Symbol]	WEST
[Symbol]	SECTION
[Symbol]	POINT OF BEGINNING
[Symbol]	PROPOSED BLACKTOP
[Symbol]	PROPOSED CONCRETE
[Symbol]	EXISTING BLACKTOP
[Symbol]	EXISTING CONCRETE
[Symbol]	PEDESTAL
[Symbol]	TRANSFORMER
[Symbol]	BUILDING

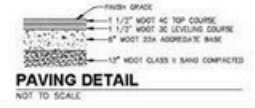
SYMBOL	DESCRIPTION
[Symbol]	SECTION CORNER
[Symbol]	SET CATCH BASIN
[Symbol]	FLOOD SIGN OR SIGN
[Symbol]	STORM SEWER MANHOLE
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	HYDRANT
[Symbol]	WELL
[Symbol]	UTILITY POLE
[Symbol]	DRY WELL
[Symbol]	LIGHT POLE
[Symbol]	WALL MOUNTED LIGHT
[Symbol]	PEDESTAL
[Symbol]	TRANSFORMER
[Symbol]	SIGN

SITE PLAN
POST DR - COMMERCIAL / APARTMENT PUD
1303 POST DRIVE
FOR: BRANDON VOSSE
STEVE VOSSE BUILDING
1339 WALKER VILLAGE DR
GRAND RAPIDS, MI 49534
616-326-2084

PART OF THE SOUTHEAST 1/4, SECTION 8, T8N, R11W, PLAINFIELD TOWNSHIP, KENT COUNTY, MICHIGAN



SIDEWALK WITH INTEGRATED CURB
NOT TO SCALE



PAVING DETAIL
NOT TO SCALE

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SITE

11,293 ADT

DOLLAR GENERAL

5.4 Miles to Rockford

BELMONT

3,940 ADT

64,693 ADT

4.9 Miles to Comstock Park

COMSTOCK PARK

West River Dr



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