



### Potential funding:

- DDA Façade Grants
- DDA Sign Grant
- Brownfield Redevelopment Tax Credit
- New Market Tax Credit
- CDBG funds

# Former Baby Bliss



Tax Parcel: 08-41-046-003-00

Total Land Assembly: .327 acre

Zoned: R-2 Medium Density Single Family and NR Natural River District

Future Land Use: Planned Development Area of high density residential and mixed-use development in neo traditional design with Riverfront access.

Located within Downtown Development Authority (DDA) District

### Contact:

Village of Middleville

100 E. Main St.

269-795-3385

[www.villageofmiddleville.org](http://www.villageofmiddleville.org)

Owner: Rick Menke

Pro M LLC

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727-230-7080

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Middleville is a small Village located in Northwestern Barry County. The Village is only 30 minutes away from downtown Grand Rapids but yet still provides the comfort and sanctuary of a defined small town community. The Village hosts Barry County's largest employer in *Bradford White*, and contains bountiful housing stock of rental and owner occupied units with ample real estate.

### 2016 Assessed Value

Parcel# 08-41- 046-003-00 =  
\$65,400

120 W. Main has been listed  
since 2013

## 2010 Village of Middleville demographics\*

Population: 3319

% Change from 2000-2010: 21.9%

Median Age: 32.4

Average Household Size: 2.81

Total Housing Units: 1206

Owner Occupied: 789

Renter Occupied: 375

\* According to 2010 US Census

The Village of Middleville is quickly becoming a destination for residents and businesses alike. The Village is home to the highly respected Thornapple-Kellogg Schools system, and nearby to many natural features such as the Thornapple River, Yankee Springs State Park, Paul Henry Thornapple Trail.

The Village hosts abundant events such as the annual Heritage Days Festival, 1<sup>st</sup> annual Barry County Brew Fest, Thornapple Roots Festival, Riverbank Music Series, weekly Farmers Market from May to October, and the world renowned 24 Hour Bicycle Challenge. Many events are family oriented yet still provide an opportunity for entrainment for those of all ages.

The site is currently vacant and underutilized building since the mid 2000s. It was the former baby clothing manufacturer *Baby Bliss* for decades prior. The neglected site unfortunately attracts deviance and larceny from unwanted visitors.

The Former Baby Bliss site is Zoned R-2 Medium Density Residential. The Village envisions the site to be rezoned to a higher intense commercial use of C-1 Central Business District or Planned ?Unit Development to allow for higher density, narrower setbacks, and more permissible uses such as a brewery with outdoor seating and dining with views of the Thornapple River. The Site can also accommodate office space, residential living, and retail.

Consumer's Energy provides natural gas and electric. Charter provides telephone and cable services. Fiber optic may be available.

Adjacent to the building is *Design Wear*, a T-Shirt printing shop. Across Main Street is *Faro's Pizza*. Residential dwellings are adjacent to the west and north.

Across the recently repaired Main Street bridge is downtown Middleville with restraints, retail shops, taverns, community pavilion, Thornapple Trail and government facilities.

The site is currently served by public water and sewer. Gas, electric and telephone services are available. Portions of the parcel is located within the 100 yr. floodplain of the Thornapple River

120 W. Main is fronted by Main Street, a major Street. It' located 1/6<sup>th</sup> of a mile from in intersection of M-37 and Main St. with 12,400 daily traffic count.

