



Brokerage
Retail Site Selection
Investment
Development
Project and Construction
Consulting

Available For Lease • RETAIL

2731 Henry St. at Sherman Ave.

Muskegon, MI 49441

Muskegon Crossings

HIGH-TRAFFIC, HIGH-VISIBILITY RETAIL SITE

(NEWLY APPROVED DRIVE-THRU AVAILABLE)



- OUTPARCEL IN FRONT OF HOME DEPOT, ALDI, GORDON FOODS, RITE-AID, DOLLAR TREE & MORE •
- EASY ACCESS FROM BOTH HENRY ST. & SHERMAN AVE. •
- \$16-17/SF NNN • UNMATCHED VISIBILITY ON ROOSEVELT PARK'S BUSIEST RETAIL CORRIDOR •
- NEW FULL-COLOR LED ELECTRONIC READER BOARD FOR TENANT USE •

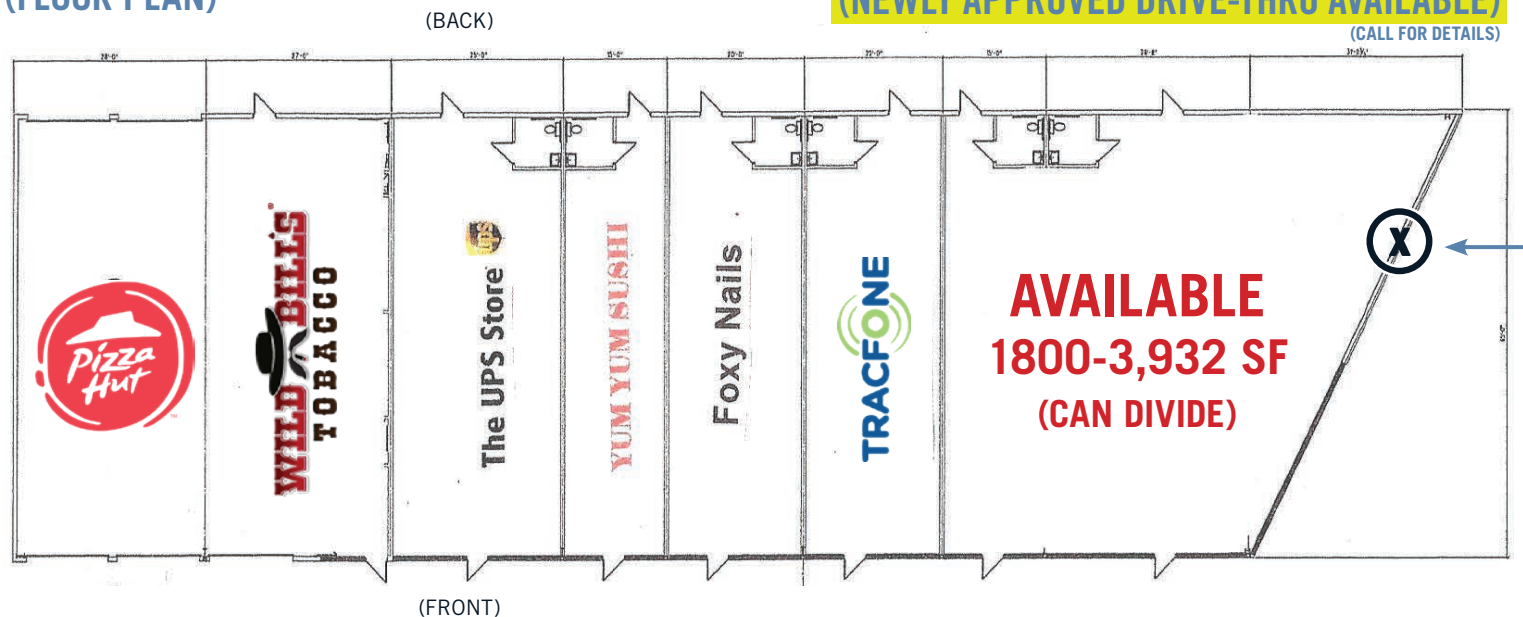
HENRY STREET RETAIL CORRIDOR

The Henry St. retail corridor is centrally located in the Muskegon trade area and provides your customers access closer to their residence than any other shopping alternative. Benefit from the customer draws of Home Depot, ALDI, Gordon Foods, Rite-Aid, Dollar Tree, Advanced Auto Parts and others in Muskegon Crossings, plus Meijer and Walmart just to the south. Join Pizza Hut, Wild Bill's Tobacco, UPS Store, Tracfone, Yum Yum Sushi, and Foxy Nails.

NEW LED READER BOARD



(FLOOR PLAN)



A SOLID TRADE AREA

MAP KEY:

1. ART VAN
2. MEIJER
3. HENRY ST. CENTER (SITE)
4. ALDI
5. HOME DEPOT
6. ADVANCED AUTO PARTS
7. FAMILY VIDEO
8. PLAZA AT MUSKEGON CROSSINGS
9. RITE-AID
10. GORDON FOODS
11. AUTO ZONE
12. WALGREEN'S
13. LEE'S CHICKEN
14. RADIO SHACK
15. SAVE-A-LOT
16. TOM MILLER GMC HONDA
17. BETTEN CHEVROLET, OLDSMOBILE, CADILLAC
18. WALMART
19. FUTURE LAKE MICHIGAN CREDIT UNION
20. BIG LOTS
21. FIRESTONE



DEMOGRAPHIC SUMMARY

	5 MIN	10 MIN	15 MIN
POPULATION	9,188	57,560	95,778
EMPLOYEES	5,942	25,516	40,879
HOUSEHOLDS	3,850	23,325	37,393
AVG HH INC	\$39,256	\$42,680	\$46,564

SITE SPECS & OCCUPANCY COSTS

- DRIVE THRU SUITE \$18/SF
- INLINE SUITE \$17/SF
- CALL FOR MORE INFO!

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