



Brokerage
Retail Site Selection
Investment
Development
Project and Construction
Consulting

Available For LEASE OR SALE • OFFICE
935-955 W. Norton Ave.
Roosevelt Park, MI 49441

2 SUITES AVAILABLE ON NORTON AVE.

COLONIAL-STYLE OFFICE BUILDINGS OFFER SERENITY & CHARM



- ENTIRE PROPERTY FOR SALE: \$1,150,000 •
- 2,136 SF SUITE AT \$14/SF MDG • 882 SF SUITE AT \$14/SF MDG •
- CENTRAL COURTYARD • RESEALED & RESTRIPEDED PARKING LOT WITH AMPLE SPACES •
- CHARMING FEEL • COMPETITIVE RATE • WELL-LIT WITH MANY WALKWAYS •

CHARM & EASY ACCESS COMBINED

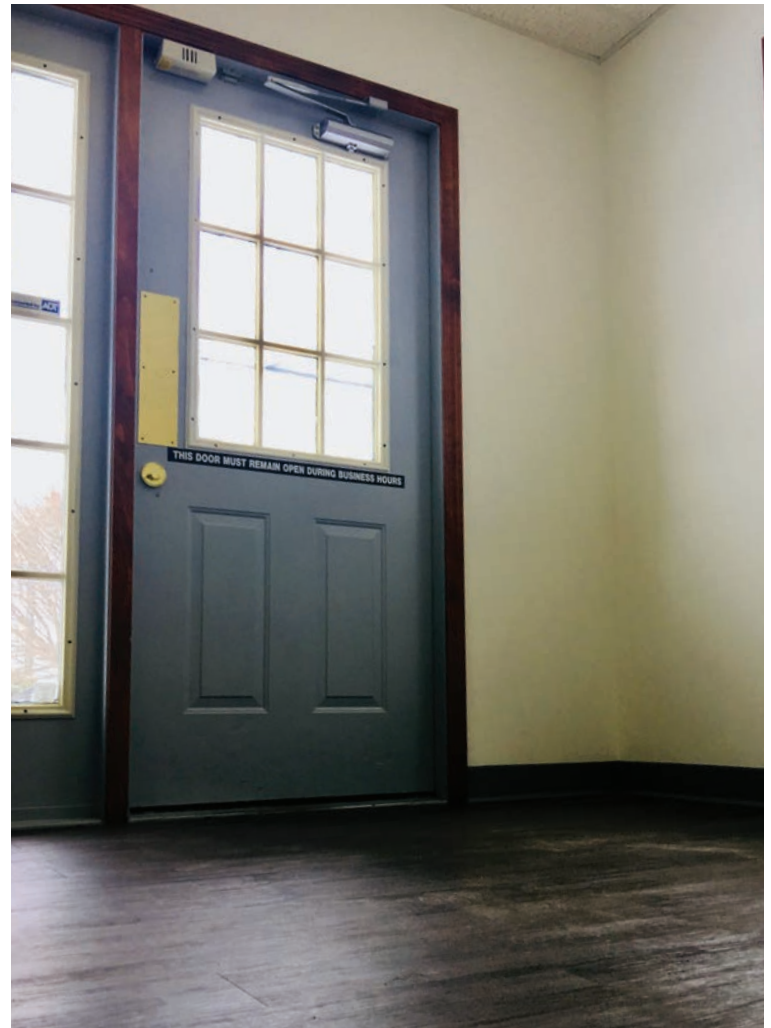
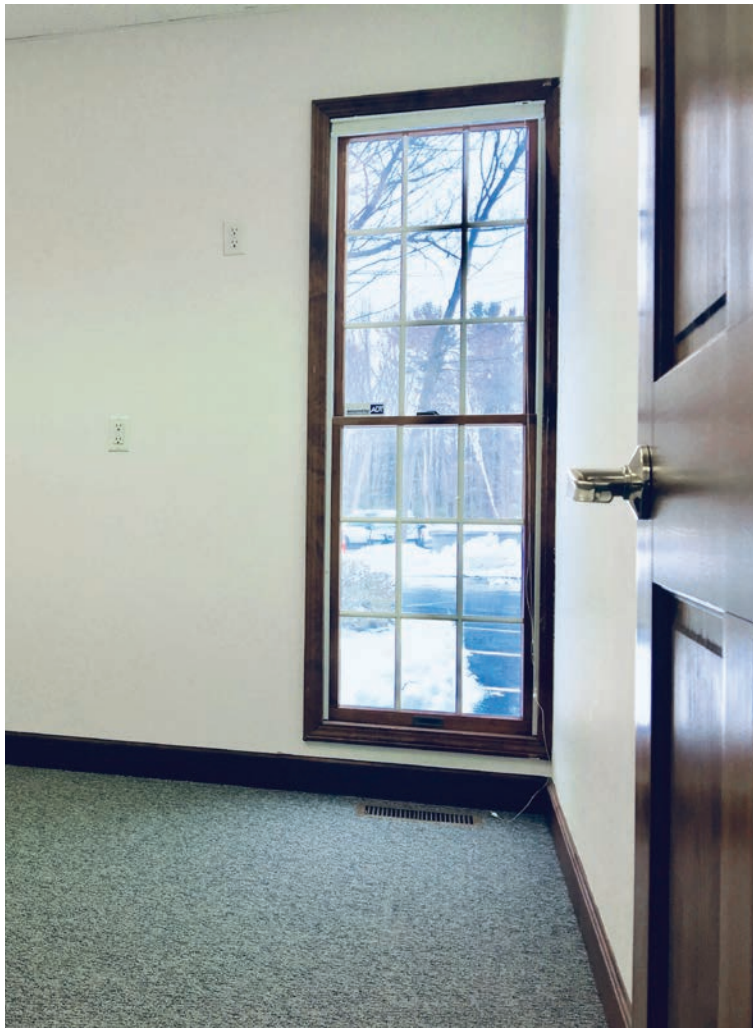
Located on the border between Norton Shores and Roosevelt Park, units like these are hard to come by. You'll find this property offers everything an office user seeks. Main-floor suites offer private parking and easy access off busy Seaway/Business 31 in a gorgeous setting. Surrounded by a quality mix of neighbors, this owner-occupied property offers the best in both community and privacy with its quaint walkways and beautiful courtyard. Make one of these suites your own!

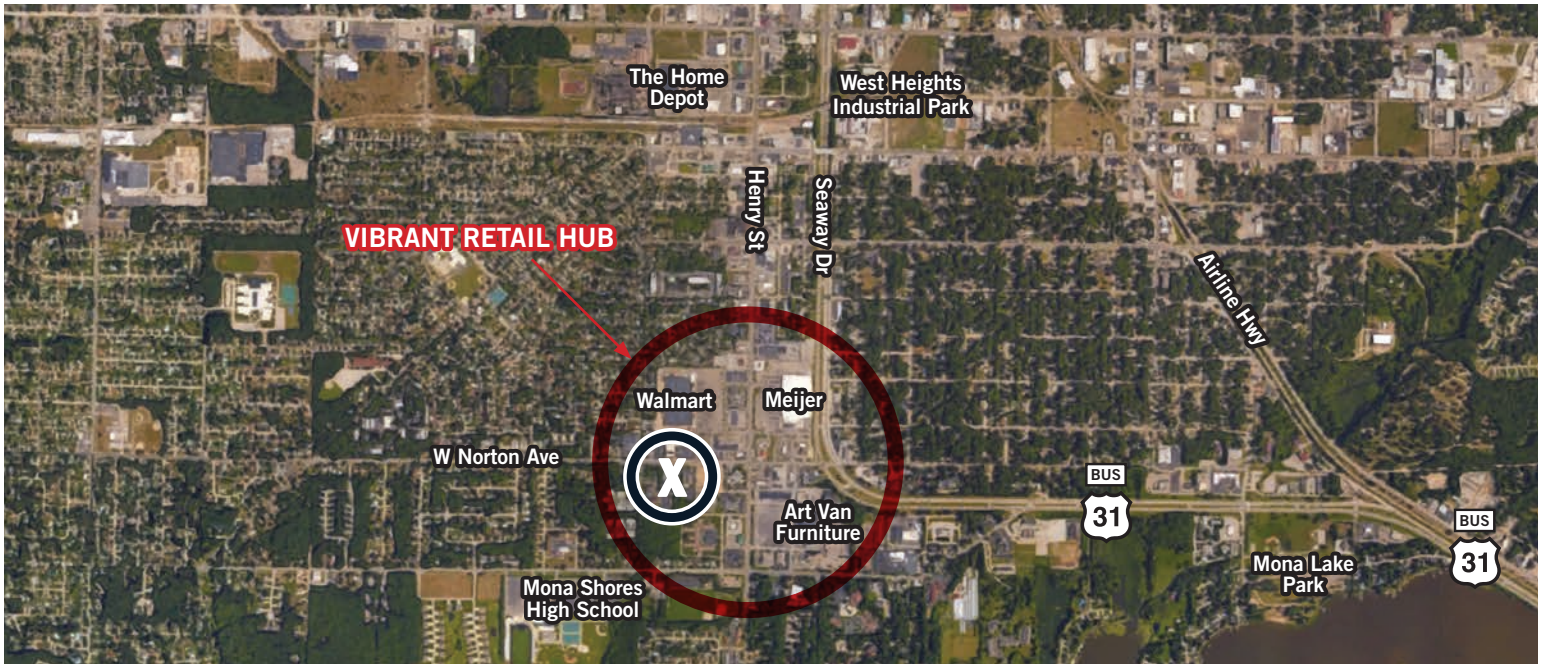






- **BRAND-NEW FLOORING THROUGHOUT**
- **FRESH PAINT**
- **ENHANCED LIGHTING**
- **NEWLY ENCLOSED RECEPTION**
- **AMPLE NATURAL LIGHT**
- **QUAINT ENTRY & WALKWAYS**
- **6 PRIVATE OFFICES**
- **LOTS OF OPEN SPACE & NOOKS, PLUS 3 LAVATORIES**





RENOVATED SUITE IS MOVE-IN READY



HIGHLIGHTS

- LARGE SUITE HAS NEW FLOORING AND PAINT; MOVE-IN READY!
- \$14/SF MODIFIED GROSS
- NEIGHBORS INCLUDE UBS, DENTAL PRACTICE, CHIROPRACTIC OFFICE & NURSING SCHOOL
- LARGE EXTERIOR WINDOWS
- INTIMATE SETTING WITH WALKWAYS, LANDSCAPING & COURTYARD
- VISIBILITY ON NORTON AVENUE DIRECTLY ACROSS FROM NEWLY RENOVATED PARK PLACE CENTER
- EASY FIRST-FLOOR ENTRANCES & PRIVATE PARKING
- IMMEDIATE OCCUPANCY WITH FLEXIBLE 2- TO 10-YEAR TERMS

MEET YOUR NEIGHBORS:

WALMART	COLDSTONE CREAMERY	JET'S PIZZA	GOODWILL	COMMUNITY SHORES BANK	
	MEIJER	C.F. PRIME CHOPHOUSE & WINE BAR			
	PNC BANK	CHILI'S GRILL & BAR	 VENTURES		INDEPENDENT BANK
	JIMMY JOHN'S	BURGER KING			COMERICA BANK
	TIM HORTON'S	MCDONALD'S			HUNTINGTON BANK

AREA STATISTICS - 3 MILE RADIUS

- CARS/DAY: 13,400
- POPULATION: 52,400
- MEDIAN AGE: 38
- STRONG DEMOGRAPHIC OF CONSUMERS AND EMPLOYEES:
 - 1,600+ BUSINESSES
 - 24,500 EMPLOYEES

CONTACT:

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