



Brokerage
 Retail Site Selection
 Investment
 Development
 Project and Construction
 Consulting

Available For Lease • RETAIL

255 Seminole Road

Norton Shores, MI 49444

NORTON SHORES END CAP W/DRIVE-THRU & PATIO

DRIVE-THRU UNIT AVAILABLE AT SEAWAY & SEMINOLE/BUS. 31



- 2,500 SF • \$13-14/SF • MODIFIED GROSS •
- CIRCULAR DRIVE-THRU • CHARMING PRIVATE PATIO INCLUDED • AMPLE ON-SITE PARKING •
- COMPETITIVE RATE • FULLY-LEASED, TWO-STORY CENTER •

WELL-APPOINTED PROPERTY

Units like this are hard to come by in any neighborhood, but you'll find 255 Seminole to offer everything a retailer seeks: Visibility on major thoroughfare, easy access off busy Seaway, gorgeous setting with private patio for clients to enjoy, a quality mix of neighbors in the fully-leased center, and good ceiling heights.

Nab this end cap with a drive-thru window facing Seminole Road below market rate in Norton Shores' most charming two-story brick neighborhood center!





WELL-MAINTAINED BUILDING, PARKING LOT & LANDSCAPING



HIGHLIGHTS

- FLEXIBLE TERMS: 24–120 MONTHS
- \$13-14/RSF MODIFIED GROSS
- DRIVE-UP WINDOW
- LARGE EXTERIOR WINDOWS
- PRIVATE PATIO FOR YOUR CLIENTS' USE
- AMPLE ON-SITE SURFACE PARKING
- VISIBILITY ON CORNER OF SEMINOLE & SEAWAY/BUSINESS 31
- EASILY ACCESSIBLE FOR PATRONS
- IMMEDIATE OCCUPANCY



AREA STATISTICS (3-MILE RADIUS)

- POPULATION: 56,500
- MEDIAN AGE: 38
- RESIDENTS: 34,200
- WORKERS: 27,900
- BUSINESSES: 1,900+
- TRAFFIC COUNTS: 28,500/DAY ON BUSINESS 31

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