

FOR LEASE

MUSKEGON CROSSINGS | FUTURE DRIVE-THRU APPROVED



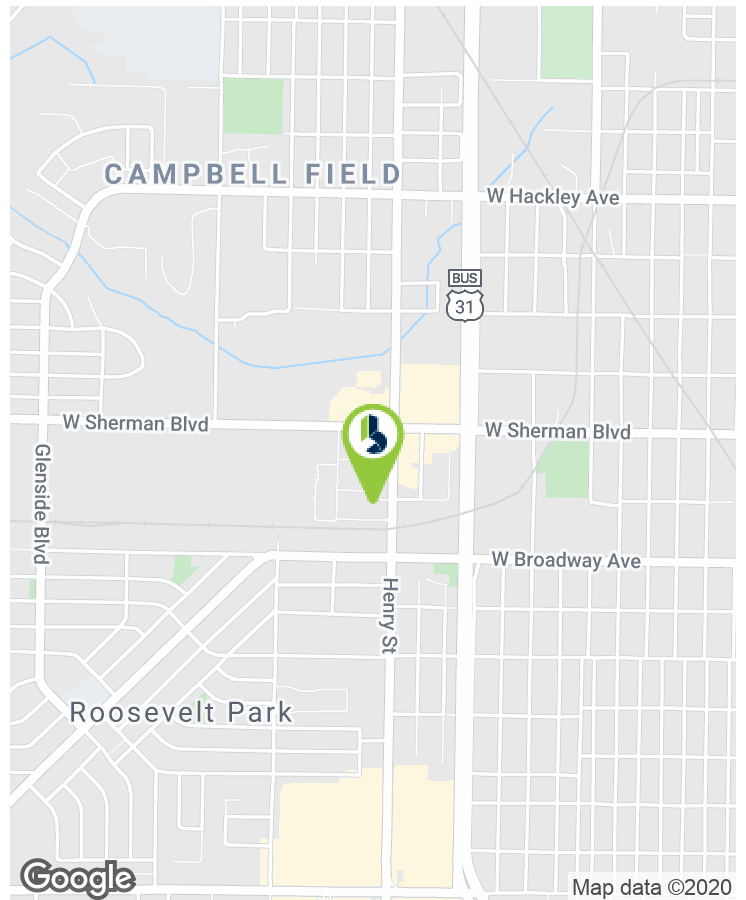
HIGH TRAFFIC, HIGH VISIBILITY RETAIL SITE
2731 HENRY ST. AT SHERMAN AVE., MUSKEGON , MI 49441

PROPERTY OVERVIEW

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. Over 900,000 shoppers visit Muskegon Crossings every year, bringing more customers to see your store or restaurant. Join Pizza Hut, Wild Bill's Tobacco, UPS Store, Yum Yum Sushi, Foxy Nails, and TracFone Wireless.

PROPERTY HIGHLIGHTS

- Outparcel in front of Home Depot, Aldi, Gordon Foods, Rite-Aid, Dollar Tree, & more
- Easy access from both Henry St. & Sherman Ave.
- End-cap (3,932 SF) can be divided multiple ways
- Unmatched visibility on one of Muskegon's busiest retail corridors
- New full-color LED electronic reader board for tenant use
- RATE WITH DRIVE-THRU: \$17.99/SF
- RATE WITHOUT DRIVE-THRU: \$16.90/SF
- ASK ABOUT FREE RENT



Broker Disclosure: A real estate licensee holds a beneficial interest in this property

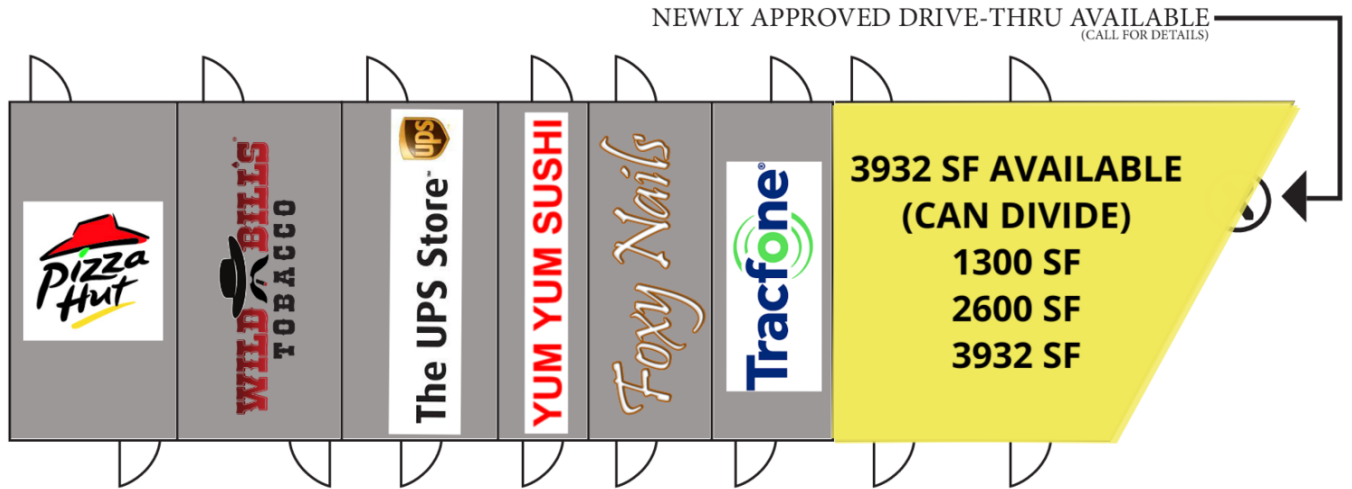


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FLOOR PLAN

2731 HENRY ST. | MUSKEGON , MI 49441 | FOR LEASE



LEGEND

Available

Leased

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
2731A	Available	2,632 - 3,932 SF	NNN	\$16.90 - \$17.99 SF/yr
2731B	Available	2,600 - 3,932 SF	NNN	\$16.90 - \$17.99 SF/yr
2731C	Available	1,300 - 3,932 SF	NNN	\$16.90 - \$17.99 SF/yr

APPROVED (FUTURE) DRIVE-THRU

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CUSTOMER COUNTS

	MONTHLY	YEARLY
Home Depot	39,800	477,600
Aldi	14,400	172,800
Gordon Food Service	9,500	114,000
Dollar Tree	7,300	87,600

- **Why Henry St.?** This location will be especially beneficial for your business from the large amount of customers who are drawn to Muskegon Crossings by the bigger boxes. **How many of these could be your customers as well?**
- **Drive-Thru has been approved:** For restaurants that require a drive-thru or a pick-up window, the city has approved the layout on the following page, which also includes outdoor seating and additional parking. Below is a close-up of where the drive-thru would be placed. This improvement will be installed if needed by the new tenant. The smallest suite size with drive-thru is 2,000 SF.



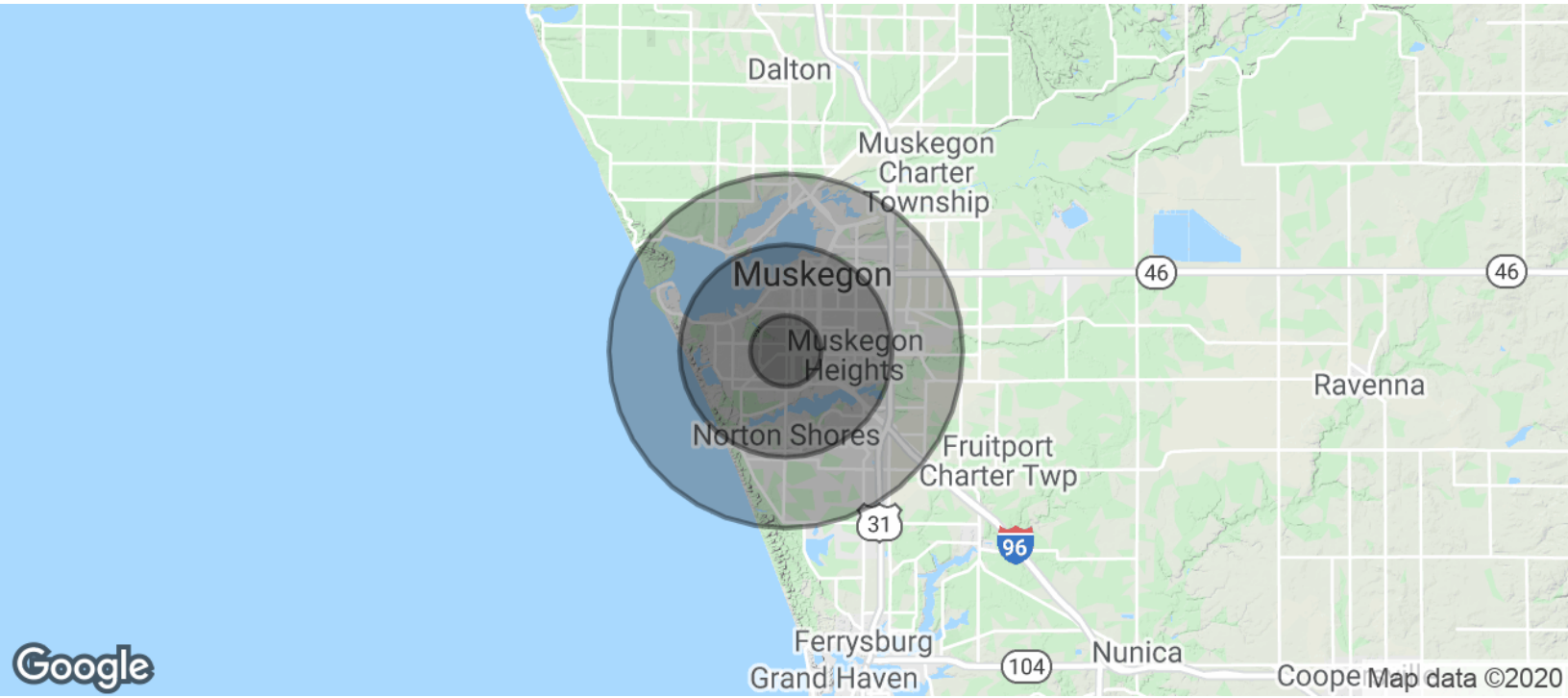
RETAILER MAP

2731 HENRY STREET | MUSKEGON , MI 49441 | FOR LEASE



DEMOGRAPHICS MAP & REPORT

2731 HENRY ST. | MUSKEGON , MI 49441 | FOR LEASE



POPULATION

Total Population

3 MILES

58,783

5 MILES

103,451

HOUSEHOLDS & INCOME

of persons per HH

2.5

2.6

Average HH income

\$41,257

\$44,802

Average house value

\$113,530

\$113,240

Daytime Employees

32,309

52,427



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