

2635 HENRY STREET  
MUSKEGON, MICHIGAN

RETAIL FOR SALE OR LEASE  
12,608 Square Feet Available



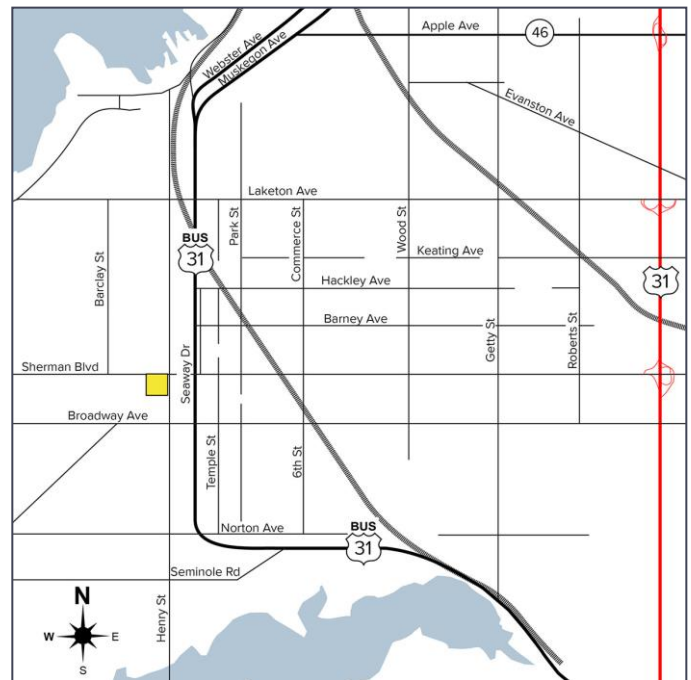
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**HARD CORNER LOCATION**



## PROPERTY FEATURES

- 12,608 total building square feet
- Located on 2.18 acres
- 18' Ceiling height
- Free-standing with drive-thru
- Great visibility on hard corner
- Built in 1998
- Zoned C-NE
- Sale Price: \$1,650,000
- Lease Rate: \$9.50/sf NNN (\$9,981/mo)



For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310  
jrizzqallah@signatureassociates.com

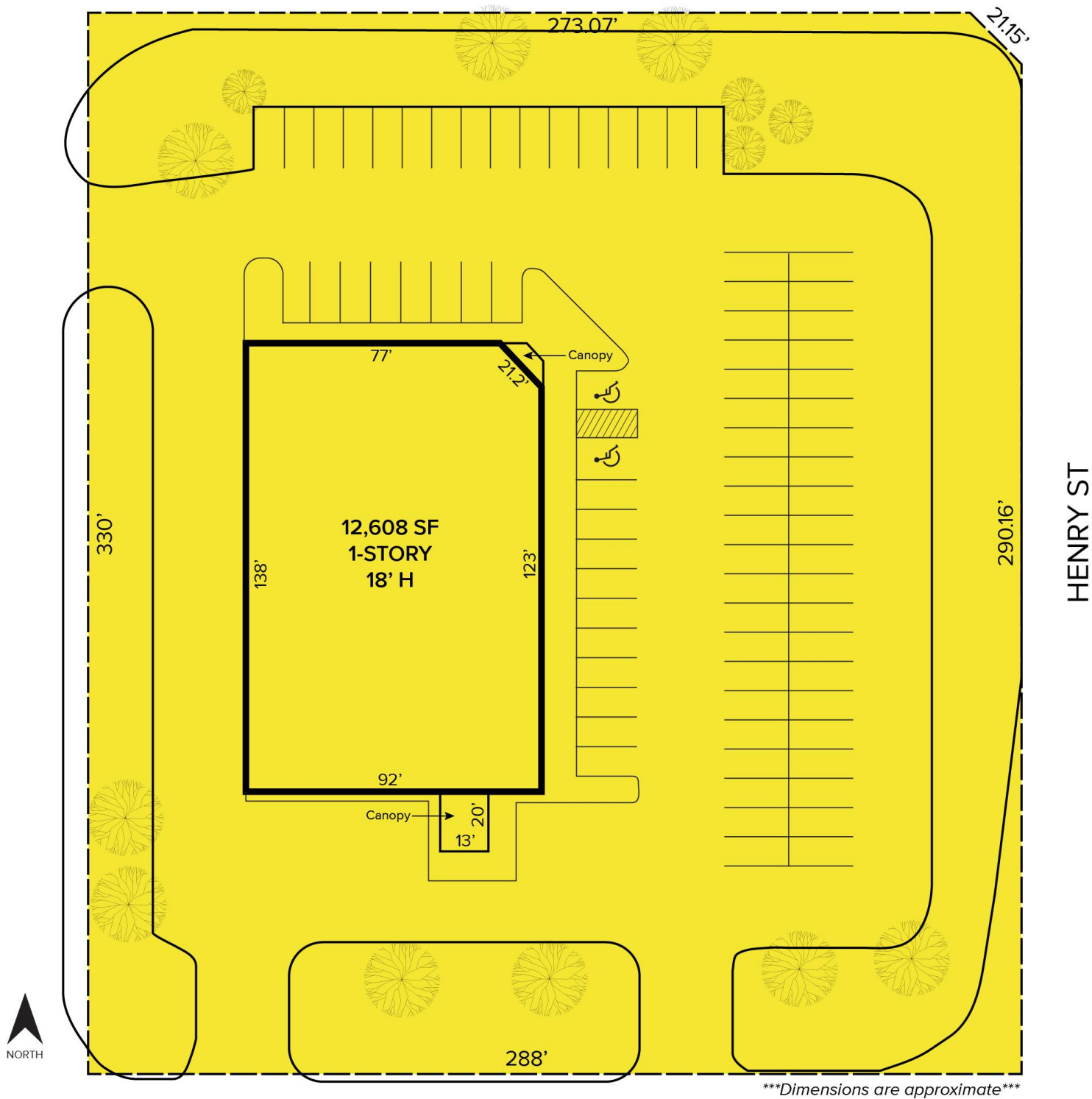
**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com

2635 Henry Street – Muskegon, Michigan  
Retail For Sale or Lease

12,608  
Square Feet  
AVAILABLE

Site Plan

W SHERMAN BLVD



\*\*\*Dimensions are approximate\*\*\*

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# 2635 Henry Street – Muskegon, Michigan

## Retail For Sale or Lease

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Square Feet  
AVAILABLE

Aerial



### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,332	\$54,104
3 MILE	57,668	\$56,578
5 MILE	97,181	\$62,667

### TRAFFIC COUNTS (TWO-WAY)

20,517	Henry St south of W Sherman Blvd
11,255	Henry St north of W Sherman Blvd
20,893	W Sherman Blvd east of Henry St
20,600	W Sherman Blvd west of Henry St

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