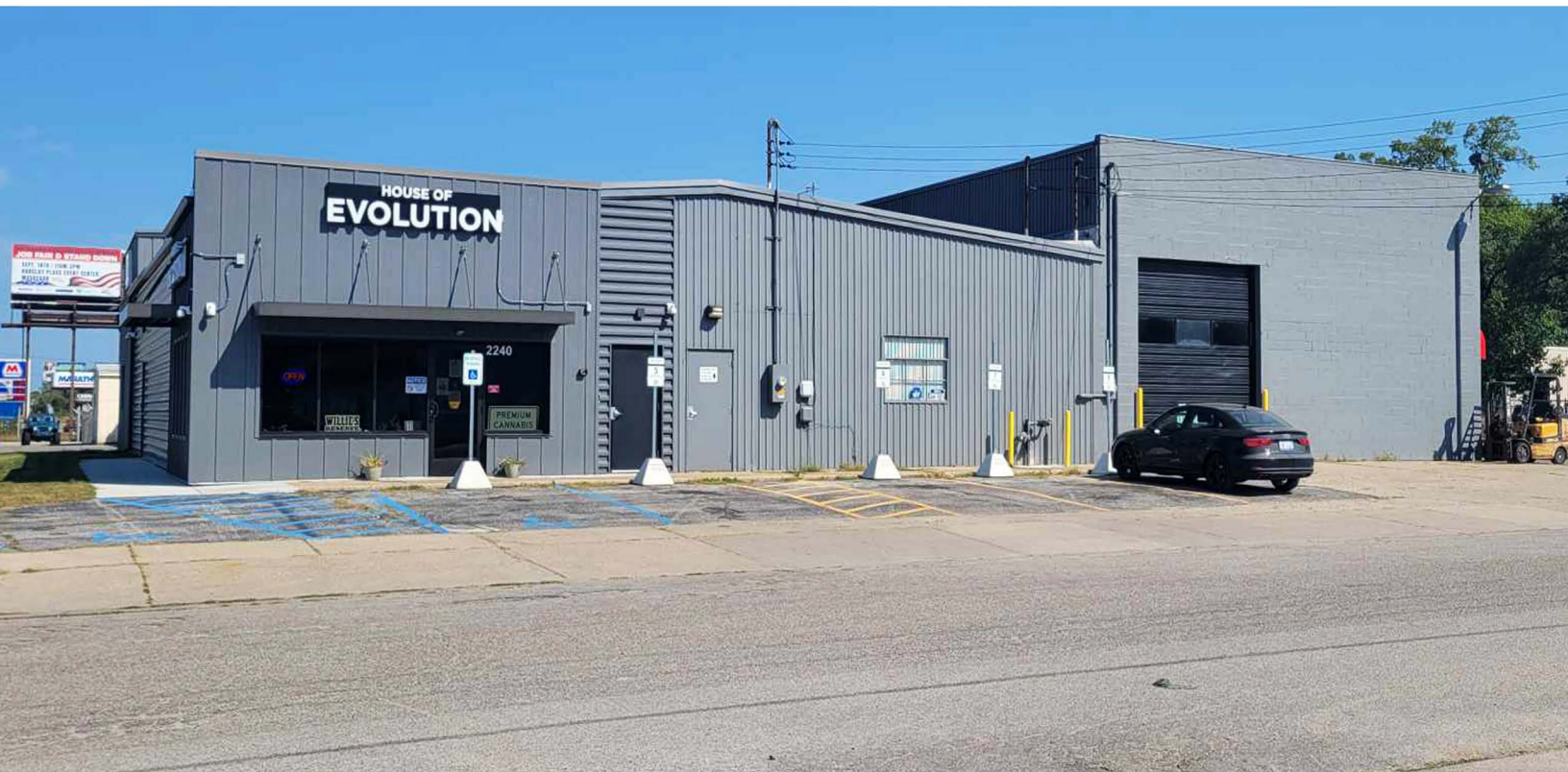


# 2440 GLADE STREET

MUSKEGON HEIGHTS - MICHIGAN



## OPERATING ADULT USE RETAILER

BUSINESS FOR SALE - REAL ESTATE AVAILABLE FOR LEASE/SALE

1,645 SF RETAIL - 9,000 SF BLDG TOTAL | 0.92 TOTAL AC | RENOVATED 2022  
HIGH VISIBILITY - TRAFFIC COUNT | CORNER LOCATION - EASY ACCESS | DESIGNATED  
PARKING WITH ADDITIONAL PARKING IN REAR LOT



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500 S. Old Woodward Avenue - Second Floor  
Birmingham, MI 48009



## 2240 GLADE STREET - MUSKEGON HEIGHTS, MI 49444

RETAIL SPACE:	1,645 SF	APN:	26185082001000
TOTAL BUILDING:	9,000 SF	ZONING:	C3
LEASE:	\$6,200 NNN	POWER:	3 PHASE
SALE:	INQUIRE	PARKING:	10 SPACES, ADDITIONAL IN REAR LOT

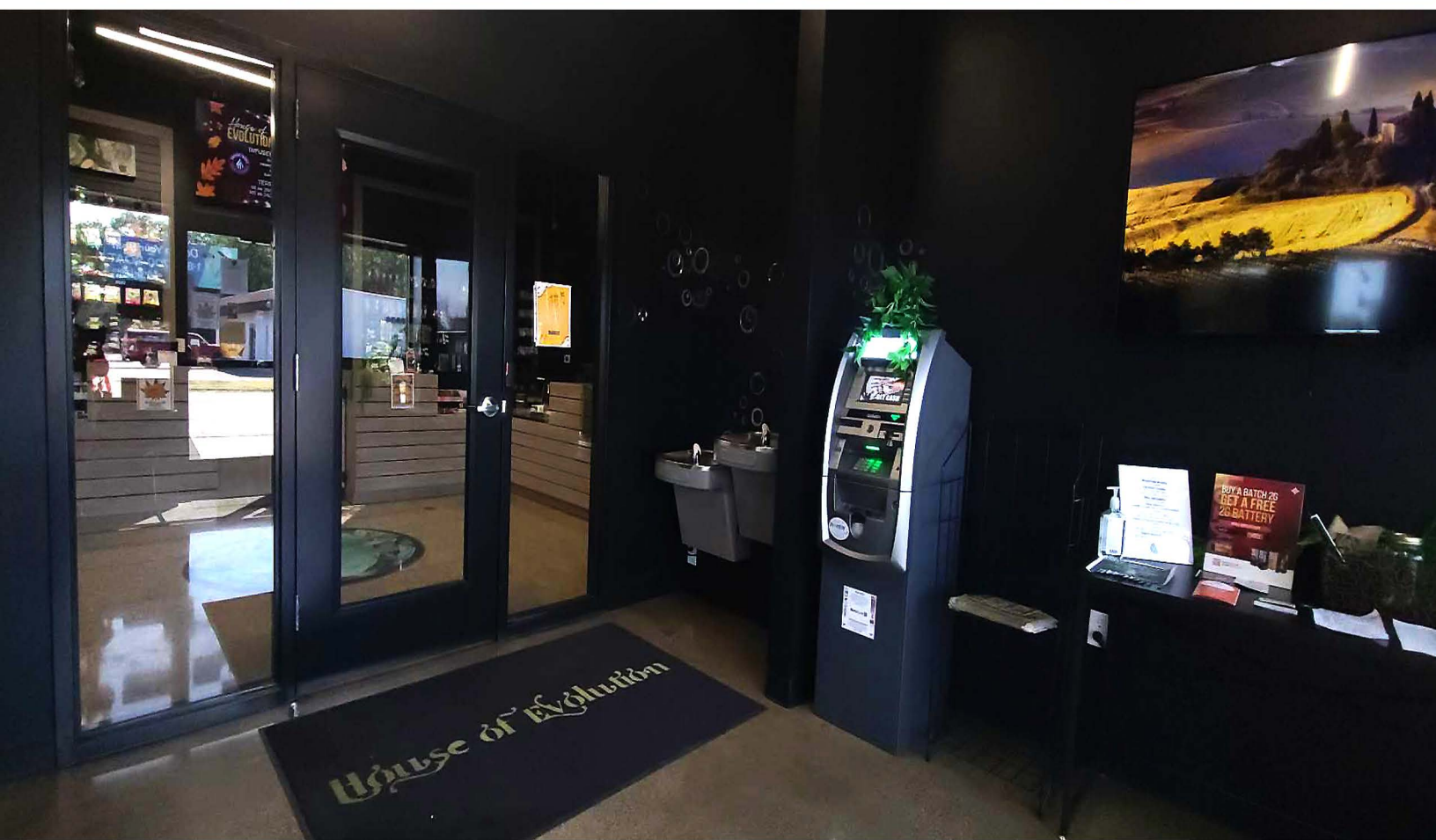


500 S. Old Woodward Avenue - Birmingham, MI 48009



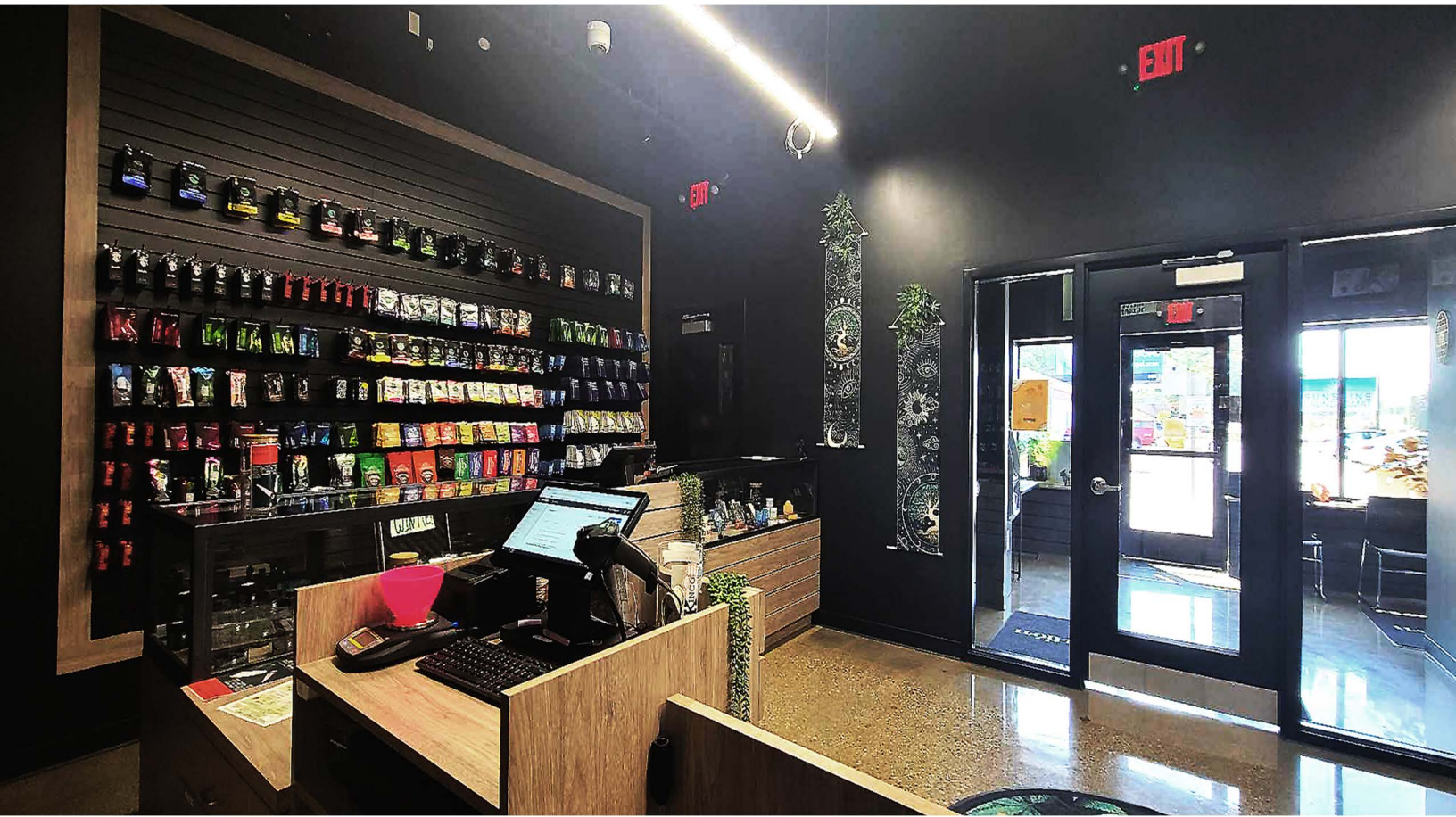
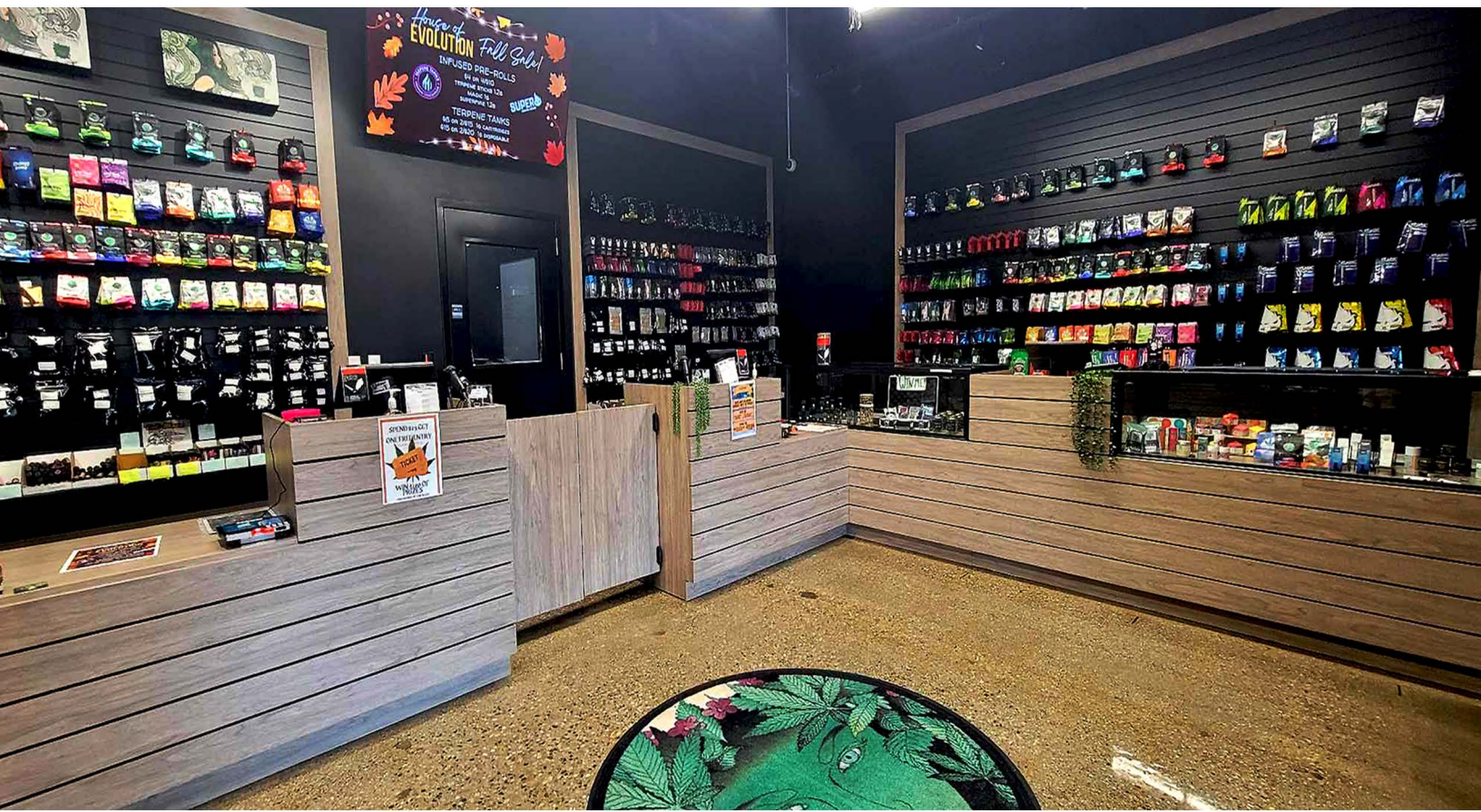
**HUDSON**  
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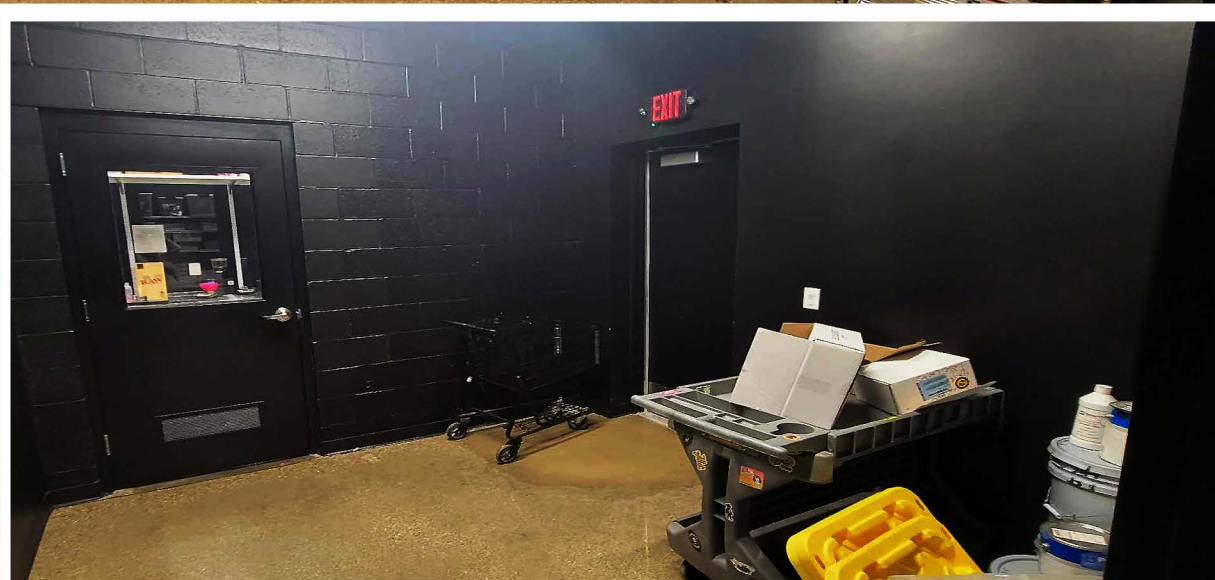
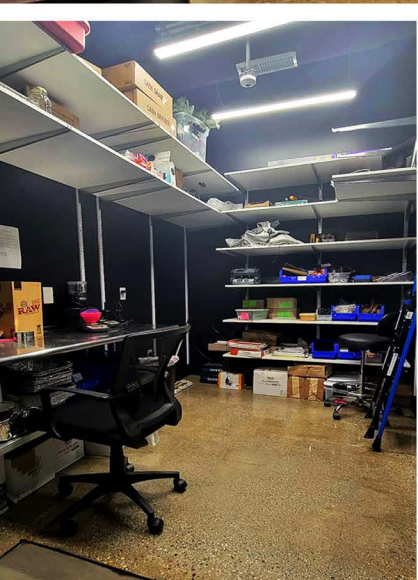
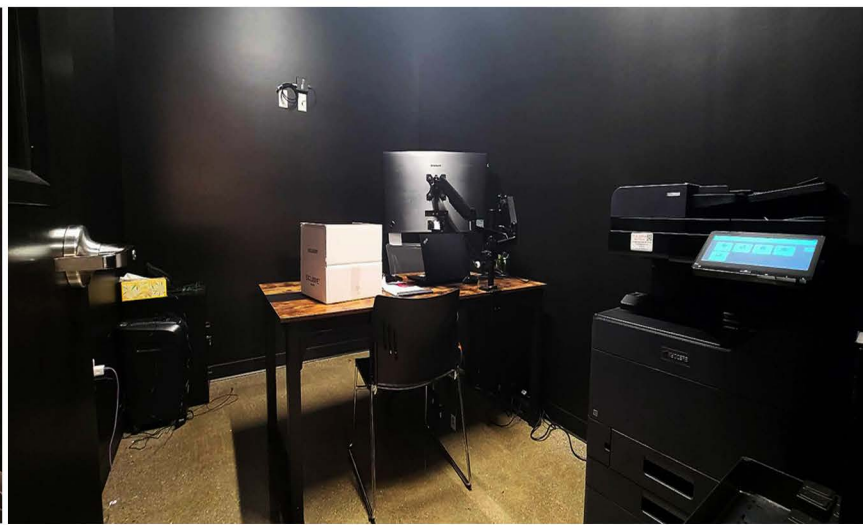
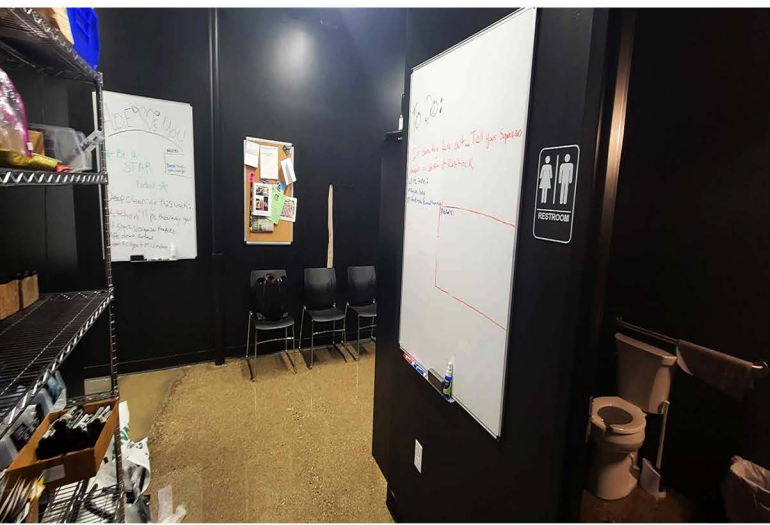
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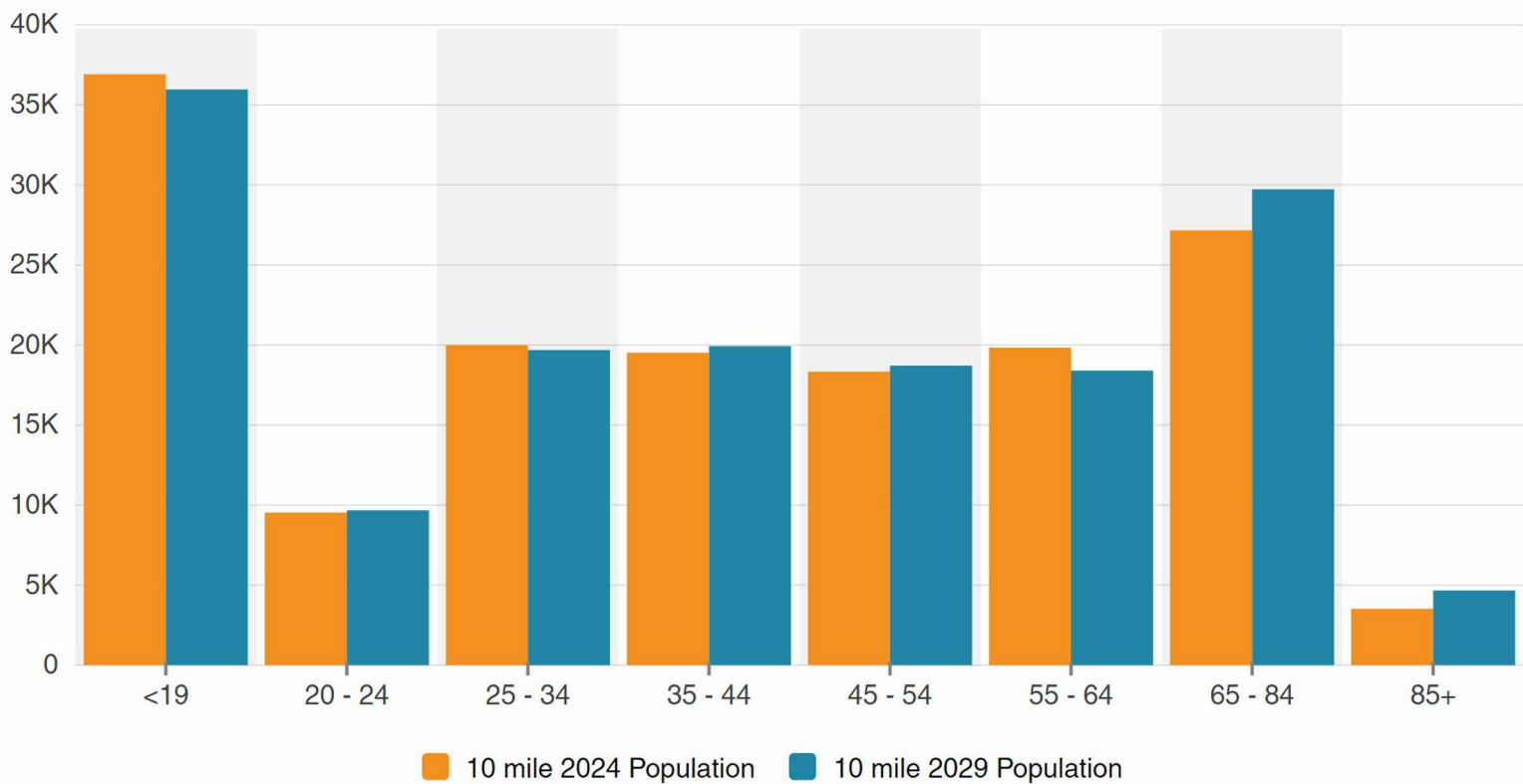
**HUDSON**  
REAL ESTATE

500 S. Old Woodward Avenue - Birmingham, MI 48009

## Population

	5 mile	10 mile
2020 Population	99,010	154,260
2024 Population	98,811	154,841
2029 Population Projection	99,602	156,787
Annual Growth 2020-2024	-0.1%	0.1%
Annual Growth 2024-2029	0.2%	0.3%
Median Age	39.8	40.5
Bachelor's Degree or Higher	19%	21%
U.S. Armed Forces	15	79

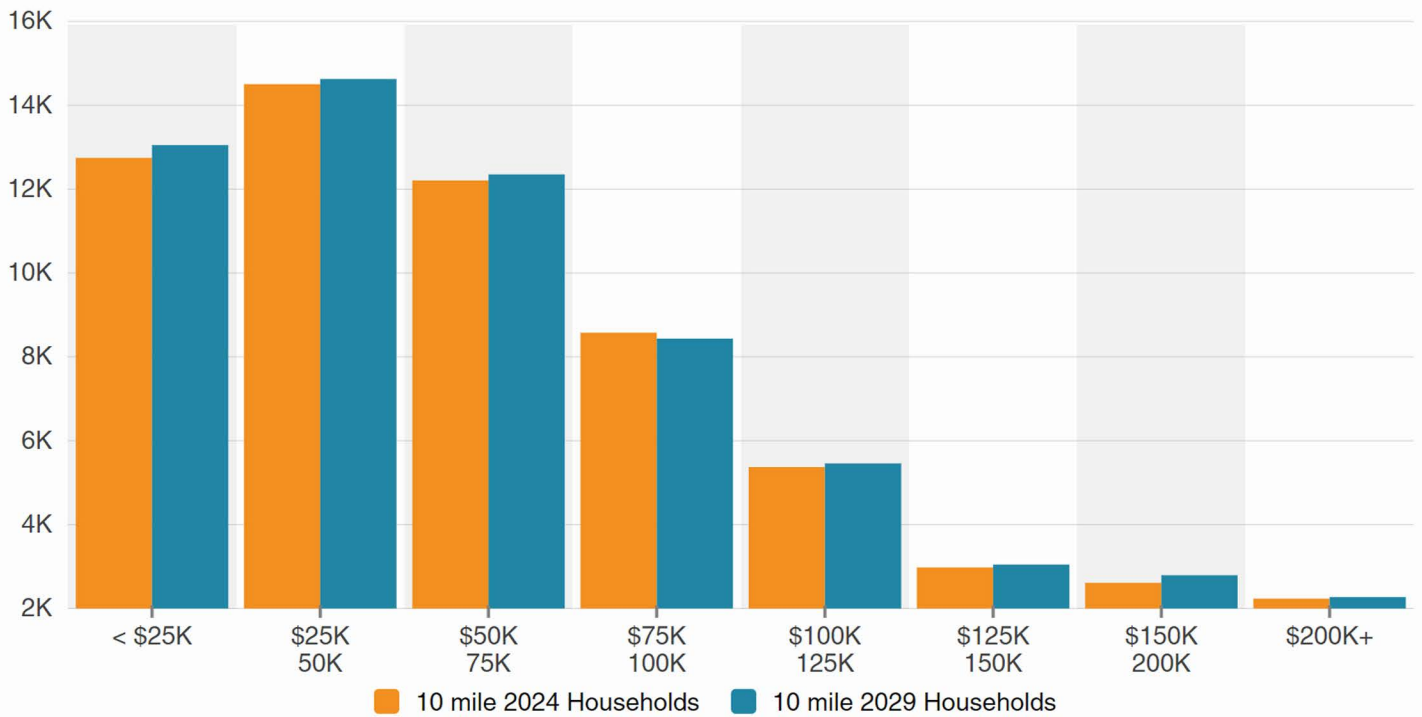
## Population By Age



## Income

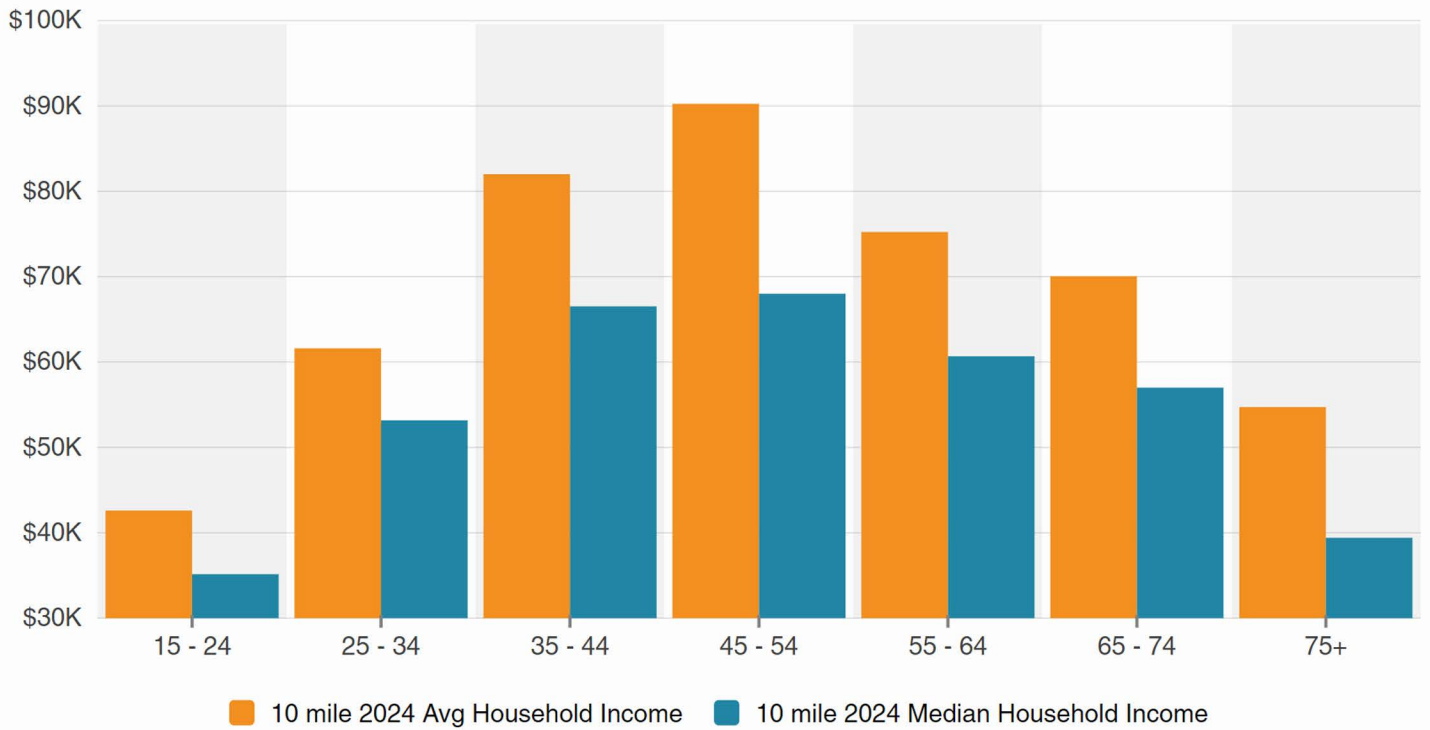
	5 mile	10 mile
Avg Household Income	\$65,149	\$71,795
Median Household Income	\$50,359	\$55,719
< \$25,000	9,526	12,745
\$25,000 - 50,000	9,858	14,503
\$50,000 - 75,000	7,551	12,207
\$75,000 - 100,000	4,984	8,577
\$100,000 - 125,000	2,850	5,372
\$125,000 - 150,000	1,726	2,978
\$150,000 - 200,000	1,542	2,612
\$200,000+	1,002	2,235

## Household Income

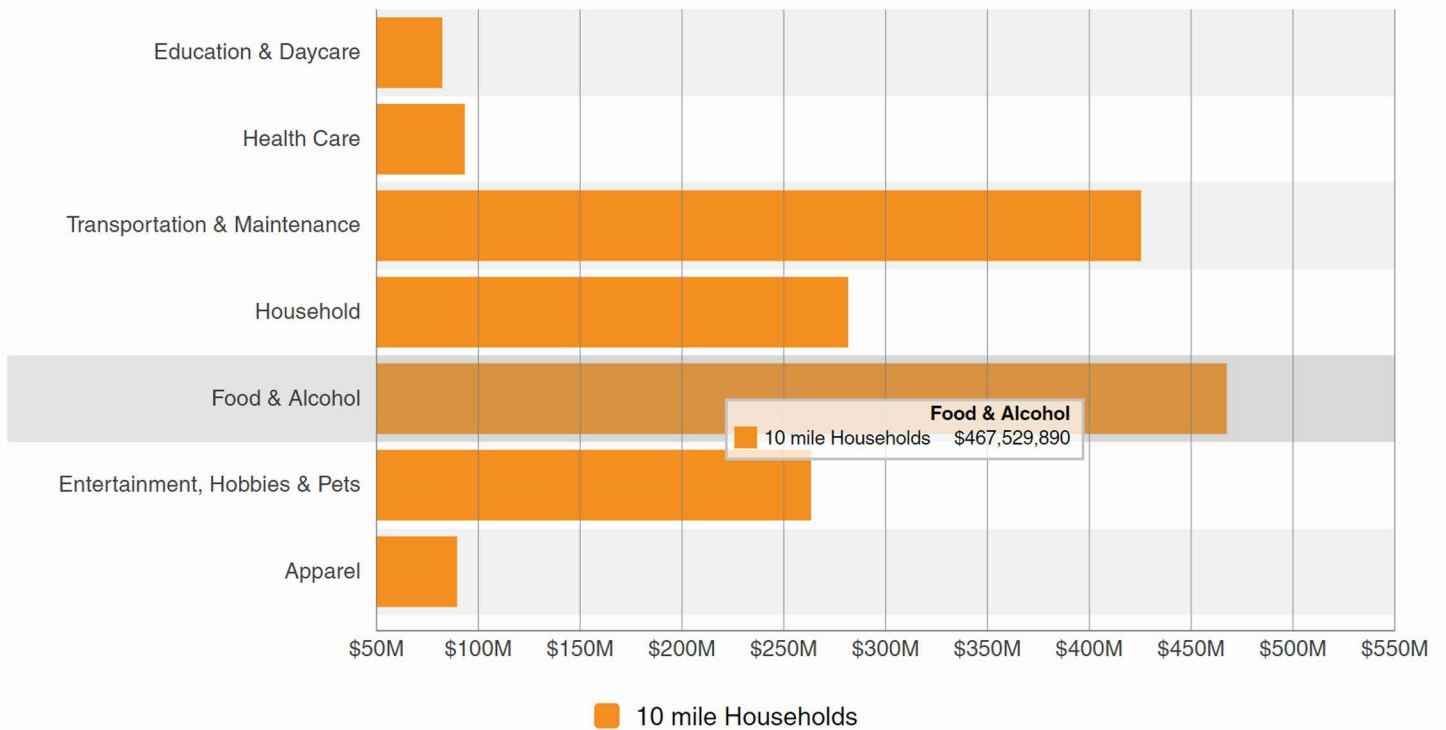




## Household Income By Age



## Consumer Spending





Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
HACKLEY AVE	Beidler St	4,949	2020	0.16 mi
West Hackley Avenue	Beidler St W	5,238	2022	0.16 mi
HENRY ST	Pulaski Ave	9,934	2020	0.23 mi
Henry Street	Pulaski Ave S	10,306	2022	0.23 mi
Seaway Dr	W Sherman Blvd S	18,074	2022	0.28 mi
HACKLEY AVE	9th St	2,332	2020	0.31 mi
West Hackley Avenue	9th St SE	2,433	2022	0.31 mi
US-31 BR (SEAWAY DR)	W Sherman Blvd	19,130	2020	0.39 mi
Seaway Drive	W Sherman Blvd S	19,118	2022	0.39 mi
Henry St	Young Ave N	7,744	2022	0.41 mi



## CONTACT INFO

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