

2472 APPLE AVE.

2472 APPLE AVE., MUSKEGON, MI 49442

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the lively community of Muskegon, MI, near the prime location of 2472 Apple Ave. This bustling area is an excellent fit for Retail/Strip Center tenants, offering a variety of nearby points of interest. Explore the vibrant retail scene in the downtown district, with an array of shops, eateries, and cultural attractions drawing in residents and visitors. Take advantage of the area's proximity to popular destinations such as the Muskegon Museum of Art and the Muskegon Farmers Market, enticing a diverse customer base. Embrace the dynamic community spirit and position your retail business for success at 2472 Apple Ave., where the fusion of local attractions and commercial activity creates an ideal environment for retail success.

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	1,500 - 6,008 SF
Building Size:	6,008 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,814	15,689	36,299
Total Population	6,025	40,055	86,424
Average HH Income	\$46,403	\$45,287	\$47,941

PROPERTY HIGHLIGHTS

- Ample parking for customer convenience
- Versatile retail space suitable for diverse businesses
- Flexible layout for easy customization
- Ideal for establishing or expanding retail presence

Presented By:

Legacy Commercial Property

847.904.9200

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ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 6,008 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2472 Apple Ave.	Available	1,500 - 6,008 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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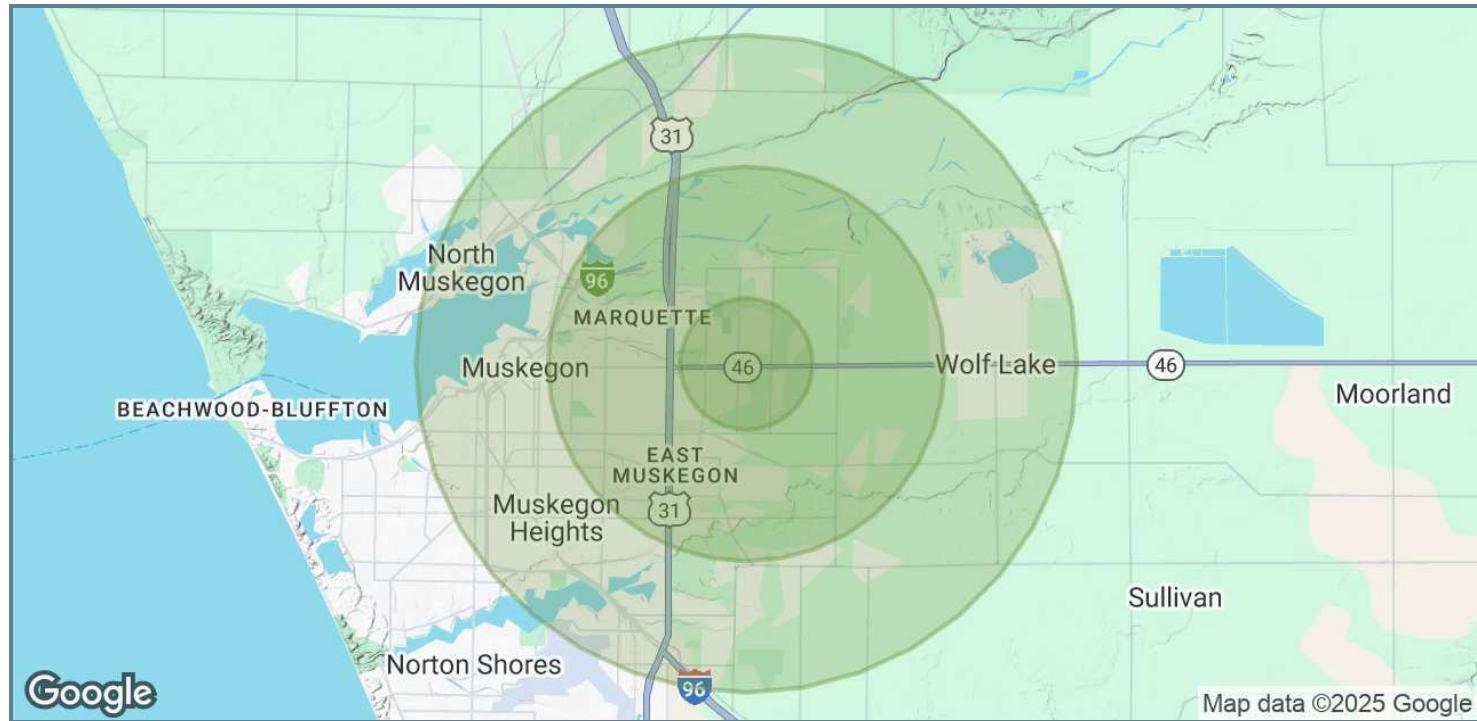
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,025	40,055	86,424
Average Age	38.4	36.1	37.1
Average Age (Male)	34.7	33.9	35.7
Average Age (Female)	46.7	39.0	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,814	15,689	36,299
# of Persons per HH	2.1	2.6	2.4
Average HH Income	\$46,403	\$45,287	\$47,941
Average House Value	\$74,441	\$69,045	\$89,624

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



CVS pharmacy®



T-Mobile

State Farm



DUNKIN'



KeyBank

Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

