

3530 Henry Street  
Muskegon, Michigan



*Planned Redevelopment*



## *Retail Strip Center | For Lease*

- 32,338 square feet available with flexible unit sizes
- High-traffic Henry Street commercial corridor with visibility
- Zoned PUD with plans for a residential apartment complex in addition to the renovation of the retail center
- Ample on-site parking

Opportunity to get in early on the redevelopment of the former Kmart site within the Henry Street commercial corridor. The 32,000 SF retail center will be revitalized with new façade, parking lot resurfacing, and high-visibility signage. Multiple unit sizes are available for lease, including end-cap (drive-thru potential) and in-line spaces. Mercy Health recently developed a 42,000 SF full-service facility and redevelopment plans also include a 126-unit residential component with a fitness center and clubhouse. High-traffic Norton Shores retail location with many national franchisers in proximity to the project.

**Lease Price: \$15.00 - \$30.00/SF/Yr NNN**

For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

TROY WASSERMAN  
231 750 9627  
troywasserman@corerealty.com

Connect with us:

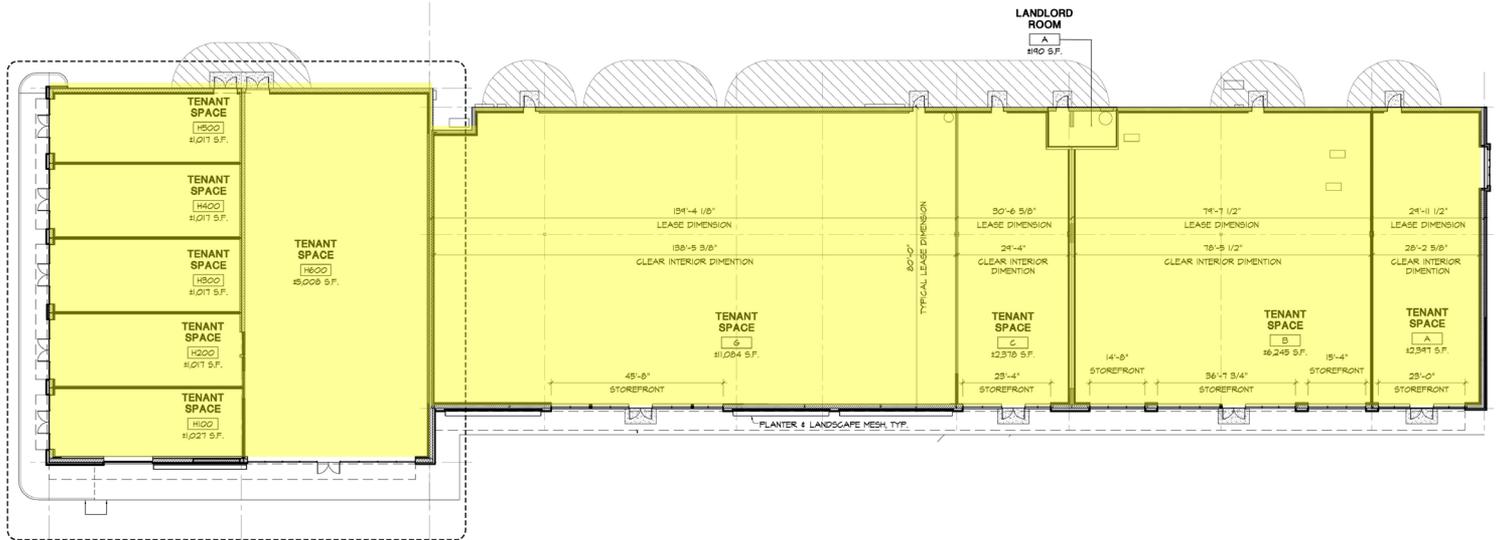


**CORE REALTY PARTNERS**

221 W. Webster Avenue  
Muskegon, MI 49440

www.corecommercialrealty.com

## Floor Plan



For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

TROY WASSERMAN  
231 750 9627  
troywasserman@corerealty.com

Connect with us:

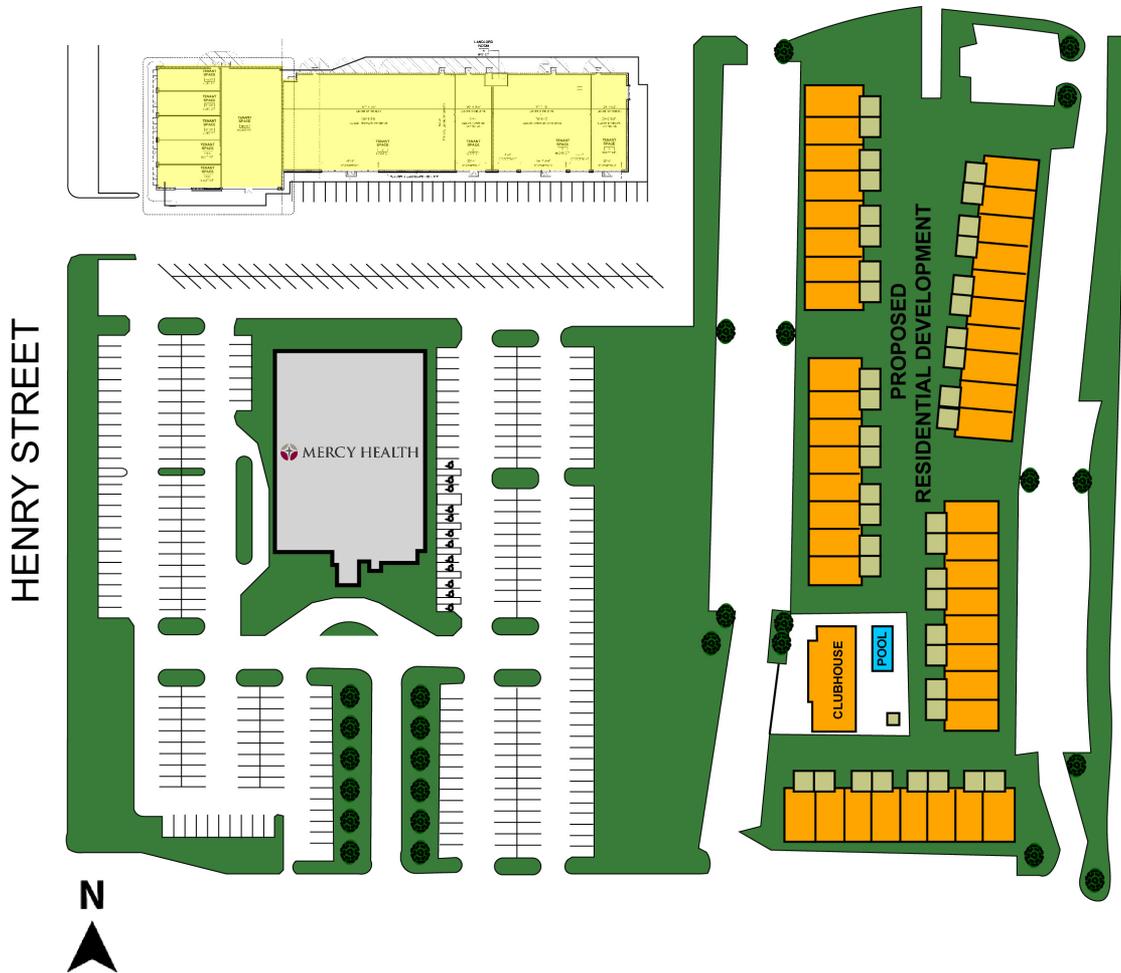


CORE REALTY PARTNERS

221 W. Webster Avenue  
Muskegon, MI 49440

www.corecommercialrealty.com

Site Plan - Redevelopment



For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

TROY WASSERMAN  
231 750 9627  
troywasserma@corerealty.com

Connect with us:



CORE REALTY PARTNERS

221 W. Webster Avenue  
Muskegon, MI 49440

www.corecommercialrealty.com

Detailed Aerial



DEMOGRAPHICS		
	POPULATION	AVG. HH INCOME
1 MILE	10,353	\$46,343.88
3 MILE	59,649	\$45,409.85
5 MILE	96,165	\$44,512.17

TRAFFIC COUNTS (TWO-WAY)	
21,221	Norton between Bus-31 (Seaway) & Henry
9,118	Norton between Rood Rd and Henry St
13,751	Henry between Browne and Winslow
7,811	Seminole E of Henry

For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corealty.com

TROY WASSERMAN  
231 750 9627  
troywasserma@corealty.com

Connect with us:



CORE REALTY PARTNERS

221 W. Webster Avenue  
Muskegon, MI 49440

www.corecommercialrealty.com