

2037 E. Laketon Avenue, Unit A  
Muskegon, Michigan



## *Retail Opportunity*

- 11,862 Square Foot Building
- **3,600 SF +/- Retail Space Available for Lease**
- Zoned M - Commercial/Industrial District
- Built in 1960 | Renovated in 2019

Retail opportunity situated on busy Laketon Avenue, just east of the US 31 interchange. The space consists of 3,600 SF and is currently in a “gray-box” state. The building owner will work with a qualified tenant to build-out the space (final lease terms may change). The balance of the building is occupied by a former bar/restaurant. The owner is currently renovating the building exterior and the restaurant space and intends to open a bar/restaurant operation.

**Lease Price: \$12.00/SF/Yr NNN (\$3,600.00/Month)**

For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

Connect with us:

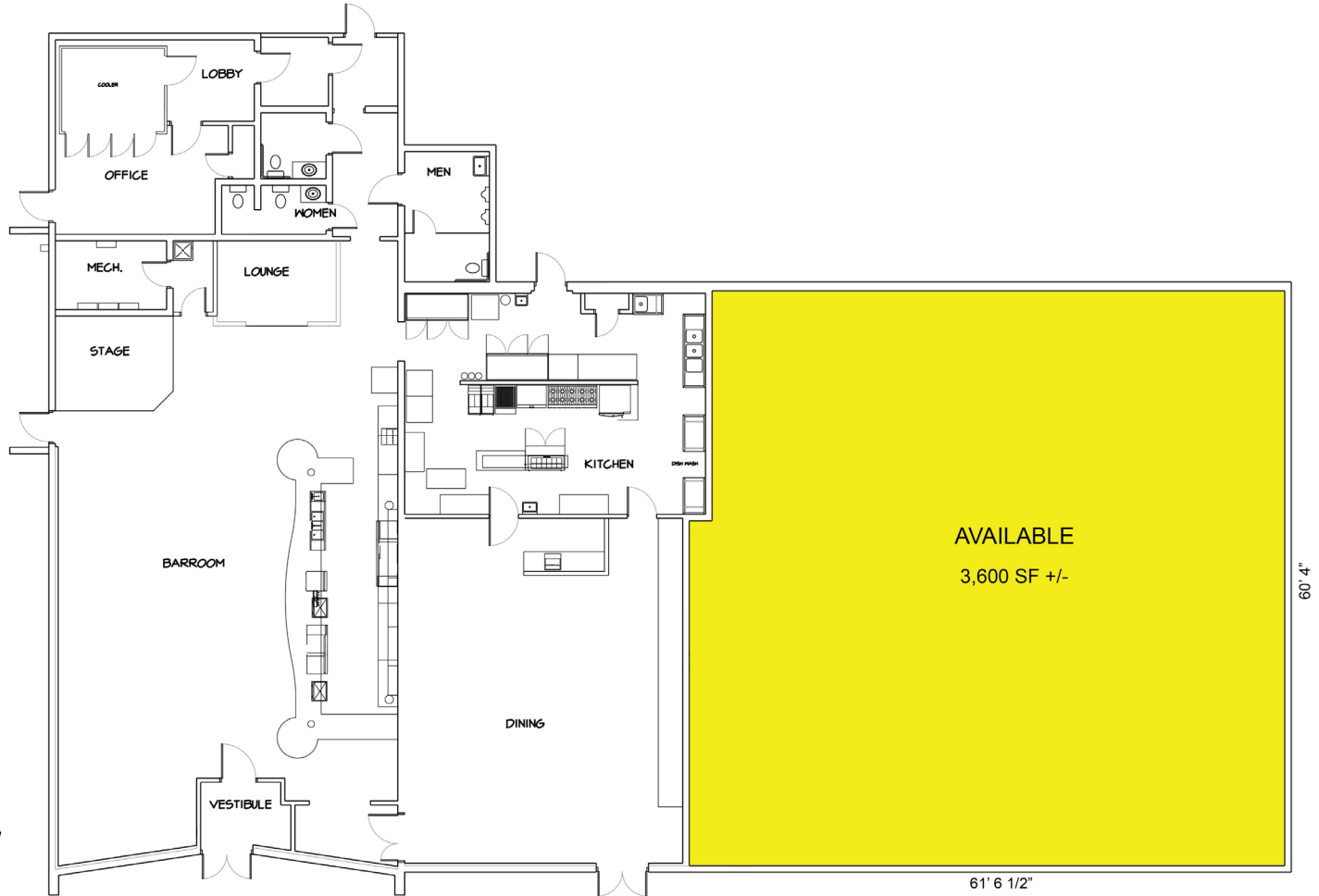


**CORE REALTY PARTNERS**

221 W. Webster Avenue  
Muskegon, MI 49440

[www.corecommercialrealty.com](http://www.corecommercialrealty.com)

Floor Plan



For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corerealty.com

Connect with us:



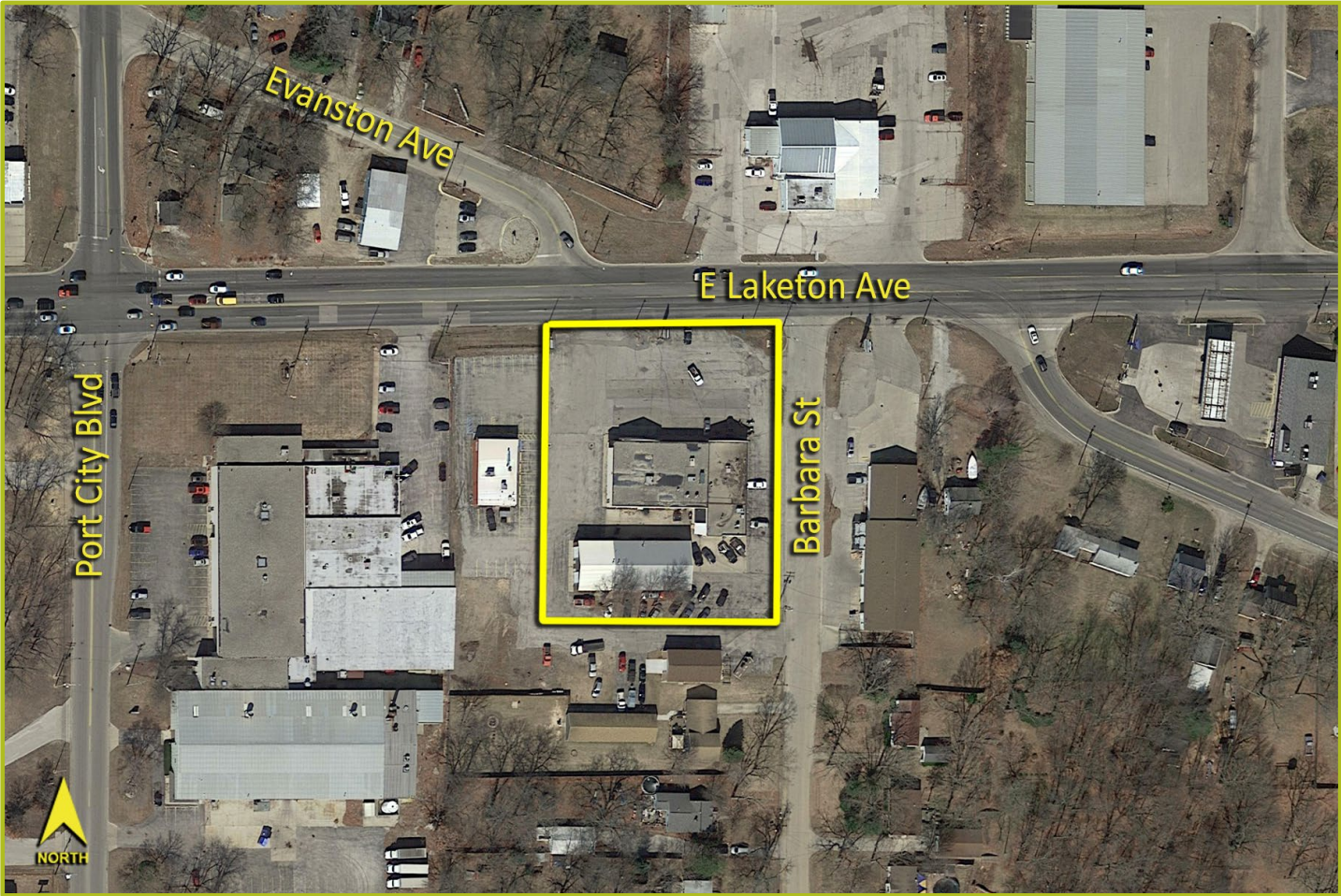
CORE REALTY PARTNERS

221 W. Webster Avenue  
Muskegon, MI 49440

www.corecommercialrealty.com



Aerial



TRAFFIC COUNTS (TWO-WAY)

20,015	Laketon Ave 100 ft W of US31 Overpass
16,741	Laketon Ave W of Port City Blvd
5,947	Port City Blvd 0.1 Mi S of Laketon Ave
3,911	Evanston Ave between Laketon & Sheridan

DEMOGRAPHICS

	POPULATION	AVG. HH INCOME
1 MILE	3,607	\$31,838.00
3 MILE	34,759	\$35,609.17
5 MILE	69,920	\$37,227.69

For more information, please contact:

BRYAN BENCH  
231 578 2508  
bryanbench@corealty.com

Connect with us:



CORE REALTY PARTNERS  
221 W. Webster Avenue  
Muskegon, MI 49440  
www.corecommercialrealty.com