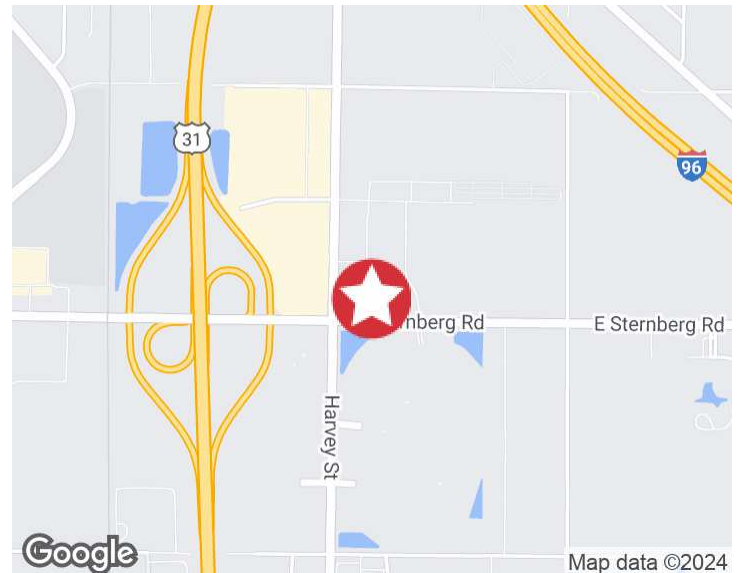




1664 E. Sternberg Rd.
Muskegon, Michigan 49444

Property Highlights

- Former Meyer Music Location.
- Excellent Visibility and Prime Location along the Metro-Muskegon Lakeshore retail district.
- Surrounded by National Retailers. Join True Sleep and Jersey Mike's retailers in building.
- Large Pylon Signage and Electronic Reader Board



For More Information

Bill Tyson

O: 616 242 1103

billt@naiwwm.com

Area Retail

1664 E. Sternberg Rd.
Muskegon, Michigan 49444



Lease Overview

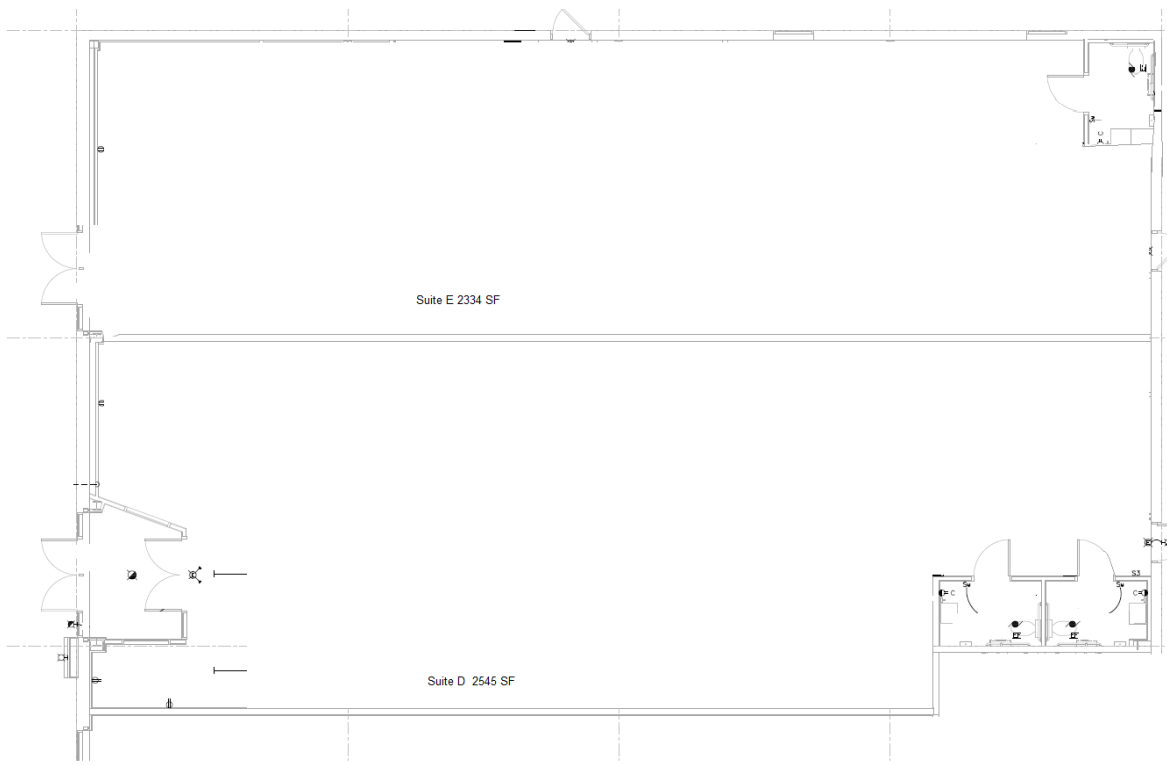
1664 E. Sternberg Rd.
Muskegon, Michigan 49444

Lease Information

Lease Type:	NNN
Terms:	60 Month Lease
PPN:	15-22-100-0009-30
Municipality:	Fruitport Charter Township
Zoning:	PUD- We recommend contacting the Township for approval of Tenant use.

Availability

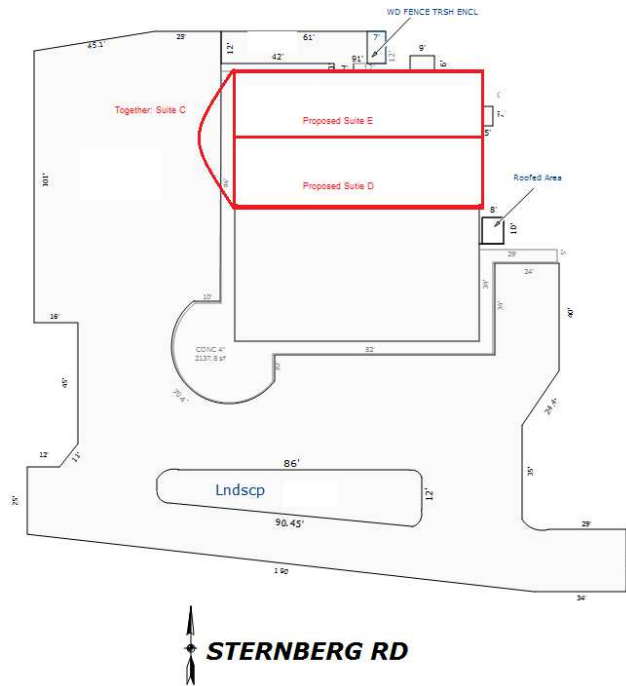
SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM \$4.06 /PSF/YR MONTHLY	TOTAL MONTHLY RENT
Suite C	4,879 SF	\$12.00	\$4,879.00	\$1,650.73	\$6,529.73
Suite D	2,545 SF	\$16.00	\$3,393.33	\$860.06	\$4,254.06
Suite E	2,334 SF	\$16.00	\$3,112.00	\$789.67	\$3,901.67



FLOOR PLAN
SCALE: 1/4" = 1'-0"

Additional Photos

1664 E. Sternberg Rd.
Muskegon, Michigan 49444



Sketch by Apex Sketch



Property Overview

1664 E. Sternberg Rd.
Muskegon, Michigan 49444

Location, Location, Location

This building remodeled in 2016 and is located in the city of Muskegon, the largest city on the Lake Michigan Shoreline. With more than sixty retailers, and restaurants, the area services shoppers in Muskegon, as well as the nearby communities such as Ludington, Grand Haven, and Holland.

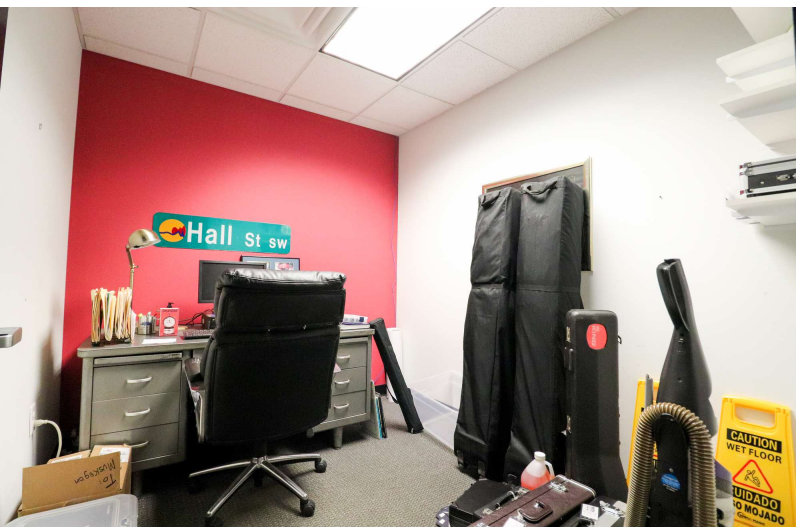
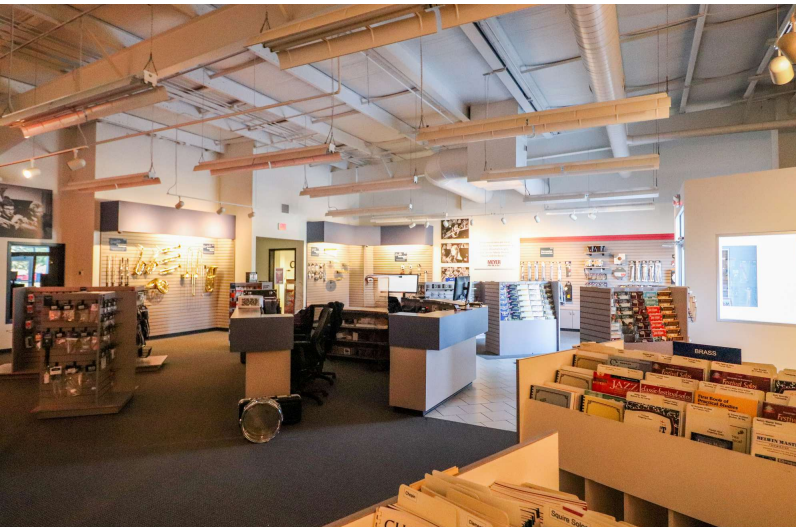
Located next to the intersection of US-31 and I-96, this retail area provides easy access to both highways. This is a fantastic location as US-31 is the main route for travelers heading to and from Holland and Traverse City.

Muskegon's economy is centered around the largest deep-water port in West Michigan. The manufacturing community is diverse, including a high concentration of aerospace, food processing, marine recreation and automotive manufacturing. The city's residents average 75% home ownership, with the median home cost of \$120,000, making it one of the most affordable lakeshore communities in the Midwest.



Interior Photos

1664 E. Sternberg Rd.
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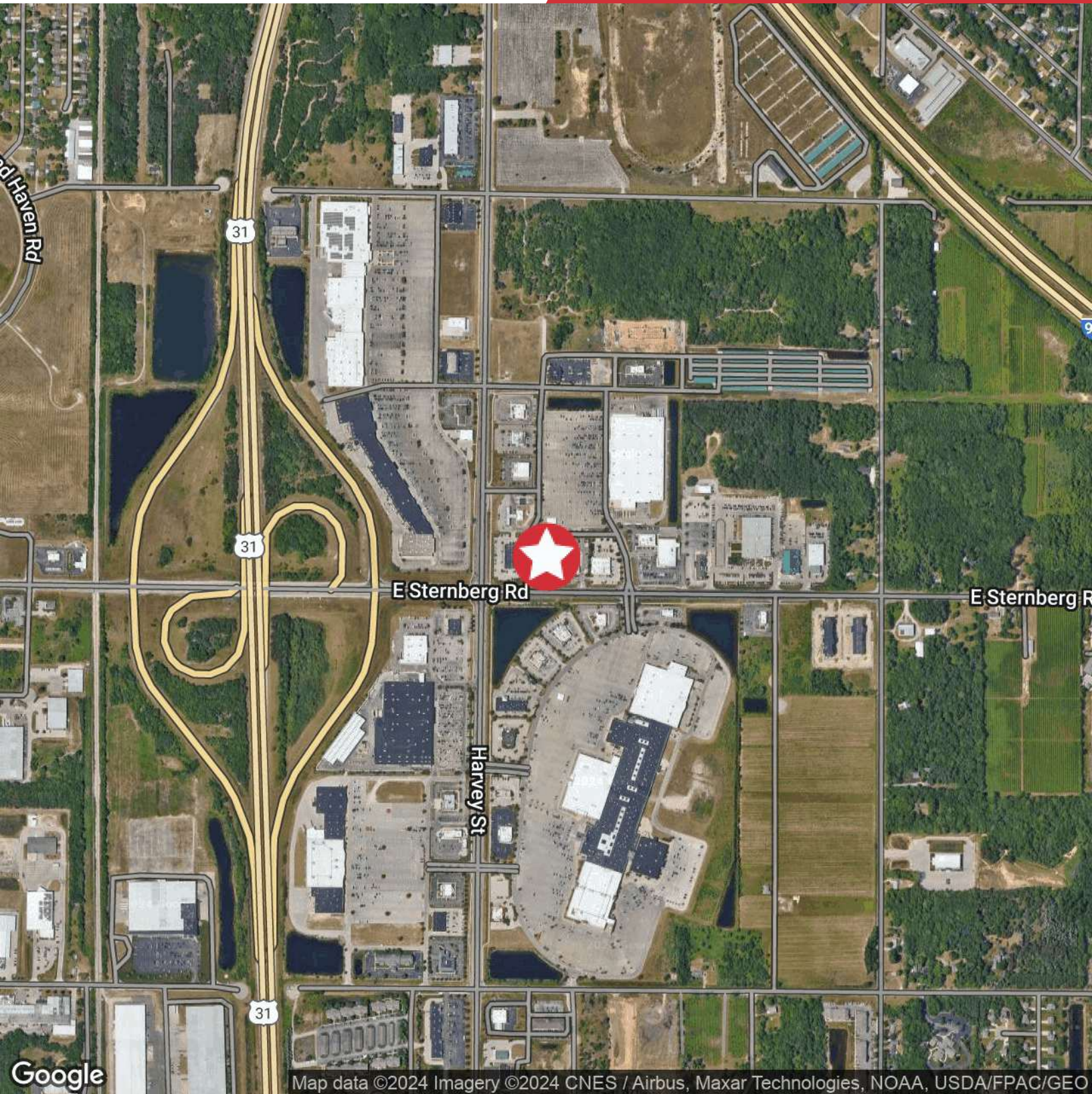
Building

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Location Map

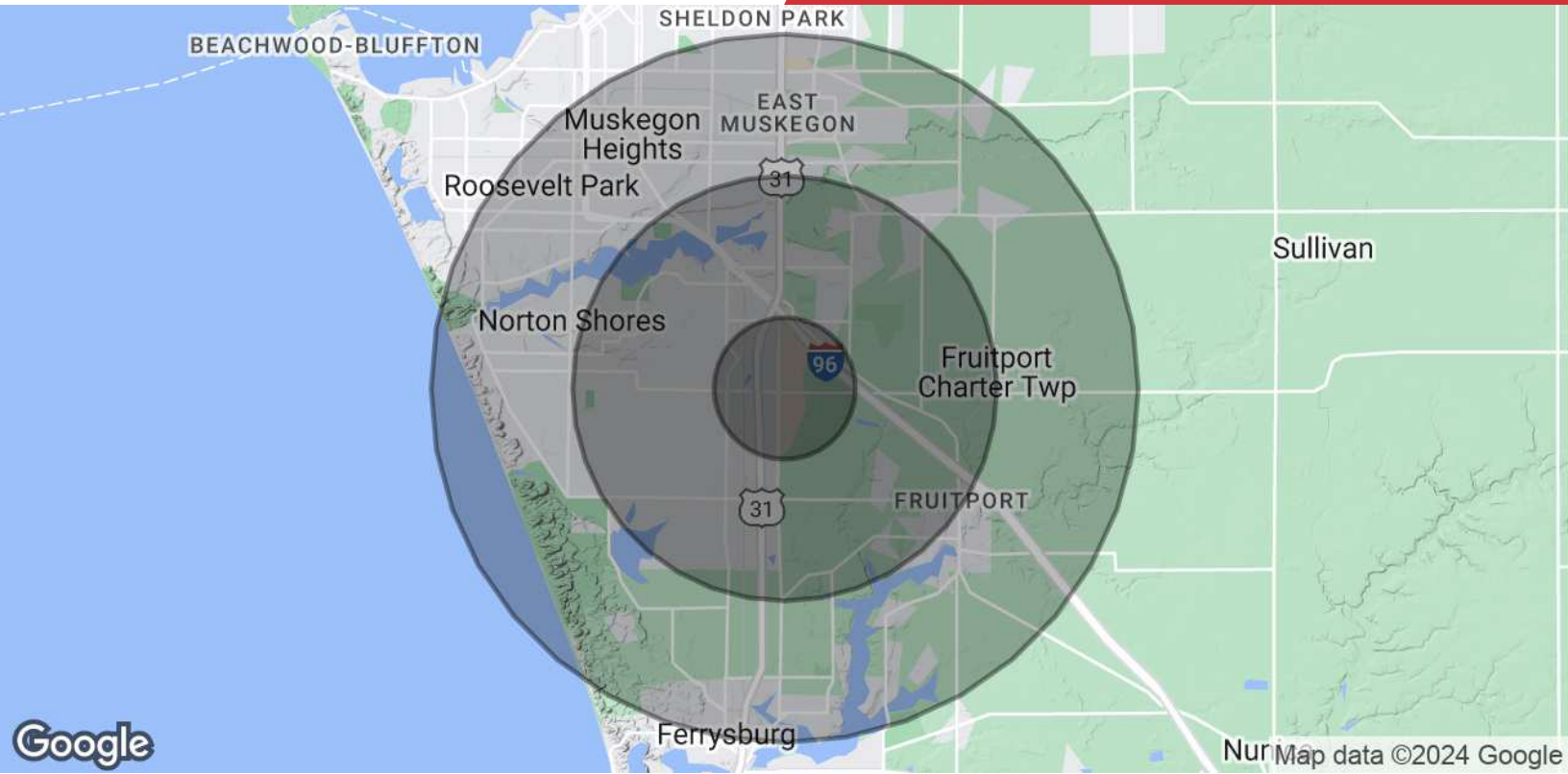
1664 E. Sternberg Rd.
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Demographics Map & Report

1664 E. Sternberg Rd.
Muskegon, Michigan 49444



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,023	19,650	72,420
Average Age	40.8	41.9	40.8
Average Age (Male)	38.0	40.1	39.0
Average Age (Female)	42.5	43.5	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	917	8,353	30,915
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$63,633	\$75,481	\$65,222
Average House Value	\$144,811	\$162,296	\$144,297

* Demographic data derived from 2020 ACS - US Census