

MIXED USE FOR SALE

3555 EAST APPLE AVENUE

3555 EAST APPLE AVENUE, MUSKEGON, MI 49442



FOR SALE

KELLER WILLIAMS WEST
4301 Canal Avenue Southwest
Grandville, MI 49418



Each Office Independently Owned and Operated

PRESENTED BY:

LARRY BRANSCOMBE
O: (616) 299-6846
bransco@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

3555 EAST APPLE AVENUE



OFFERING SUMMARY

PRICE: \$1,199,000

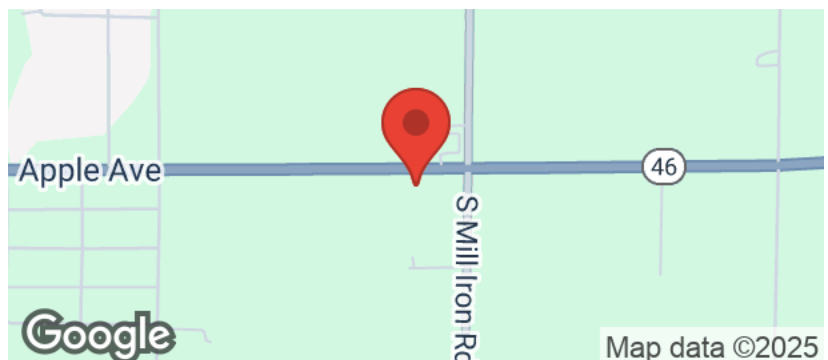
BUILDING SF: 12,106

LOT SIZE: 10.88 Acres

PROPERTY OVERVIEW

A remarkable opportunity on one of Muskegon's busiest commercial corridors. Situated directly on M-46 (East Apple Avenue), this property features an expansive 10+ acre parcel with a versatile 12,000+ SF commercial building already on-site.

The location offers exceptional visibility and heavy traffic counts, making it ideal for retail, service, or redevelopment uses. With its significant acreage, the site provides ample room for expansion, outdoor storage, or additional structures, while the existing building delivers immediate functionality for a wide range of commercial operations.



KELLER WILLIAMS WEST
4301 Canal Avenue Southwest
Grandville, MI 49418



Each Office Independently Owned and Operated

LARRY BRANSCOMBE
O: (616) 299-6846
bransco@kwcommercial.com

LOCATION & HIGHLIGHTS

3555 EAST APPLE AVENUE



LOCATION INFORMATION

Building Name: 3555 East Apple Avenue

Street Address: 3555 East Apple Avenue

City, State, Zip Muskegon, MI 49442

LOCATION OVERVIEW

Located along East Apple Avenue (M-46), one of Muskegon's most heavily traveled corridors, this property benefits from exceptional traffic exposure and accessibility. The surrounding area is a mix of retail, service, industrial, and residential uses, creating a strong customer base and workforce population. Nearby national and local businesses, shopping centers, and service providers contribute to consistent traffic flow.

Apple Avenue (M-46) serves as a key east-west route through Muskegon County, connecting the city of Muskegon to surrounding communities and highways. The property's location provides quick access to US-31, I-96, and downtown Muskegon, making it a strategic site for a wide range of commercial opportunities.

PROPERTY HIGHLIGHTS

- Prime frontage
- Room to expand
- High-traffic corridor with excellent visibility
- Versatile property suitable for retail, service, or redevelopment

KELLER WILLIAMS WEST
4301 Canal Avenue Southwest
Grandville, MI 49418

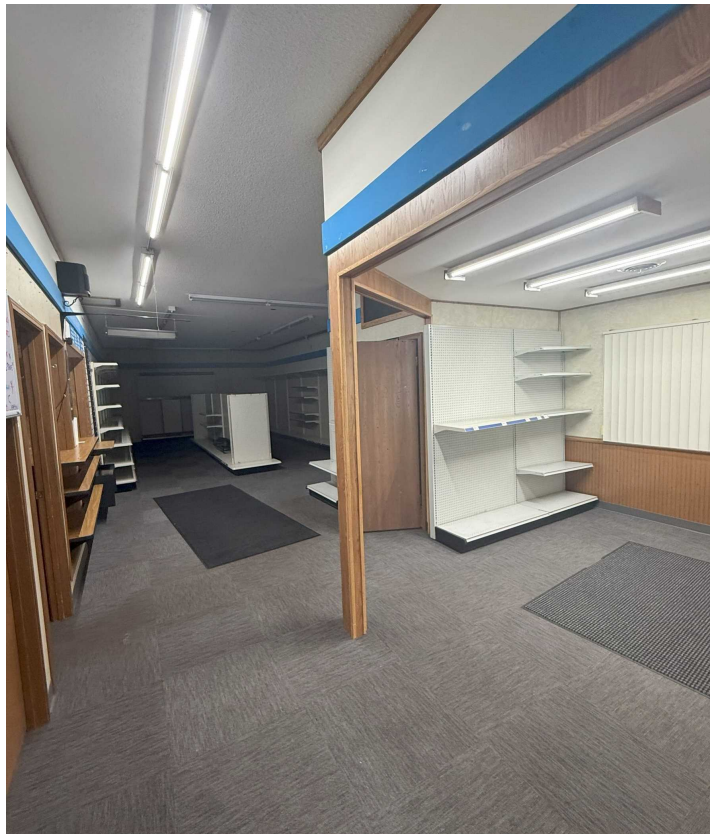


Each Office Independently Owned and Operated

LARRY BRANSCOMBE
O: (616) 299-6846
bransco@kwcommercial.com

PROPERTY IMAGES

3555 EAST APPLE AVENUE



KELLER WILLIAMS WEST
4301 Canal Avenue Southwest
Grandville, MI 49418

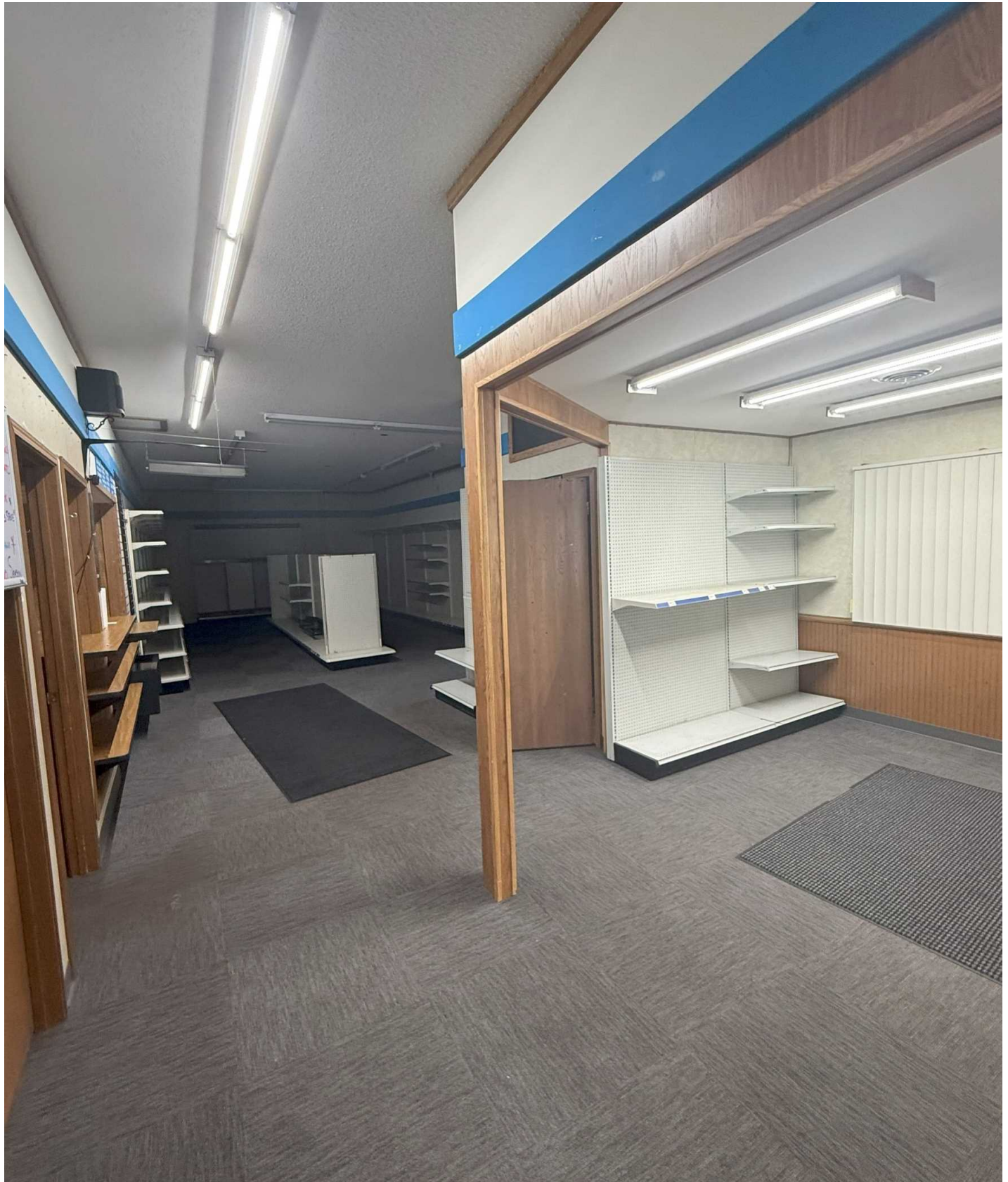


Each Office Independently Owned and Operated

LARRY BRANSCOMBE
O: (616) 299-6846
bransco@kwcommercial.com

PROPERTY PHOTOS

3555 EAST APPLE AVENUE



KELLER WILLIAMS WEST
4301 Canal Avenue Southwest
Grandville, MI 49418

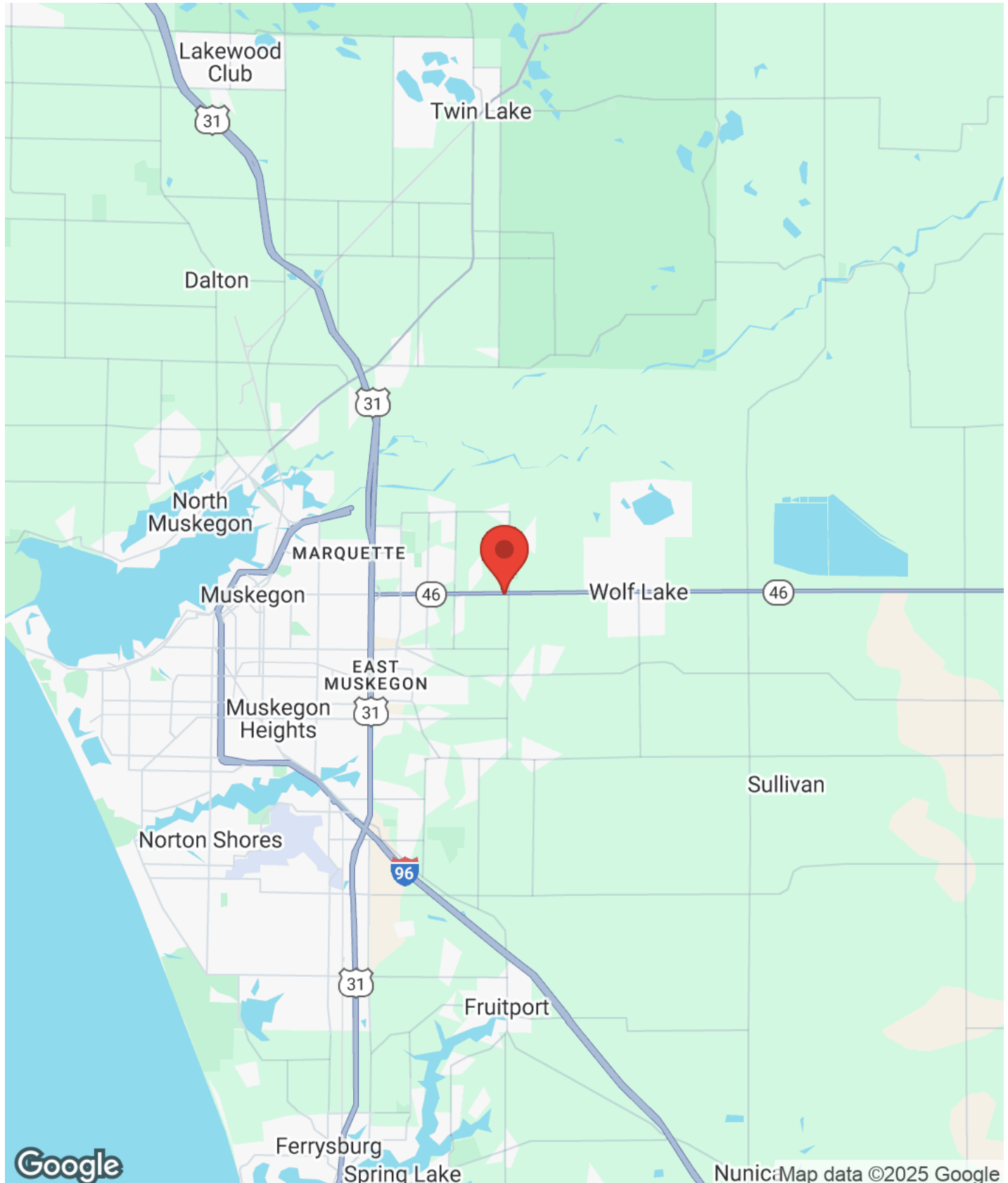


Each Office Independently Owned and Operated

LARRY BRANSCOMBE
O: (616) 299-6846
bransco@kwcommercial.com

REGIONAL MAP

3555 EAST APPLE AVENUE



KELLER WILLIAMS WEST
4301 Canal Avenue Southwest
Grandville, MI 49418



Each Office Independently Owned and Operated

LARRY BRANSCOMBE
O: (616) 299-6846
bransco@kwcommercial.com

AERIAL MAP

3555 EAST APPLE AVENUE



KELLER WILLIAMS WEST
4301 Canal Avenue Southwest
Grandville, MI 49418



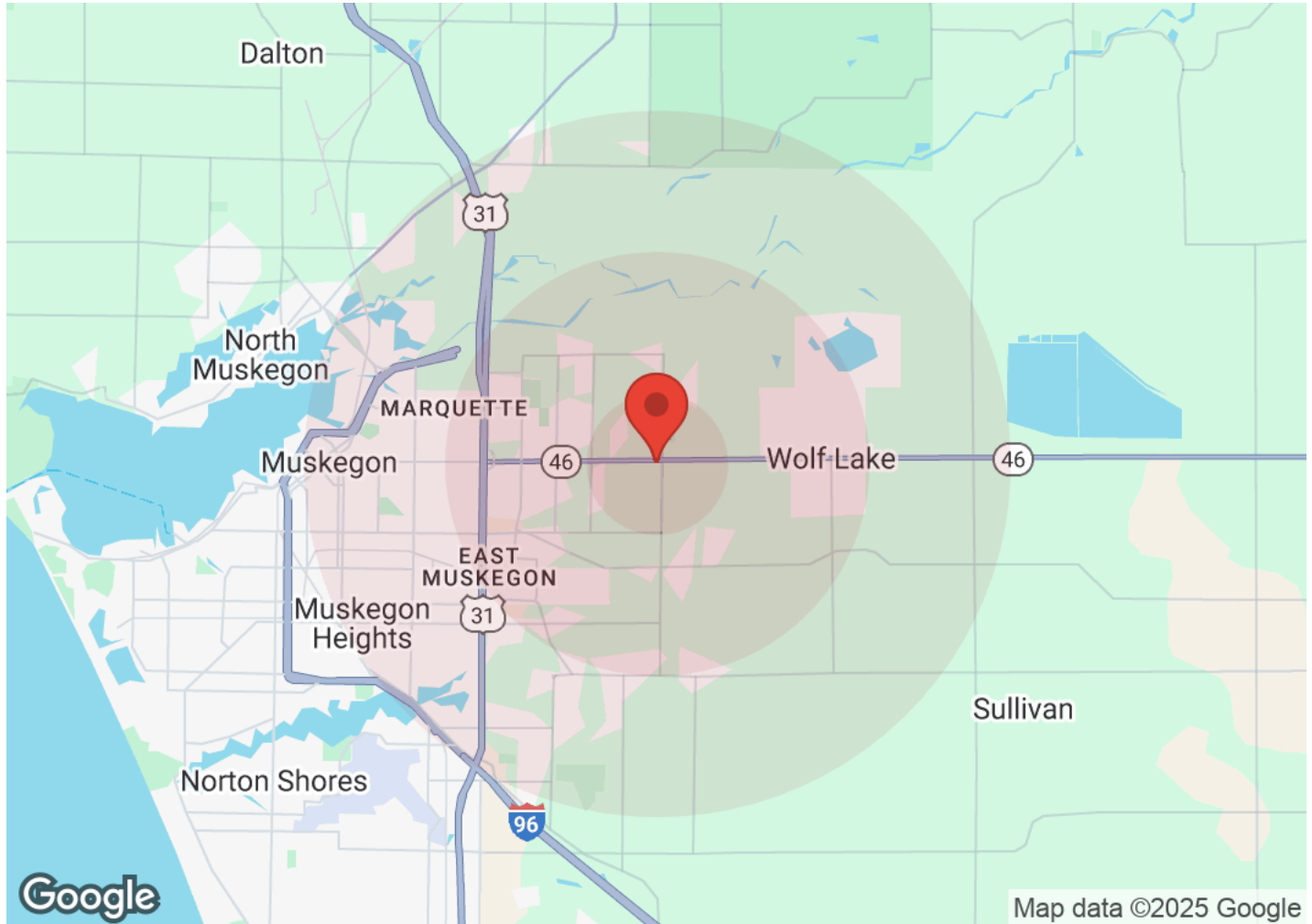
Each Office Independently Owned and Operated

LARRY BRANSCOMBE
O: (616) 299-6846
bransco@kwcommercial.com

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

DEMOGRAPHICS

3555 EAST APPLE AVENUE



| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Male | 702 | 15,896 | 37,420 | Median | \$51,775 | \$52,852 | \$52,715 |
| Female | 688 | 14,085 | 35,660 | < \$15,000 | 36 | 1,078 | 3,192 |
| Total Population | 1,390 | 29,981 | 73,080 | \$15,000-\$24,999 | 30 | 1,383 | 3,209 |
| | | | | \$25,000-\$34,999 | 26 | 1,093 | 2,996 |
| | | | | \$35,000-\$49,999 | 172 | 1,822 | 3,839 |
| | | | | \$50,000-\$74,999 | 125 | 2,220 | 5,399 |
| | | | | \$75,000-\$99,999 | 49 | 1,551 | 3,595 |
| | | | | \$100,000-\$149,999 | 99 | 1,667 | 3,920 |
| | | | | \$150,000-\$199,999 | 15 | 327 | 861 |
| | | | | > \$200,000 | 2 | 211 | 727 |
| Age | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 256 | 5,199 | 14,177 | Total Units | 587 | 12,015 | 29,686 |
| Ages 15-24 | 175 | 3,888 | 9,512 | Occupied | 555 | 11,351 | 27,737 |
| Ages 25-54 | 542 | 12,114 | 29,097 | Owner Occupied | 431 | 7,906 | 18,223 |
| Ages 55-64 | 194 | 3,738 | 8,998 | Renter Occupied | 124 | 3,445 | 9,514 |
| Ages 65+ | 223 | 5,043 | 11,296 | Vacant | 32 | 664 | 1,949 |
| Race | 1 Mile | 3 Miles | 5 Miles | | | | |
| White | 1,117 | 22,033 | 47,254 | | | | |
| Black | 103 | 4,425 | 16,955 | | | | |
| Am In/AK Nat | 8 | 159 | 336 | | | | |
| Hawaiian | 1 | 3 | 7 | | | | |
| Hispanic | 98 | 2,111 | 5,488 | | | | |
| Asian | 9 | 153 | 322 | | | | |
| Multi-Racial | 53 | 1,067 | 2,631 | | | | |
| Other | N/A | 27 | 88 | | | | |

KELLER WILLIAMS WEST
4301 Canal Avenue Southwest
Grandville, MI 49418



Each Office Independently Owned and Operated

LARRY BRANSCOMBE
O: (616) 299-6846
bransco@kwcommercial.com

PROFESSIONAL BIO

3555 EAST APPLE AVENUE



LARRY BRANSCOMBE



Keller Williams West
4301 Canal Avenue Southwest
Grandville, MI 49418
O: (616) 299-6846
bransco@kwcommercial.com

Owner of Bransco Properties and commercial broker at Keller Williams Rivertown Commercial division. Larry's conversations are marked by true compassion, and his expertise shines alongside his wisdom.

With a rich and diverse life, Larry's journey led him to establish West Michigan's first. KW Commercial division. Rooted in a foundation of ethics from teaching at bible college and managing training at Zondervan, he turned challenges into assets. His negotiation prowess transformed 48 stores into 140 and fostered growth for a non-profit business nationwide.

Larry discovered his passion for real estate after being a former owner of a franchised restaurant. Founding Bransco Properties, he excels in sales, developments, leasing and custom build-to-suits. Partnering with Keller Williams Commercial in 2013, he values agent ownership and the cutting-edge resources KW provides.

Larry Branscombe isn't just a commercial broker - he's an exceptional mentor and friend. Known for patience and understanding, his wisdom benefits agents and clients alike. When it comes to negotiating win-win deal, Larry is unmatched.