

# RETAIL LAND AVAILABLE MUSKEGON, MICHIGAN

**SOLD**  
For  
**McDonald's**  
Expansion  
3.40 Acres

**AVAILABLE**  
2.59 Acres



© 2015 Google

ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202  
513.241.2300







**ADDRESS:** 891 Mill Iron Road  
Muskegon, Michigan 49442

**AVAILABLE:** 2.59 acres for sale, ground  
lease or build to suit

**PRICING:** \$40,000 per acre =  
\$104,000 total

- ▶ McDonald's is expanding
- ▶ Corner location at major traffic light
- ▶ Adjacent to McDonald's and BP Oil
- ▶ Zoned C-1 Neighborhood Commercial
- ▶ Make offer!

**TRAFFIC COUNTS:**

- ▶ Mill Iron Road North of Apple Avenue =  
3,464 AADT in 2013

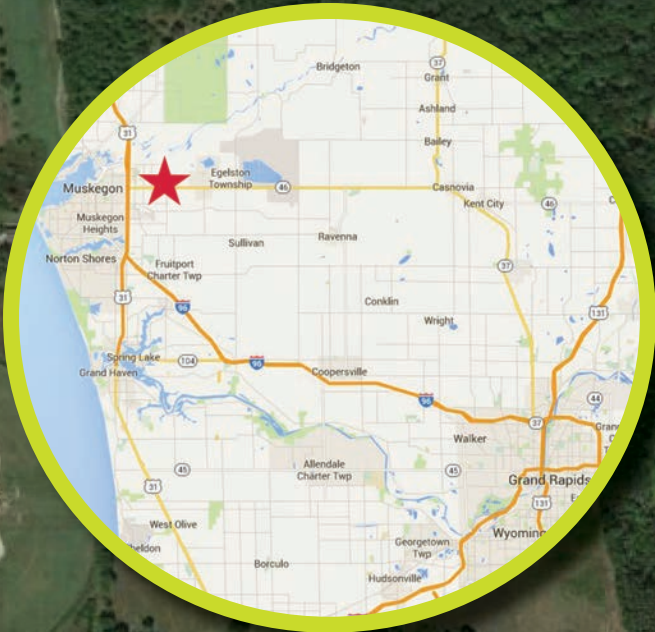
Image Landsat / Copernicus

Image NOAA

Google

# FEATURES





**SOLD**

**AVAILABLE**  
2.59 Acres



**U-HAUL**

**WESCO**

46

Apple Ave

S Mill Iron Rd

Elliot St

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# LOCATION





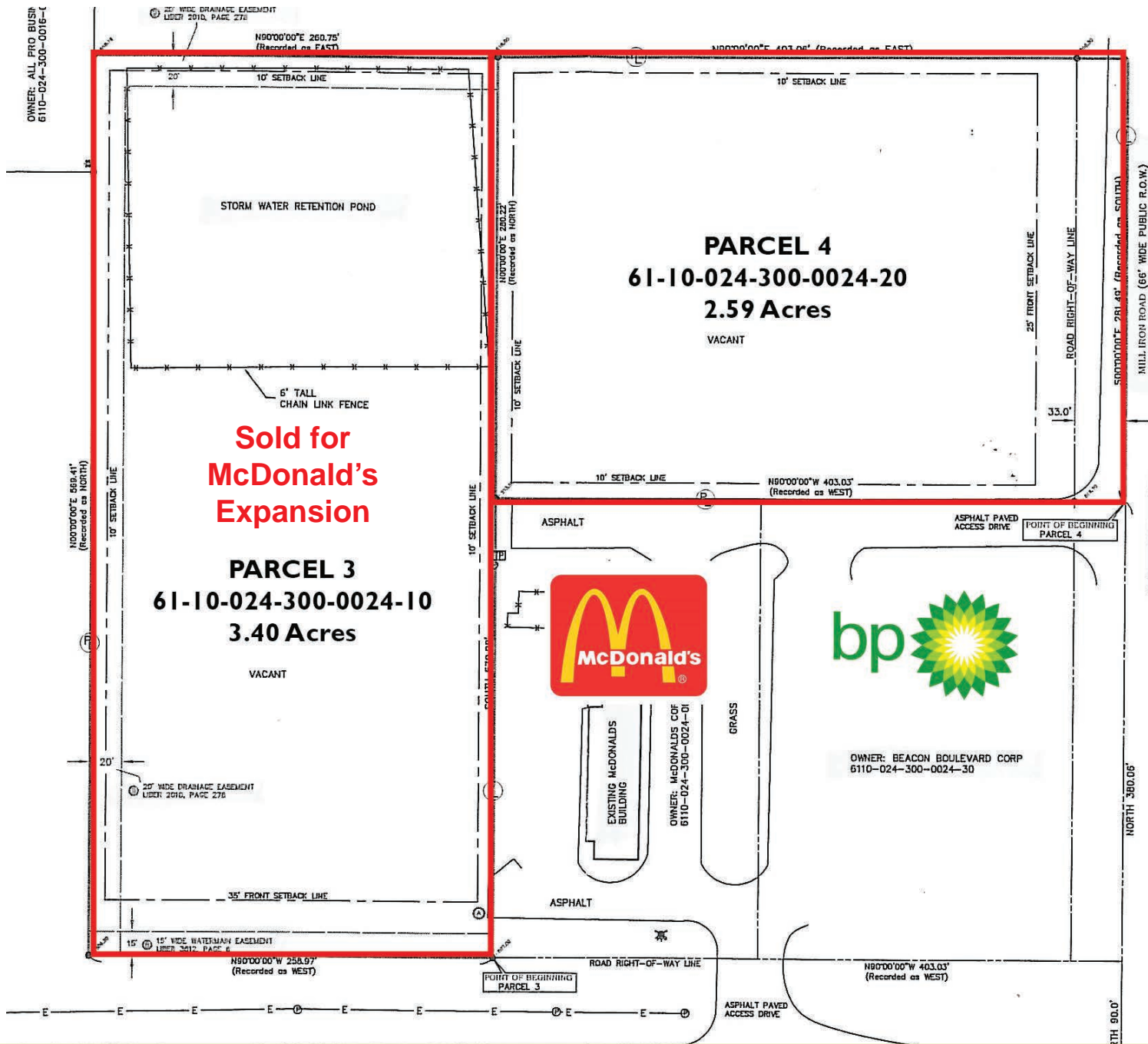
Downtown  
Muskegon

**SITE**

Image © 2015 TerraMetrics

# AERIAL





# SITE PLAN

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,361	29,526	74,307
2010 Population	1,420	29,609	72,402
2019 Population	1,458	30,411	73,688
2024 Population	1,483	30,899	74,629
2000-2010 Annual Rate	0.43%	0.03%	-0.26%
2010-2019 Annual Rate	0.29%	0.30%	0.20%
2019-2024 Annual Rate	0.34%	0.32%	0.25%
2019 Male Population	49.7%	54.2%	50.6%
2019 Female Population	50.3%	45.8%	49.4%
2019 Median Age	33.4	37.5	36.4

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	84.6%	77.0%	66.5%
2019 Black Alone	6.6%	15.5%	25.4%
2019 American Indian/Native Alaskan Alone	1.6%	1.1%	1.0%
2019 Asian Alone	0.3%	0.6%	0.5%
2019 Pacific Islander Alone	0.2%	0.0%	0.0%
2019 Other Race	1.8%	1.7%	2.3%
2019 Two or More Races	4.8%	4.0%	4.3%
2019 Hispanic Origin (Any Race)	7.0%	7.3%	7.7%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	497	10,119	26,294
2010 Households	519	10,291	25,805
2019 Households	534	10,655	26,377
2024 Households	543	10,585	26,773
2000-2010 Annual Rate	0.43%	0.17%	-0.19%
2010-2019 Annual Rate	0.32%	0.39%	0.24%
2019-2024 Annual Rate	0.33%	0.38%	0.30%
2019 Average Household Size	2.72	2.46	2.58

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$52,975	\$40,478	\$39,144
2024 Median Household Income	\$58,025	\$45,191	\$43,815
2019-2024 Annual Rate	1.84%	2.23%	2.28%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$61,628	\$50,034	\$50,908
2024 Average Household Income	\$71,907	\$57,154	\$58,909
2019-2024 Annual Rate	3.13%	2.70%	2.96%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$22,077	\$17,745	\$18,430
2024 Per Capita Income	\$25,756	\$20,283	\$21,340
2019-2024 Annual Rate	3.13%	2.71%	2.98%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	528	10,539	28,135
2000 Owner Occupied Housing Units	77.1%	71.7%	67.3%
2000 Renter Occupied Housing Units	17.0%	24.3%	26.2%
2000 Vacant Housing Units	5.9%	4.0%	6.5%
2010 Total Housing Units	560	10,934	28,511
2010 Owner Occupied Housing Units	74.8%	67.7%	61.8%
2010 Renter Occupied Housing Units	17.9%	26.4%	28.7%
2010 Vacant Housing Units	7.3%	5.9%	9.5%
2019 Total Housing Units	566	11,238	29,144
2019 Owner Occupied Housing Units	79.5%	71.1%	65.4%
2019 Renter Occupied Housing Units	14.7%	23.7%	25.1%
2019 Vacant Housing Units	5.7%	5.2%	9.5%
2024 Total Housing Units	574	11,456	29,617
2024 Owner Occupied Housing Units	80.3%	71.5%	65.9%
2024 Renter Occupied Housing Units	14.1%	23.3%	24.5%
2024 Vacant Housing Units	5.4%	5.2%	9.6%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

October 15, 2019

# DEMOGRAPHICS





Image Landsat / Copernicus

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

**JOHN THOMPSON** Managing Director 513.864.6040 [john.thompson@ngkf.com](mailto:john.thompson@ngkf.com)  
**CHRIS NACHTRAB** Managing Director 513.864.6042 [chris.nachtrab@ngkf.com](mailto:chris.nachtrab@ngkf.com)

