

2635 HENRY STREET  
MUSKEGON, MICHIGAN

RETAIL FOR LEASE  
1,975 – 6,914 Square Feet Available



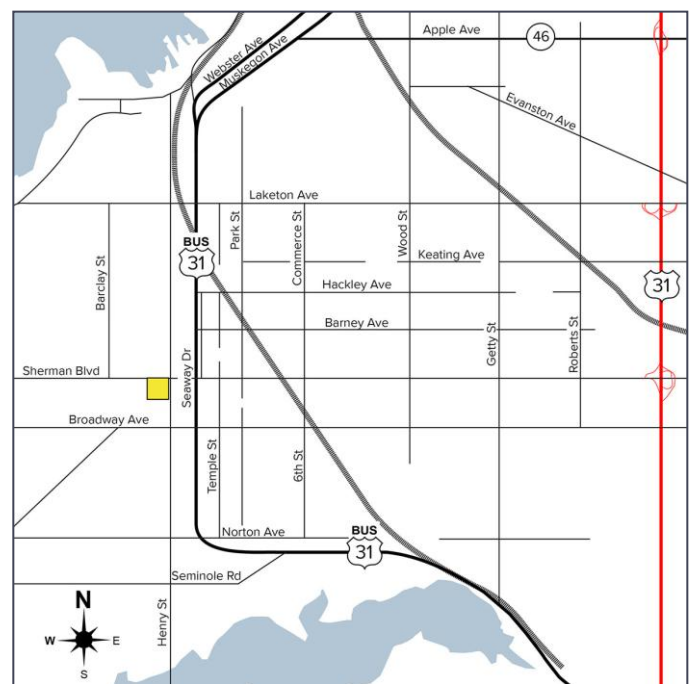
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**HARD CORNER LOCATION**



## PROPERTY FEATURES

- 12,608 total building square feet
- 1,975-6,914 square feet available for lease
- Located on 2.18 acres
- 18' Ceiling height
- End-cap has drive thru
- Great visibility on hard corner
- Built in 1998
- Zoned C-NE
- Lease Rate: \$40.00/sf NNN



For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310  
jrizqallah@signatureassociates.com

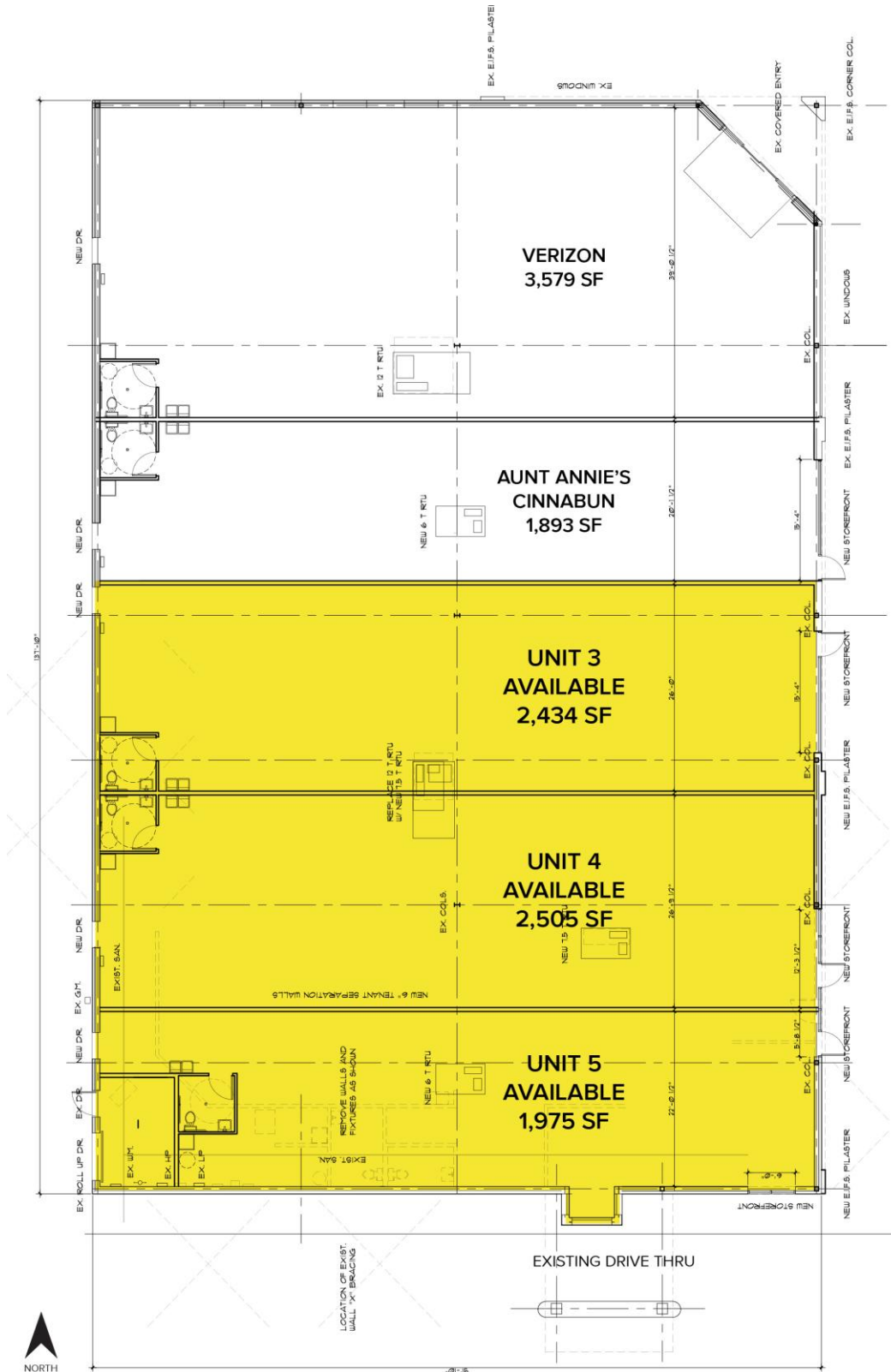
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1188 East Paris Ave SE, Suite 220  
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# 2635 Henry Street – Muskegon, Michigan

## Retail For Lease

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Square Feet  
AVAILABLE

### Floor Plan



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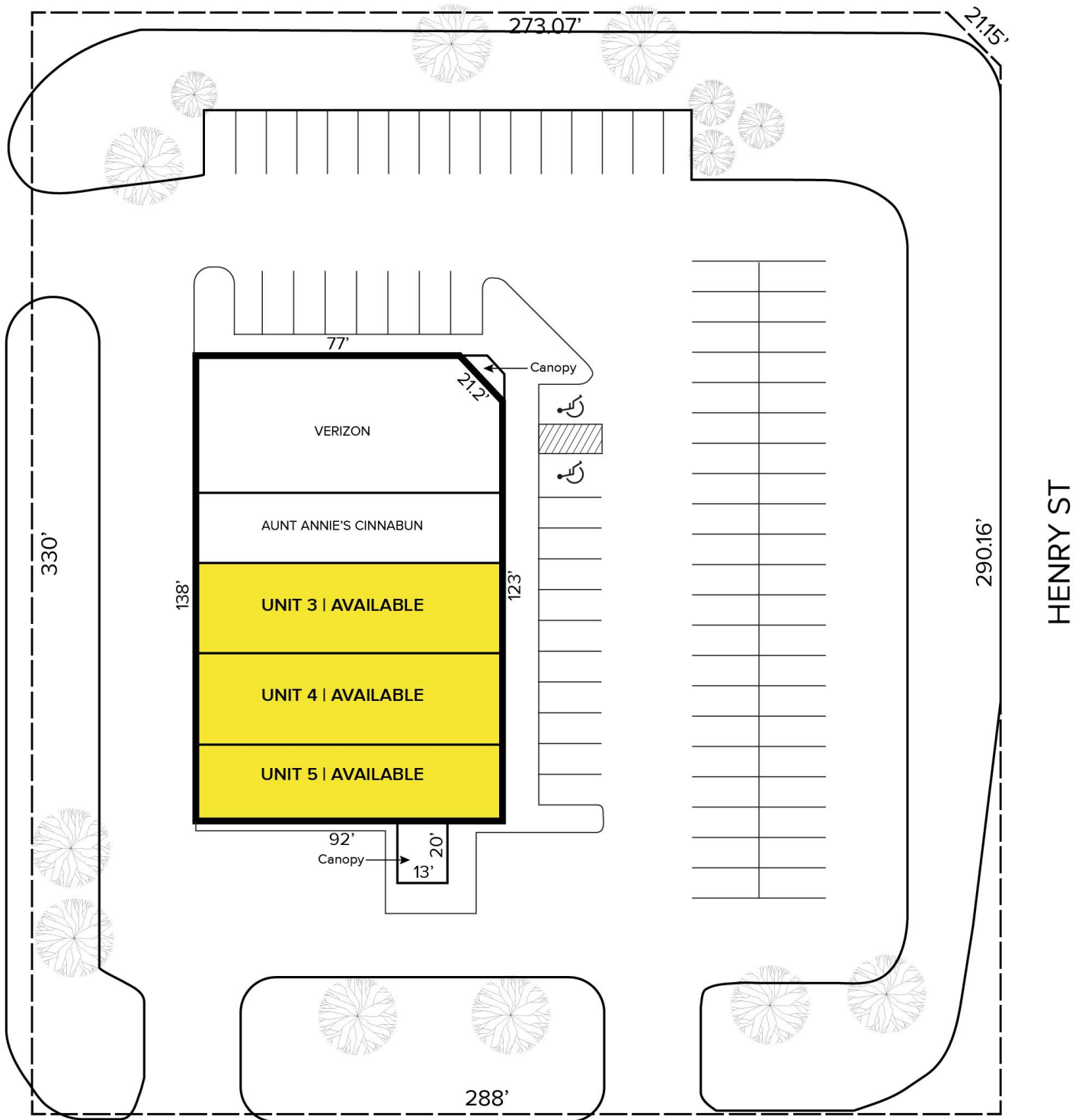
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## Site Plan

W SHERMAN BLVD



\*\*\*Dimensions are approximate\*\*\*

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Aerial



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	9,386	\$54,728
3 MILE	57,939	\$57,082
5 MILE	97,445	\$63,171

TRAFFIC COUNTS (TWO-WAY)	
20,079	Henry St south of W Sherman Blvd
11,086	Henry St north of W Sherman Blvd
20,580	W Sherman Blvd east of Henry St
20,291	W Sherman Blvd west of Henry St

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