

E. STERNBERG ROAD MUSKEGON, MICHIGAN

LAND FOR SALE
9.39 Acres Available



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STERNBERG SQUARE



PROPERTY FEATURES

- Approximately 9.39 acres available
- Zoned PUD
- Utilities available
- Sale Price: \$700,000
- Price per Acre: \$74,547

Comments: This 9.39 acre land assemblage presents a rare chance to deliver a high impact project in a flexible PUD district. With strong medical market fundamental, a growing population base and immediate access to Infrastructure. Situated behind Chestnut Fields Retirement Community. The site is well-positioned for mix-use, Medical, or residential development. Developers will appreciate the scale, visibility, and versatility this property offers in one of West Michigan's most dynamic growth corridors.



For more information, please contact:

CAROLYN BOJI
(616) 213 4560
cboji@signatureassociates.com

JOE RIZQALLAH
(616) 822 6310
jrizzqallah@signatureassociates.com

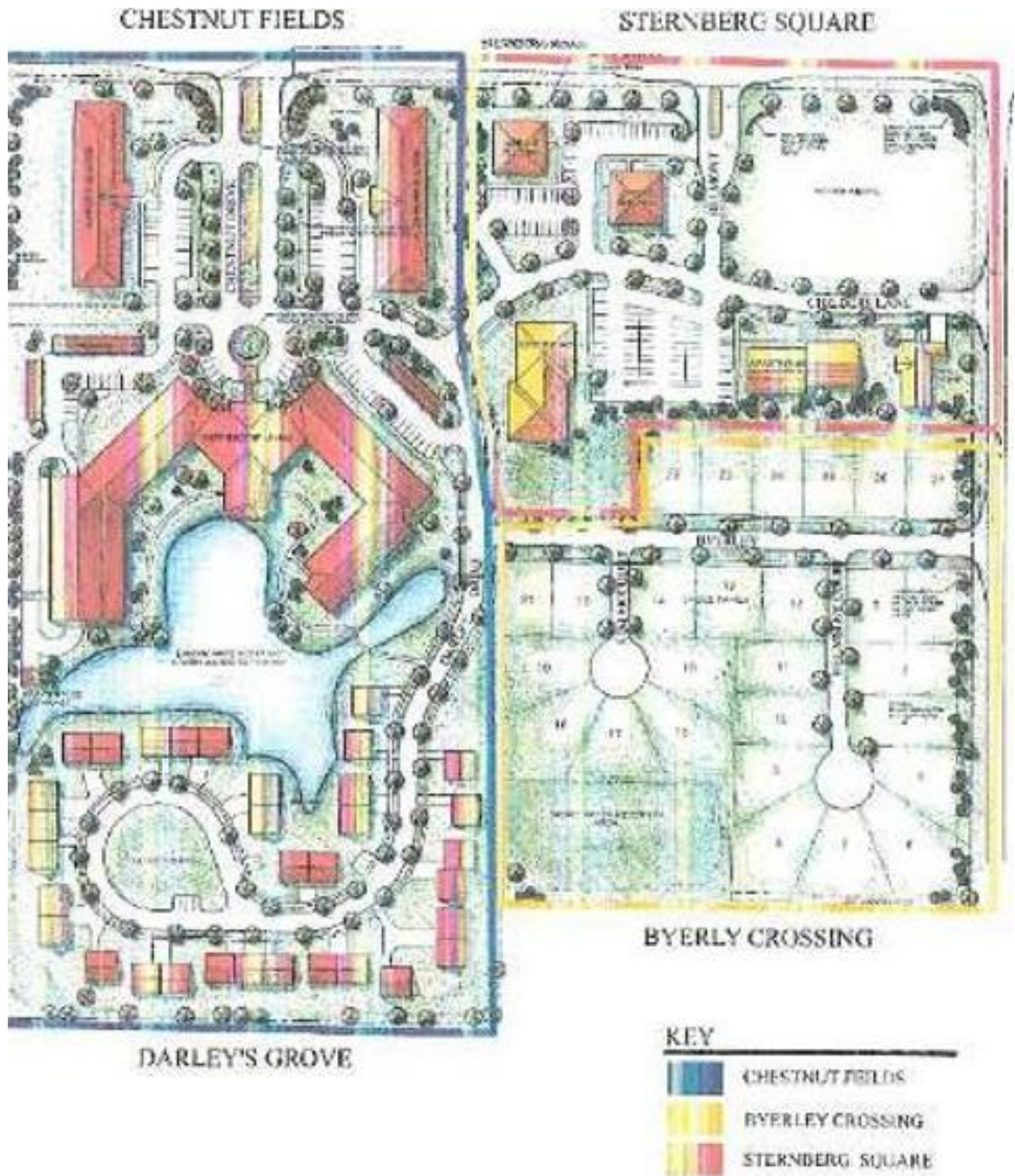
SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

E. Sternberg Road – Muskegon, Michigan

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Site Development Plan



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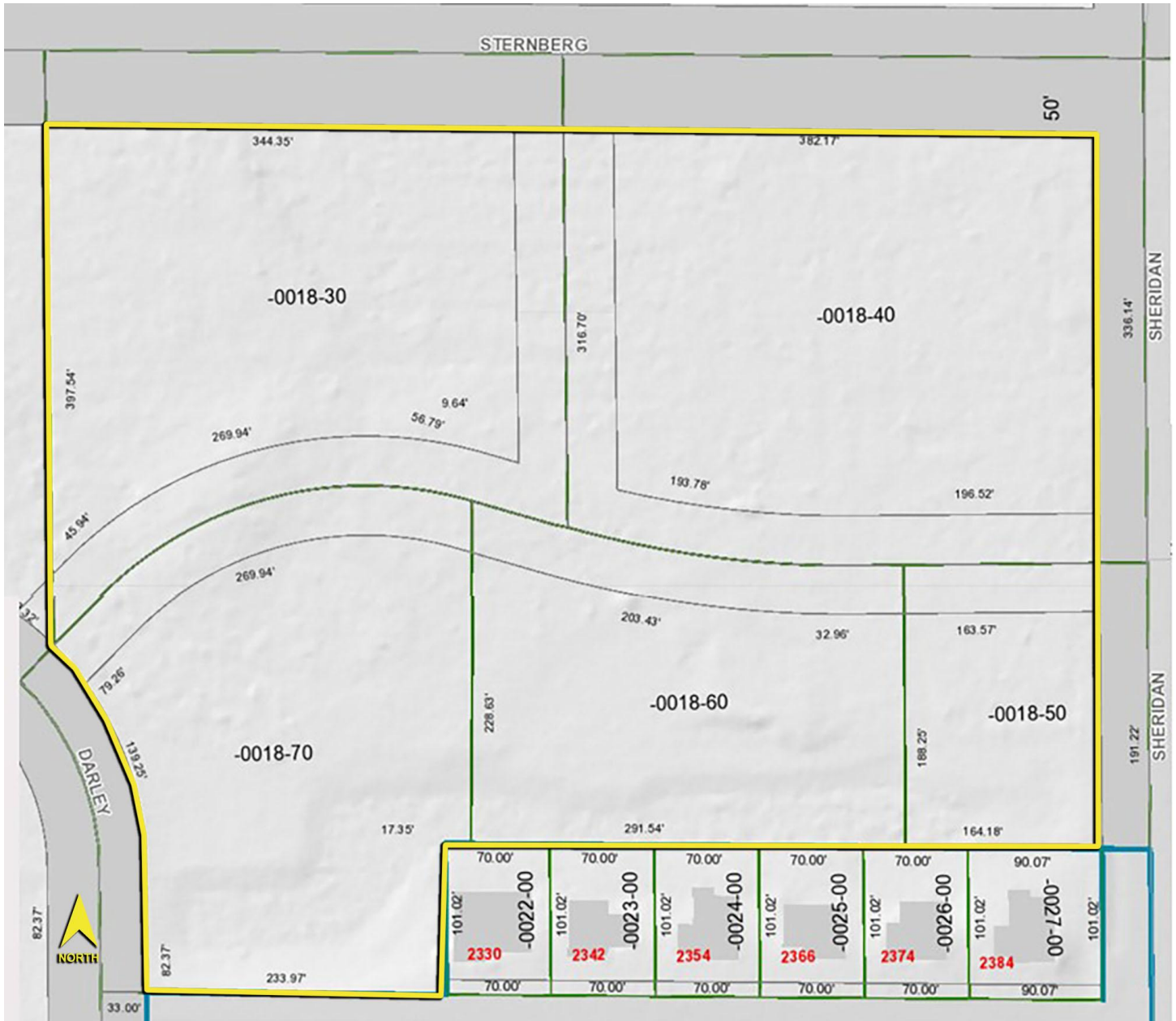
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Parcel Breakdown



| DEMOGRAPHICS | | |
|--------------|------------|----------------|
| | POPULATION | MED. HH INCOME |
| 1 MILE | 2,120 | \$84,751 |
| 3 MILE | 18,699 | \$80,276 |
| 5 MILE | 63,695 | \$71,573 |

| TRAFFIC COUNTS (TWO-WAY) | |
|--------------------------|---------------------------|
| 12,300 | Sternberg Rd west of I-96 |
| 8,265 | Sternberg Rd east of I-96 |
| 30,186 | I-96 at Sternberg Rd |
| 21,561 | I-96 north of Airport Rd |

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