

SALE/LEASE



RETAIL

1387 E LAKETON AVE



1387 E LAKETON AVE, MUSKEGON, MI 49442

#### PROPERTY OVERVIEW

Position your business in a highly visible, traffic friendly Muskegon retail corridor with this versatile, 8,736±sqft single story building—perfectly suited for a showroom, office suites, or mixed use operations. Constructed in 1947, the structure boasts a durable cement block façade and functional layout offering a balance of form and function.

#### PROPERTY HIGHLIGHTS

- Generous Size & Frontage: 8,736sq ft of flexible commercial space on approximately 0.53 acre, ideal for multi tenant use or a single anchored operation
- Strong Visibility & Access: Fronting Laketon Ave near Broadmoor St, the property benefits from high exposure, signage, and access to nearby transit lines
- Strategic Location: In the East Muskegon submarket, this site serves a growing population of over 10,900 within one mile and more than 58,600 within three miles—offering access to a mixed use customer base

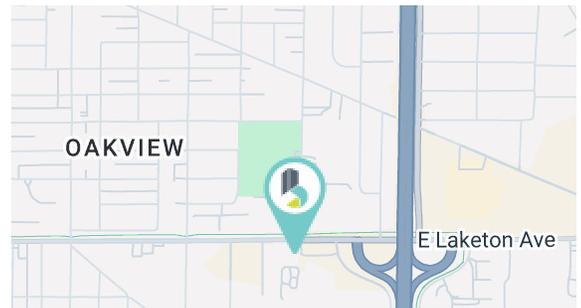
SALE PRICE \$495,000

LEASE RATE \$7.00 - 8.00 SF/YR (NNN)

Available SF: 2,900 - 8,736 SF

Lot Size: 0.82 Acres

Building Size: 8,736 SF



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## AVAILABLE SPACES

| SUITE             | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE   |
|-------------------|-----------|-----------|------------|--------------|
| ■ Suite 1         | Available | 2,900 SF  | NNN        | \$8.00 SF/yr |
| ■ Suite 2         | Available | 2,900 SF  | NNN        | \$8.00 SF/yr |
| ■ Suite 3         | Available | 2,900 SF  | NNN        | \$8.00 SF/yr |
| ■ Suite 1, 2, & 3 | Available | 8,736 SF  | NNN        | \$7.00 SF/yr |

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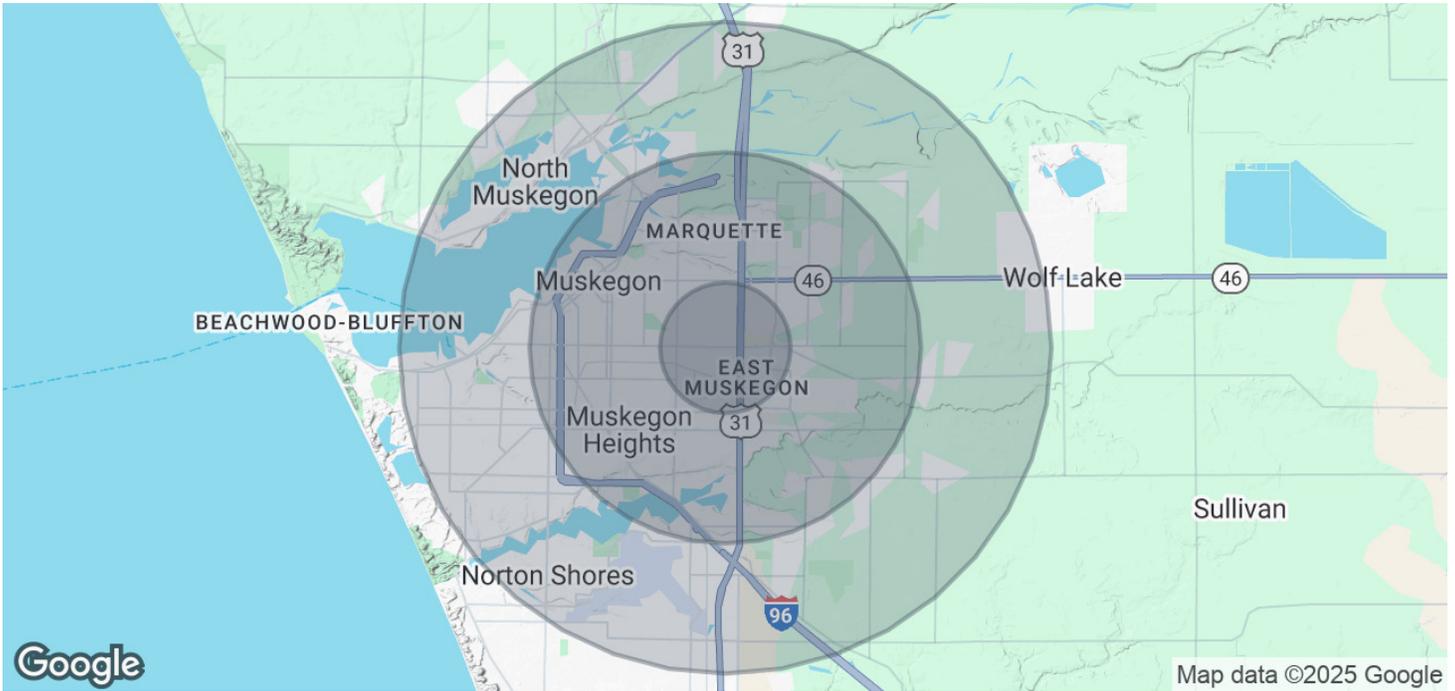


# DEMOGRAPHICS MAP & REPORT

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,960  | 57,215  | 101,856 |
| Average Age          | 40     | 39      | 40      |
| Average Age (Male)   | 38     | 38      | 39      |
| Average Age (Female) | 41     | 40      | 41      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,378     | 21,559    | 40,272    |
| # of Persons per HH | 2.9       | 2.7       | 2.5       |
| Average HH Income   | \$54,275  | \$55,146  | \$65,827  |
| Average House Value | \$124,790 | \$140,402 | \$171,552 |

Demographics data derived from AlphaMap

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