

LEASE

RETAIL



WEST VILLAGE MALL



2500 HENRY ST, MUSKEGON, MI 49441

PROPERTY OVERVIEW

West Village Mall is a major shopping center located at the northeast corner of Sherman Boulevard and Henry Street in Muskegon, MI. Anchored by Planet Fitness with a variety of suite sizes available, strong co-tenancy, and excellent visibility, West Village Mall offers prime leasing opportunities for retail, office, and service businesses. Don't miss out on this exceptional location!

PROPERTY HIGHLIGHTS

- **Excellent Visibility:** Situated in a high-traffic area with strong signage opportunities.
- **Strong Tenant Mix:** Anchored by Planet Fitness, with over 10,000 members and open 24/7/365. Other long-term tenants include West Marine, Cosmoprof, Hallmark, Muskegon Rescue Mission, and Firestone.
- **Nearby Traffic Generators:** Regional, national, and local businesses including Super Walmart, Meijer, Home Depot, Aldi, GFS, and more.
- **Additional Neighboring Retailers:** Advance Auto, AutoZone, Walgreens, Dollar Tree, Corewell Health Clinic, Jimmy John's, Taco Bell, Arby's, and several major banks and car dealerships.

Lease Rate:	\$6.00 - 12.00 SF/ yr (NNN)
Available SF:	817 - 14,320 SF



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 2492-A	4,120 SF	NNN	\$9.00 SF/yr
■ 2492-C	4,555 SF	NNN	\$8.00 SF/yr
■ 2500-A	3,456 SF	NNN	\$8.00 SF/yr
■ 2502	3,456 SF	NNN	\$8.00 SF/yr
■ 2506	4,900 SF	NNN	\$8.00 SF/yr
■ 2510	1,710 SF	NNN	\$11.00 SF/yr
■ 2516	1,000 SF	NNN	\$12.00 SF/yr
■ 2518	817 SF	NNN	\$10.00 SF/yr
■ 2540	4,049 SF	NNN	\$7.00 SF/yr
■ 2542	4,049 SF	NNN	\$6.00 SF/yr
■ 2544	6,222 SF	NNN	\$6.00 SF/yr
■ 2580	1,200 SF	NNN	\$10.00 SF/yr
■ 2540 & 2542	10,098 SF	NNN	\$6.00 SF/yr
■ 2540 & 2542 & 2544	14,320 SF	NNN	\$6.00 SF/yr

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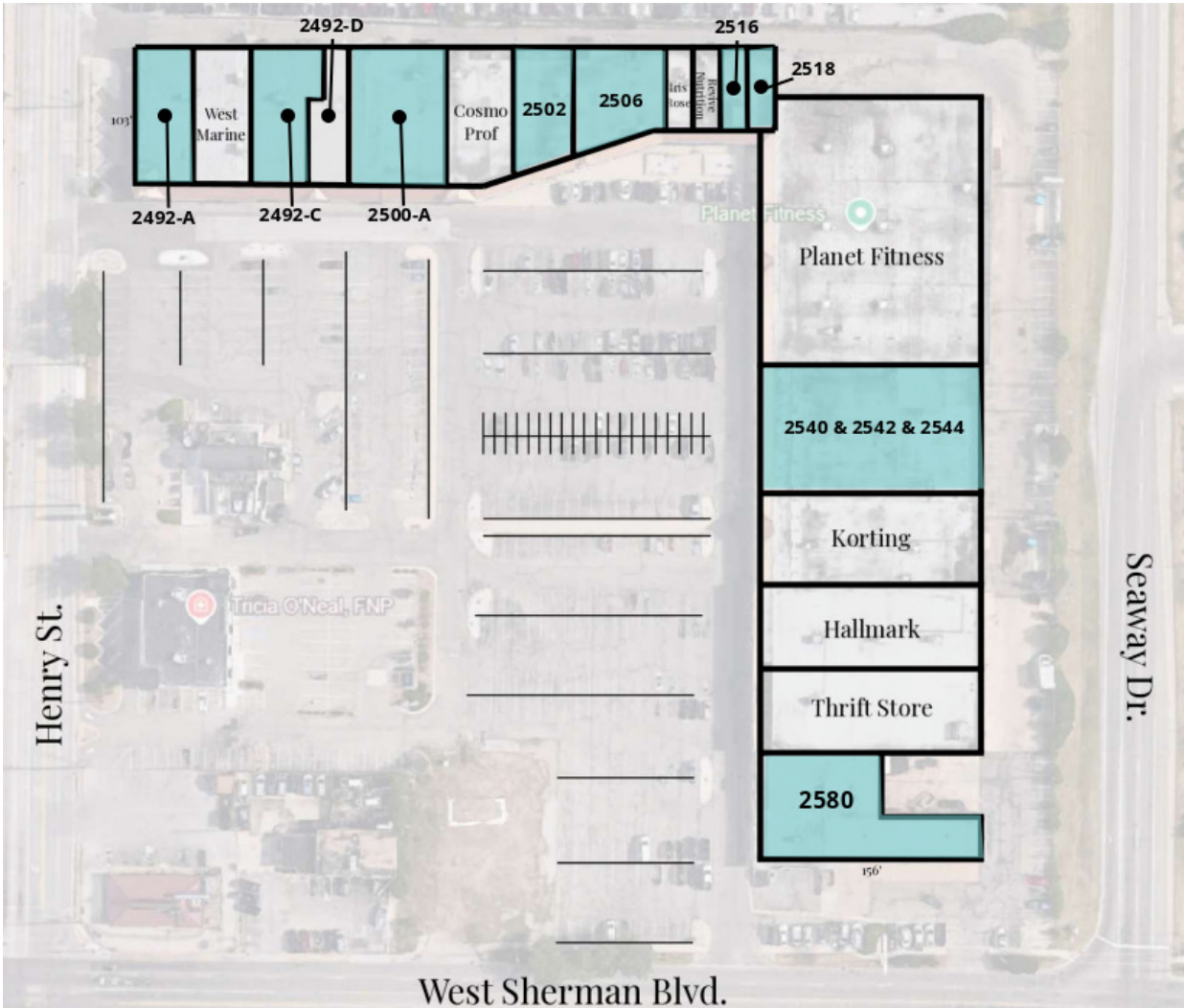
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ADDITIONAL PHOTOS

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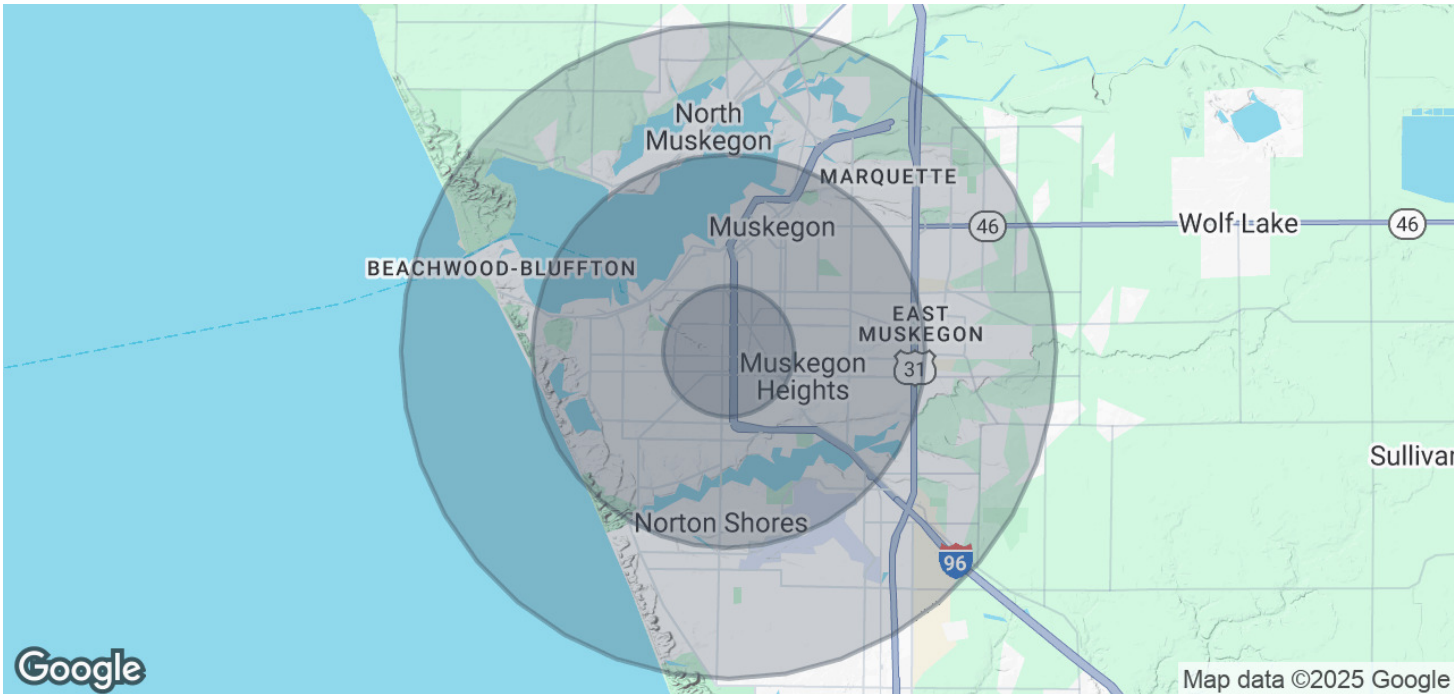


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,785	58,964	97,088
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,843	24,129	38,677
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$59,976	\$63,773	\$69,978
Average House Value	\$137,490	\$163,919	\$186,821

Demographics data derived from AlphaMap

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