FOR SALE, LEASE, OR BUILD-TO-SUIT - OFFICE/RETAIL
Fastest Growing Corridor in Muskegon County!



Property Overview

- **High-visibility** development site along Harvey Street within a commercial district undergoing **explosive growth**, anchored by the new Costco and supported by ongoing public and private investment.
- Available for **sale, build-to-suit, or long-term land lease structures** depending on user needs.
- Located in the heart of a corridor that has seen hundreds of millions of dollars in new private and public investment over the past 10 years.
- **Strong traffic patterns** along Harvey Street and proximity to key intersections provide excellent visibility and consumer access.
- Surrounding land uses continue to strengthen demand, with nearby housing communities, major employers, and regional shopping destinations increasing daytime population and customer activity.
- Convenient connectivity to I-96, the Harvey retail corridor, and major Muskegon County arterials positions the site as a highly strategic, future-proof development opportunity.
- Established access easements and defined approach locations already in place to support streamlined development.
- Combination of visibility, infrastructure readiness, surrounding growth, and development momentum makes this parcel an exceptional option for developers and end users seeking long-term value.

Parcel C S. Harvey Street, Fruitport Twp, MI 49444

Development Opportunity

- Price: $795,000
- Size: 1.37 Acres
- Zoning: PUD
- 199 ft. Lot Frontage
- PPN: 61-15-127-300-0003-30
- Municipality: Fruitport Township
- Lot is level and ready for development
- Utilities ready at street
- Traffic Counts at Sternberg/US31 - 46,417 vehicles per day
- Quick access to US31 and I96

Potential Uses:

- Multi-tenant retail
- Medical or dental office
- Restaurant/QSR concepts
- Professional office
- Service-based commercial uses

For Additional Information:

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