

3530 Henry Street
Muskegon, Michigan



Planned Redevelopment



Retail Strip Center | For Lease

- Approximately 20,000 square feet still available with flexible unit sizes
- Ace Hardware recently leased 14,000 square feet and is scheduled to open mid 2027
- High-traffic Henry Street commercial corridor with visibility
- Zoned PUD with plans for a residential apartment complex immediately south of the center, in addition to the renovation of the retail building
- Ample on-site parking

Position your business within the redevelopment of the former Kmart site along the established Henry Street commercial corridor. The 34,000 SF retail center is planned for revitalization, including a new façade, resurfaced parking lot, and high-visibility signage. Multiple suite sizes are available for lease, offering flexibility for a variety of retail and service uses. Available options include in-line spaces as well as an end-cap with potential for drive-thru capability. The surrounding area continues to experience significant investment, including Trinity Health's recently developed 42,000 SF full-service facility. Redevelopment plans for the site also include a multi-unit residential complex featuring a fitness center and clubhouse. Located in a high-traffic Norton Shores retail corridor with numerous national retailers and franchise operators nearby, this project offers an opportunity to establish a presence within an evolving mixed-use destination.

Lease Price: \$15.00 - \$30.00/SF/Yr NNN

For more information, please contact:

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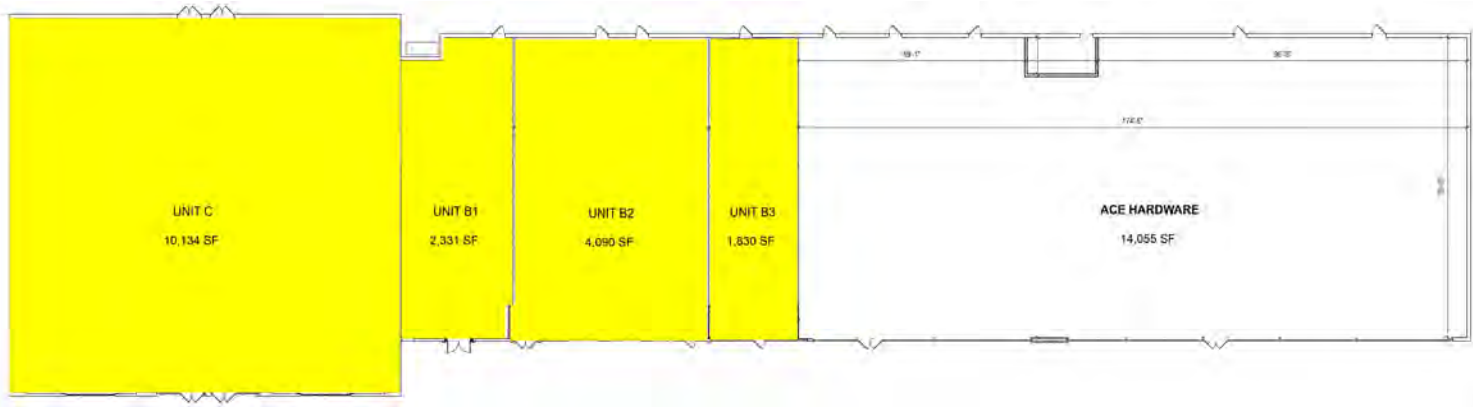
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Floor Plan



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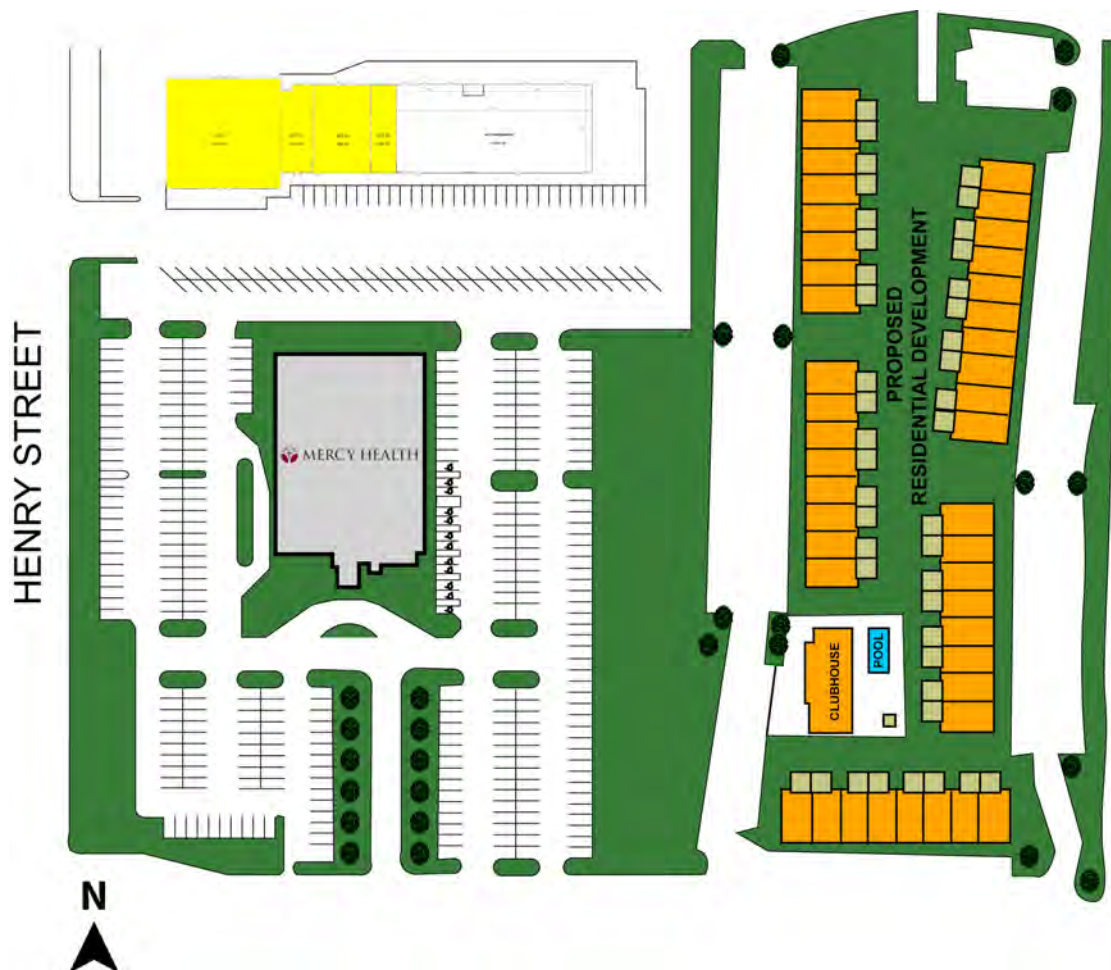
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Site Plan - Redevelopment



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Detailed Aerial



DEMOGRAPHICS

	POPULATION	AVG. HH INCOME
1 MILE	10,353	\$46,343.88
3 MILE	59,649	\$45,409.85
5 MILE	96,165	\$44,512.17

TRAFFIC COUNTS (TWO-WAY)

21,221	Norton between Bus-31 (Seaway) & Henry
9,118	Norton between Rood Rd and Henry St
13,751	Henry between Browne and Winslow
7,811	Seminole E of Henry

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