

LEASE



RETAIL

QUARTER APPLE MALL



1910, 1930, 1970 E APPLE AVE, MUSKEGON, MI 49442

PROPERTY OVERVIEW

Quarter Apple Mall is a major shopping center strategically located along East Apple Avenue (MI Highway 46) near the on/off ramps of US-31 in Muskegon, MI. This highly visible retail center benefits from strong traffic counts, a diverse tenant mix, and excellent accessibility. An incredible opportunity for a retailer or office user seeking affordability, customization, and strong foot traffic in a prime Muskegon retail corridor!

PROPERTY HIGHLIGHTS

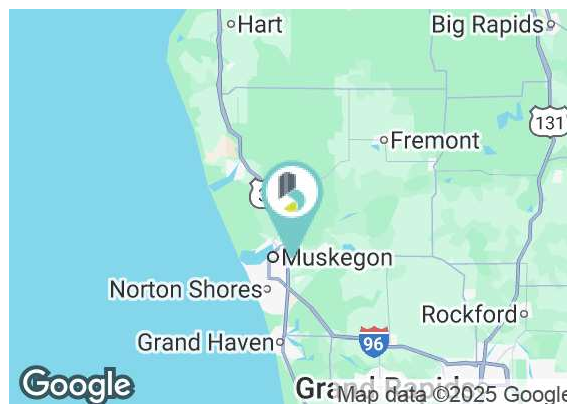
- Prime Location: Northwest corner of Apple Avenue & Quarterline Road
- Easy access with a traffic light-controlled intersection ensuring safe ingress/egress
- High Traffic Counts: 31,503 vehicles per day (ADT) at the Apple Ave & Quarterline Rd intersection
- Moderate traffic speed allows for strong visibility
- Three large pylon signs prominently listing tenants along Apple Avenue
- Excellent visibility with fascia signage options
- Strong Tenant Mix
- Densely Populated Trade Area

LEASE RATE

\$9.00 - \$10.00 SF/YR
(NNN)

Available SF:

1,196 - 2,318 SF



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EXTERIOR PHOTOS

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1930 E Apple Ave



1910 E Apple Ave



1970 E Apple Ave

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PYLON SIGNAGE AVAILABLE

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AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■	1970-C	2,318 SF	NNN	\$9.00 SF/yr
■	1930-A	1,704 SF	NNN	\$10.00 SF/yr
■	1930-G	1,865 SF	NNN	\$10.00 SF/yr
■	1930-L	1,950 SF	NNN	\$10.00 SF/yr
■	1930-M	1,950 SF	NNN	\$10.00 SF/yr
■	1910-I	1,558 SF	NNN	\$10.00 SF/yr
■	1910-L	1,938 SF	NNN	\$10.00 SF/yr
■	1930-B	1,196 SF	NNN	\$15.50 SF/yr

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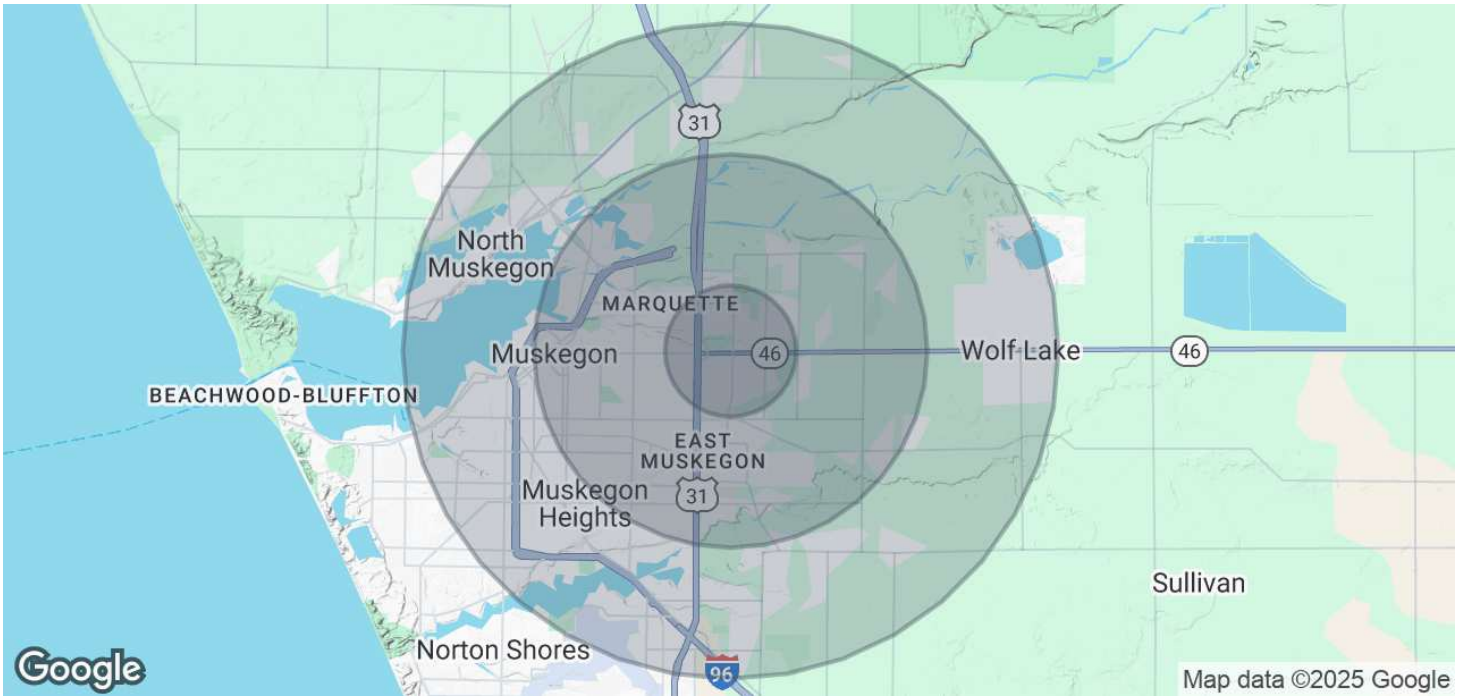


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,569	47,077	91,983
Average Age	42	39	40
Average Age (Male)	39	38	38
Average Age (Female)	43	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,336	17,534	35,782
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$60,210	\$54,041	\$62,964
Average House Value	\$167,323	\$135,457	\$162,989

Demographics data derived from AlphaMap

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