2037 E. Laketon Avenue, Unit A
Muskegon, Michigan

CORE COMMERCIAL

Retail Opportunity

- 11,862 Square Foot Building
- **3,600 SF +/- Retail Space Available for Lease**
- Zoned M - Commercial/Industrial District
- Built in 1960 | Renovated in 2019

Retail opportunity situated on busy Laketon Avenue, just east of the US 31 interchange. The space consists of 3,600 SF and is currently in a "gray-box" state. The building owner will work with a qualified tenant to build-out the space (final lease terms may change). The balance of the building is occupied by a former bar/restaurant. The owner is currently renovating the building exterior and the restaurant space and intends to open a bar/restaurant operation.

Lease Price: Unit A: $12.00/SF/Yr NNN ($3,600.00/Month)
Unit A-1: $14.00/SF/Yr NNN ($2,100.00/Month)
Unit A-2: $14.00/SF/Yr NNN ($2,100.00/Month)

For more information, please contact:

BRYAN BENCH
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Connect with us:

CORE REALTY PARTNERS
221 W. Webster Avenue
Muskegon, MI 49440
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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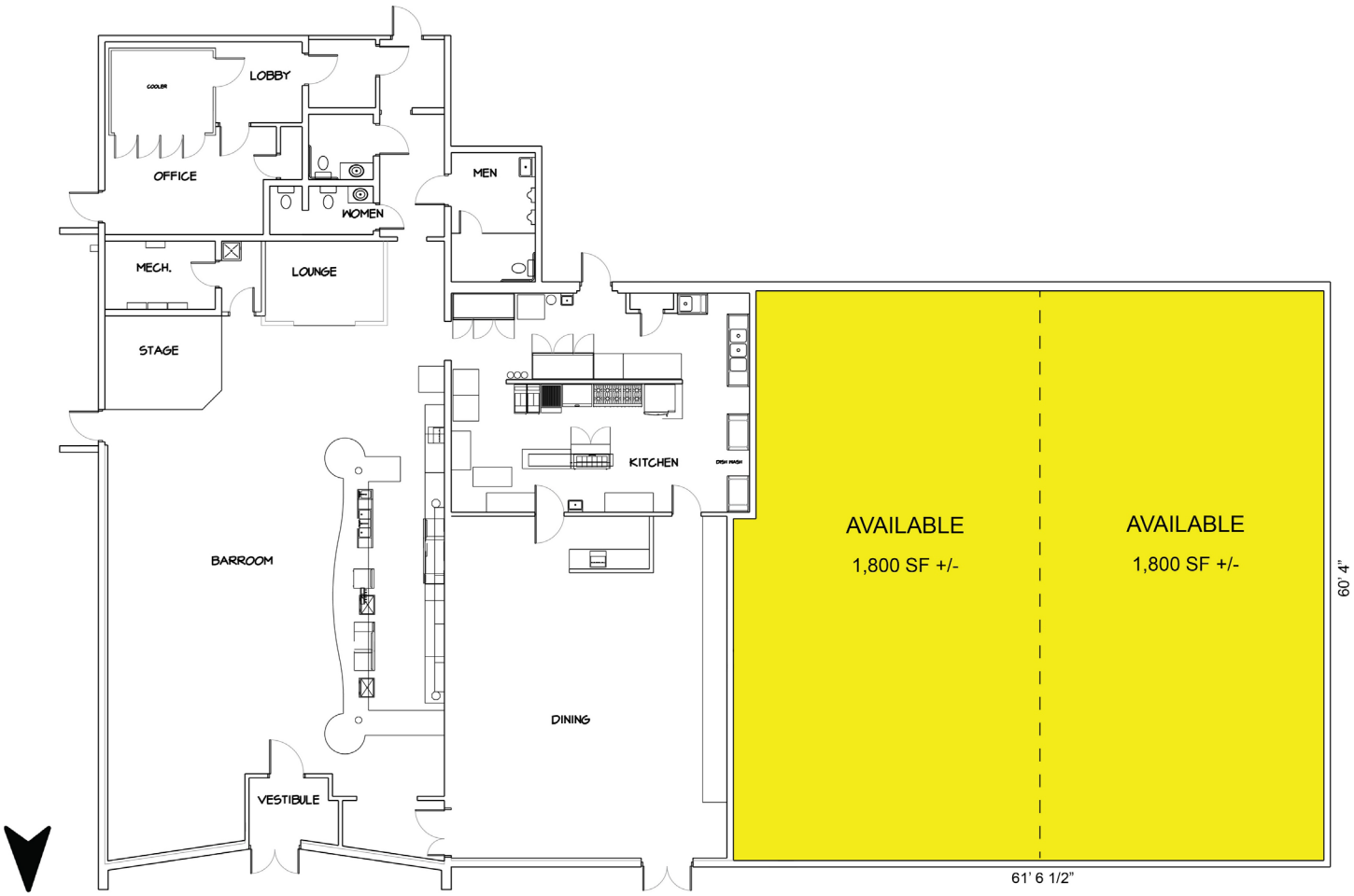
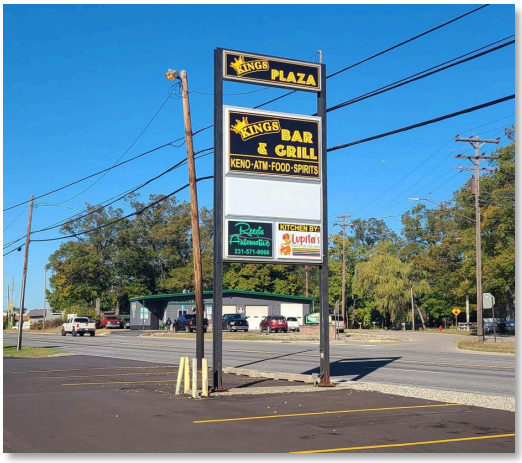
For Lease

Floor Plan





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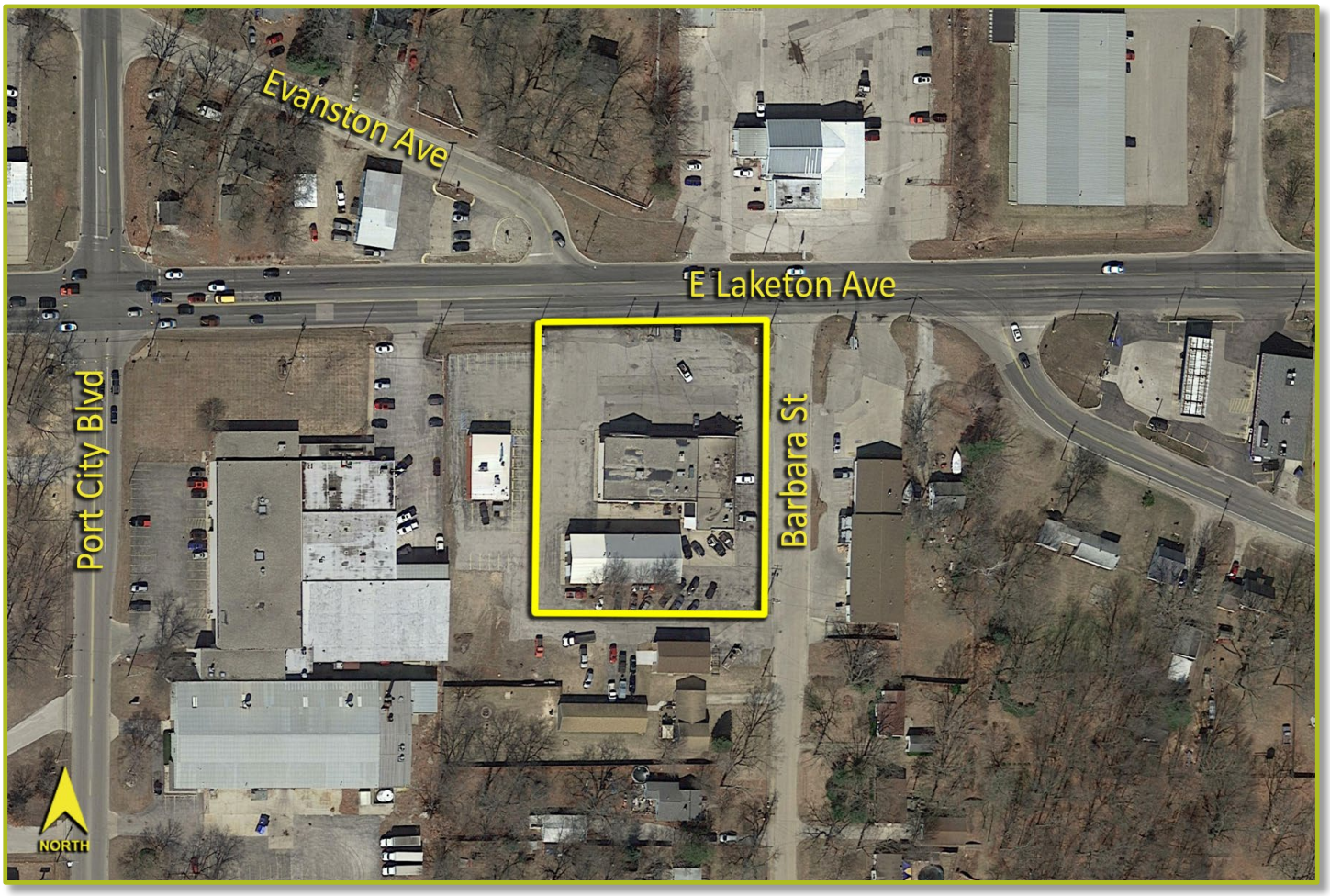
Aerial



TRAFFIC COUNTS (TWO-WAY)	
20,015	Laketon Ave 100 ft W of US31 Overpass
16,741	Laketon Ave W of Port City Blvd
5,947	Port City Blvd 0.1 Mi S of Laketon Ave
3,911	Evanston Ave between Laketon & Sheridan

DEMOGRAPHICS		
	POPULATION	AVG. HH INCOME
1 MILE	3,607	$31,838.00
3 MILE	34,759	$35,609.17
5 MILE	69,920	$37,227.69

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