

For Sale

Land



West Village Mall Outlot

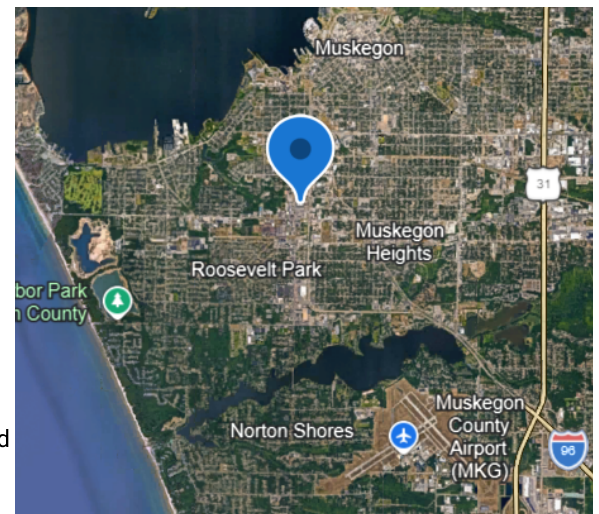
Muskegon, MI, 49441

1.5 Acre Outlot available for sale at West Village Mall, a major shopping center located at the northeast corner of Sherman Boulevard and Henry Street in Muskegon, MI. Anchored by Planet Fitness with excellent visibility, West Village Mall offers prime opportunities for retail, office, and service businesses.

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. Other long-term tenants include West Marine, CosmoProf, 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.
- **Easy Access** from both Sherman Ave and West Village Mall parking lot.

Sale Price	\$199,000
Available	1.5 Acres
Parcel #	61-24-131-300-0039-20

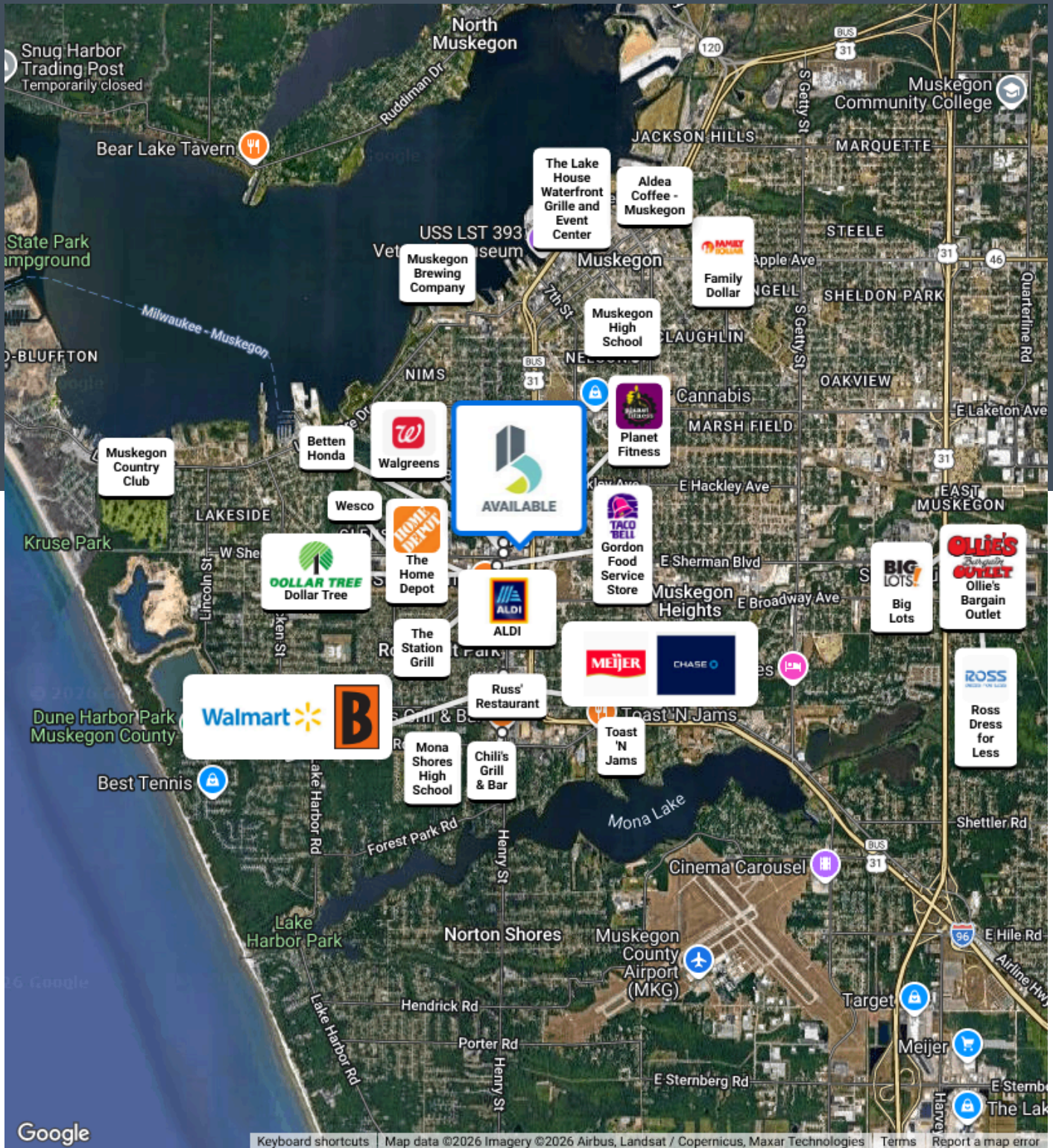


Katie Lovley
Advisor
klovley@bradleyco.com
c 616.889.9217

Bill Bussey, CCIM
Senior Associate Broker
bbussey@bradleyco.com
c 616.291.6011

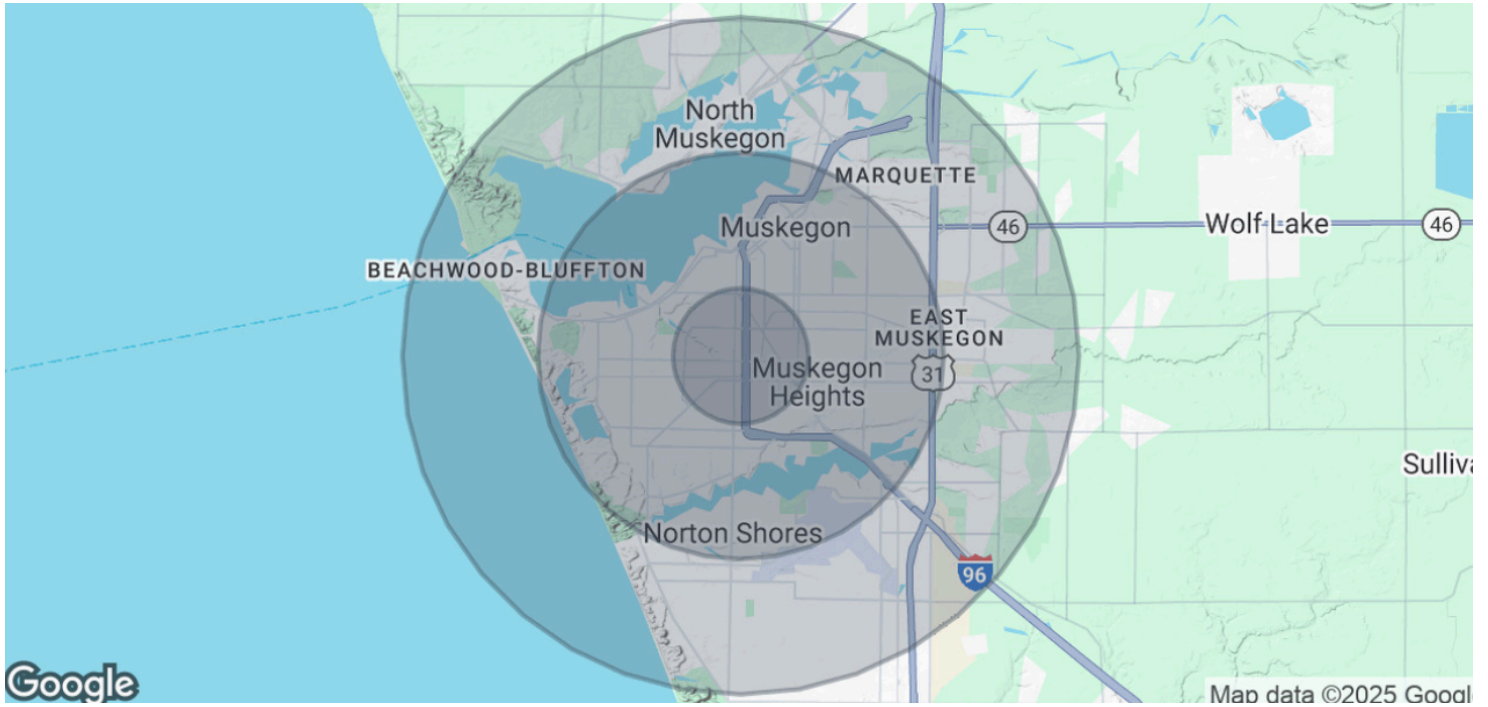
Retailer Map

2500 Henry St, Muskegon, MI 49441



Demographics

2500 Henry St, Muskegon, MI 49441



Demographics

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