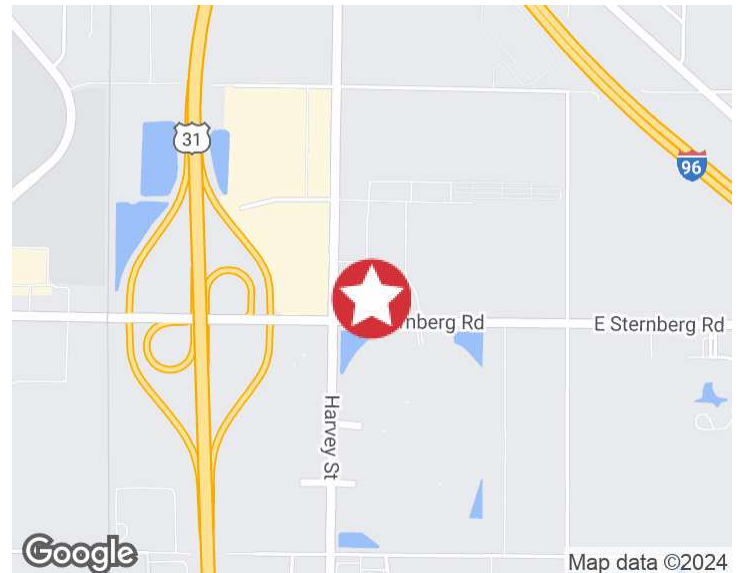




1664 E. Sternberg Rd.  
Muskegon, Michigan 49444

### Property Highlights

- Former Meyer Music Location.
- Excellent Visibility and Prime Location along the Metro-Muskegon Lakeshore retail district.
- Surrounded by National Retailers. Join True Sleep and Jersey Mike's retailers in building.
- Large Pylon Signage and Electronic Reader Board



For More Information

**Bill Tyson**

O: 616 242 1103

billt@naiwmm.com

# Area Retail

1664 E. Sternberg Rd.  
Muskegon, Michigan 49444



# Lease Overview

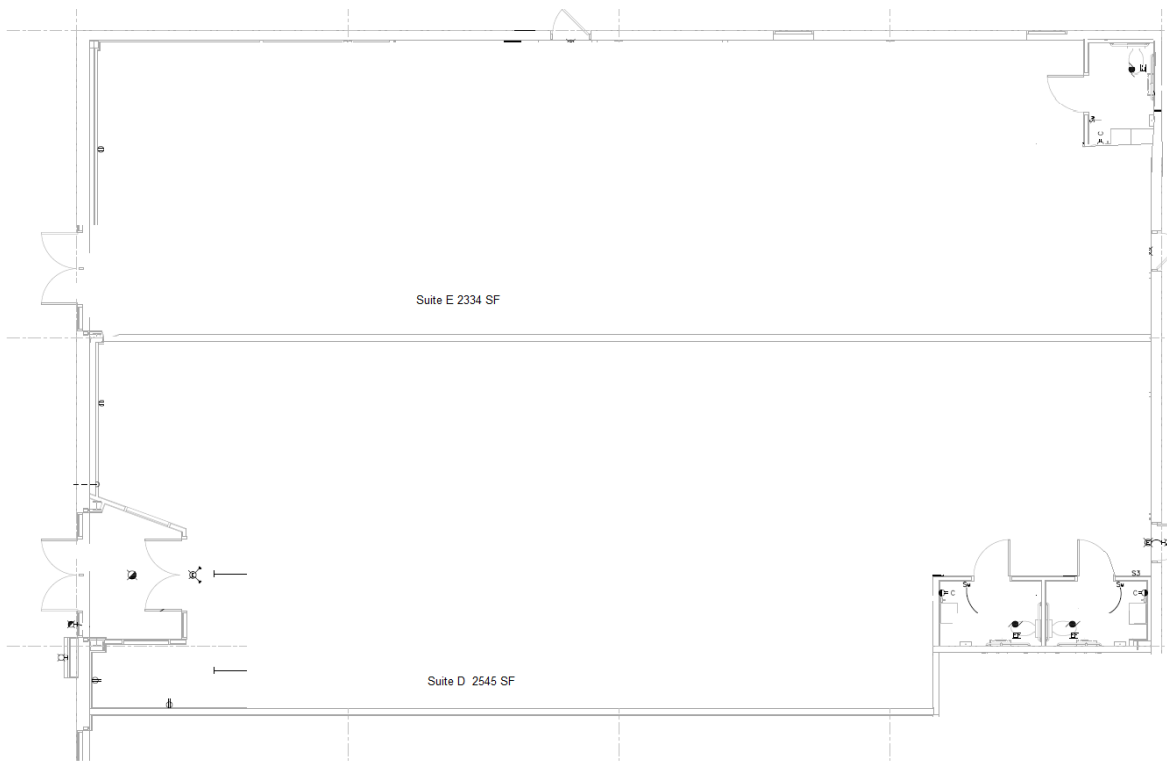
1664 E. Sternberg Rd.  
Muskegon, Michigan 49444

## Lease Information

<b>Lease Type:</b>	NNN
<b>Terms:</b>	60 Month Lease
<b>PPN:</b>	15-22-100-0009-30
<b>Municipality:</b>	Fruitport Charter Township
<b>Zoning:</b>	PUD- We recommend contacting the Township for approval of Tenant use.

## Availability

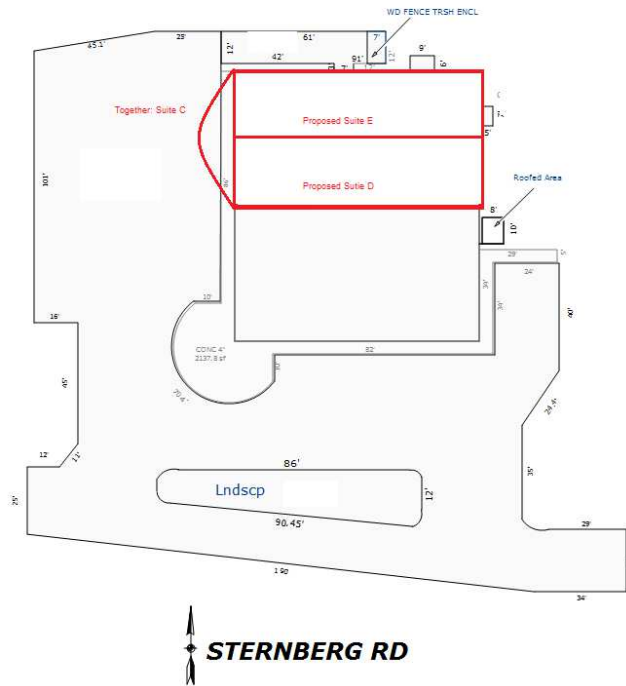
SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM \$4.06 /PSF/YR MONTHLY	TOTAL MONTHLY RENT
<b>Suite C</b>	4,879 SF	\$12.00	\$4,879.00	\$1,650.73	\$6,529.73
<b>Suite D</b>	2,545 SF	\$16.00	\$3,393.33	\$861.06	\$4,254.39
<b>Suite E</b>	2,334 SF	\$16.00	\$3,112.00	\$789.67	\$3,901.67



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

# Additional Photos

1664 E. Sternberg Rd.  
Muskegon, Michigan 49444



Sketch by Apex Sketch



# Property Overview

1664 E. Sternberg Rd.  
Muskegon, Michigan 49444

## Location, Location, Location

This building remodeled in 2016 and is located in the city of Muskegon, the largest city on the Lake Michigan Shoreline. With more than sixty retailers, and restaurants, the area services shoppers in Muskegon, as well as the nearby communities such as Ludington, Grand Haven, and Holland.

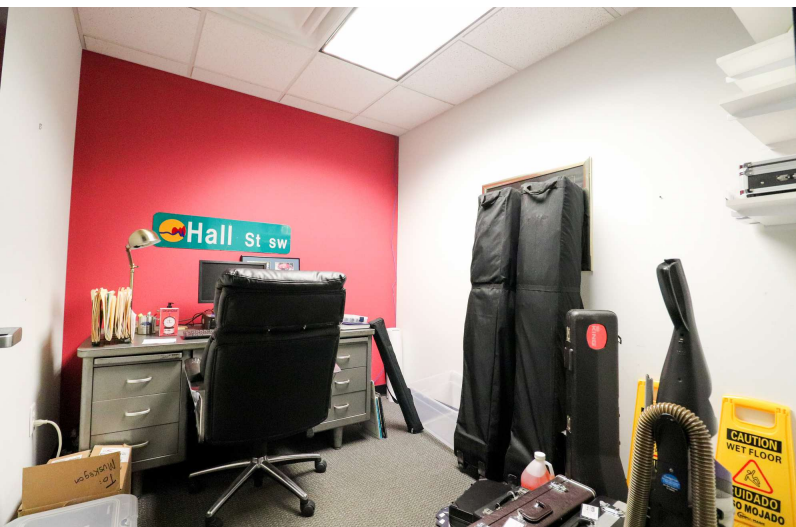
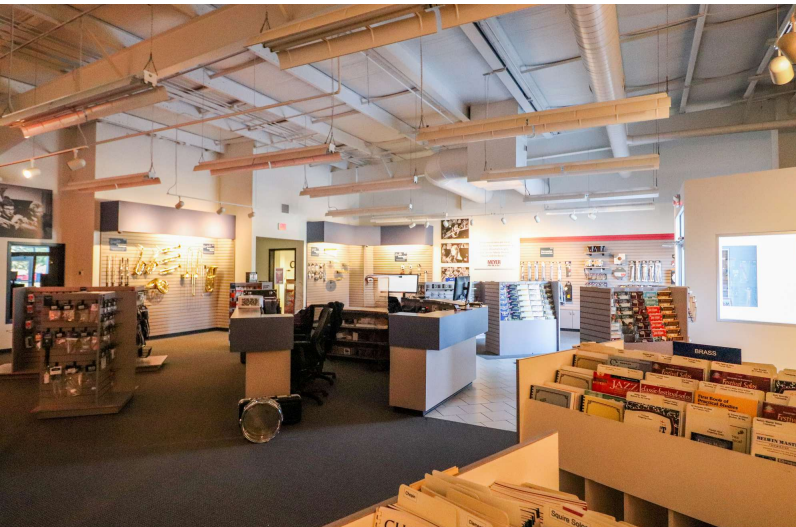
Located next to the intersection of US-31 and I-96, this retail area provides easy access to both highways. This is a fantastic location as US-31 is the main route for travelers heading to and from Holland and Traverse City.

Muskegon's economy is centered around the largest deep-water port in West Michigan. The manufacturing community is diverse, including a high concentration of aerospace, food processing, marine recreation and automotive manufacturing. The city's residents average 75% home ownership, with the median home cost of \$120,000, making it one of the most affordable lakeshore communities in the Midwest.



# Interior Photos

1664 E. Sternberg Rd.  
Muskegon, Michigan 49444



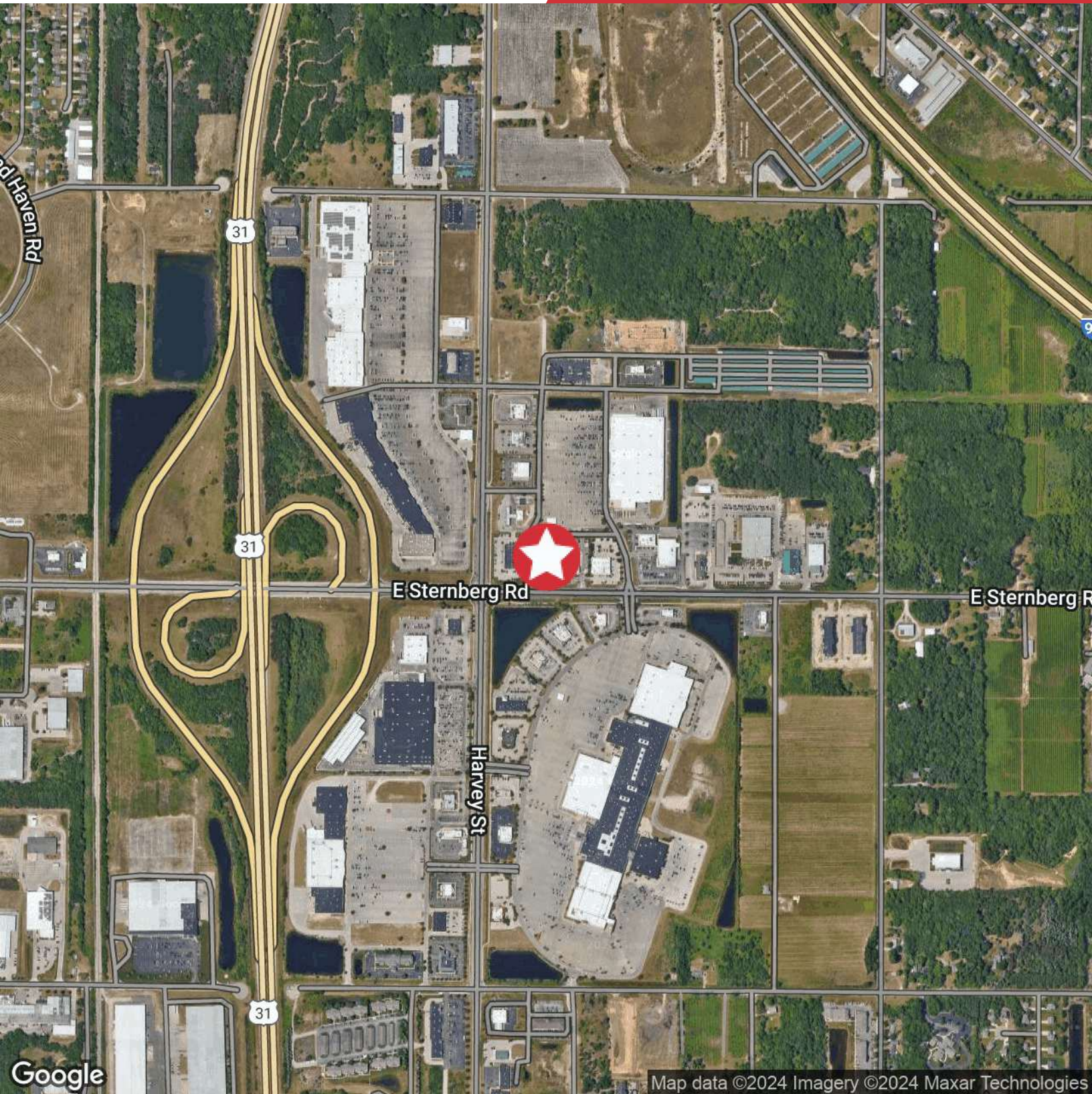
# Building

1664 E. Sternberg Rd.  
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# Location Map

1664 E. Sternberg Rd.  
Muskegon, Michigan 49444

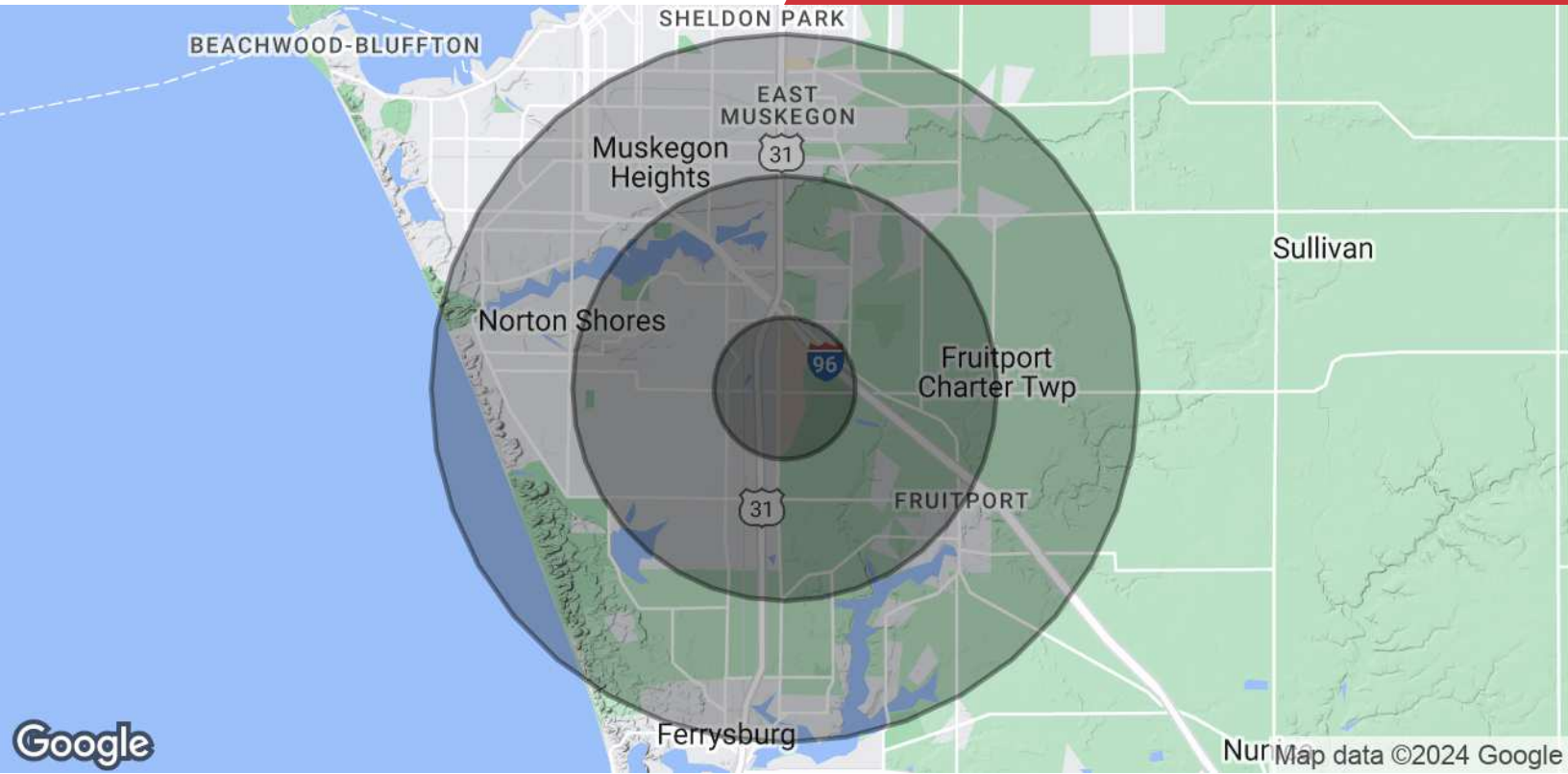


Google

Map data ©2024 Imagery ©2024 Maxar Technologies

# Demographics Map & Report

1664 E. Sternberg Rd.  
Muskegon, Michigan 49444



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	2,023	19,650	72,420
<b>Average Age</b>	40.8	41.9	40.8
<b>Average Age (Male)</b>	38.0	40.1	39.0
<b>Average Age (Female)</b>	42.5	43.5	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	917	8,353	30,915
<b># of Persons per HH</b>	2.2	2.4	2.3
<b>Average HH Income</b>	\$63,633	\$75,481	\$65,222
<b>Average House Value</b>	\$144,811	\$162,296	\$144,297

2020 American Community Survey (ACS)