

LEASE

OFFICE



1675 E. MT. GARFIELD RD.



1675 E. MT. GARFIELD RD., MUSKEGON, MI 49444

PROPERTY OVERVIEW

This property is centrally located with quick access to North Ottawa and Muskegon Counties via US 31 at Pontaluna and Sternberg Roads, and Grand Rapids via I-96. A great mix of national, regional and local businesses are located in proximity to the property. Nearby retailers include Meijer, Kohl's, Menards, and Target. National, regional and local restaurants, credit unions/banks, and personal service businesses are all convenient to the site. Recent developments within this corridor include Lake Michigan Credit Union, Aldi, and AutoZone.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	765 SF
CAM Estimate:	\$5.54/SF/yr
Lot Size:	1.6 Acres
Building Size:	13,200 SF
Renovated:	2010
Zoning:	PUD

BRADLEY COMPANY **JEFF TUCKER**

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AVAILABLE SPACES

SUITE	SF	RATE/SF	RATE/MO
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MEET YOUR NEIGHBORS

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OFFICE

Muskegon ↑

Muskegon County Airport

Grand Haven Rd

Harvey St

HomeGoods

HomeGoods

Hobby Lobby

Dunham's Sports

PETCO

tj-maxx

IHOP

TEXAS ROADHOUSE

meijer

BARNES & NOBLE

McDonald's

THE MY AUTO GROUP

E Sternberg Rd

31

Grand Rapids →

Grand Haven Rd

Starbucks

sears

JOANN

Bed Bath & Beyond

KOHL'S

SHOE CARNIVAL

Red Robin

Chick-fil-A

DICK'S SPORTING GOODS

Party City

Manpower

JCPenney

Lakeshore Technologies

Fairfield

PIE COMPANY

El Burrito Loco

TRAFFIC COUNTS	CARS/DAY
HARVEY ST.	9,600

Google Grand Haven ↓

Map data ©2021 Imagery ©2021, Maxar Technologies, NOAA, USDA Farm Service Agency

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ADDITIONAL PHOTOS

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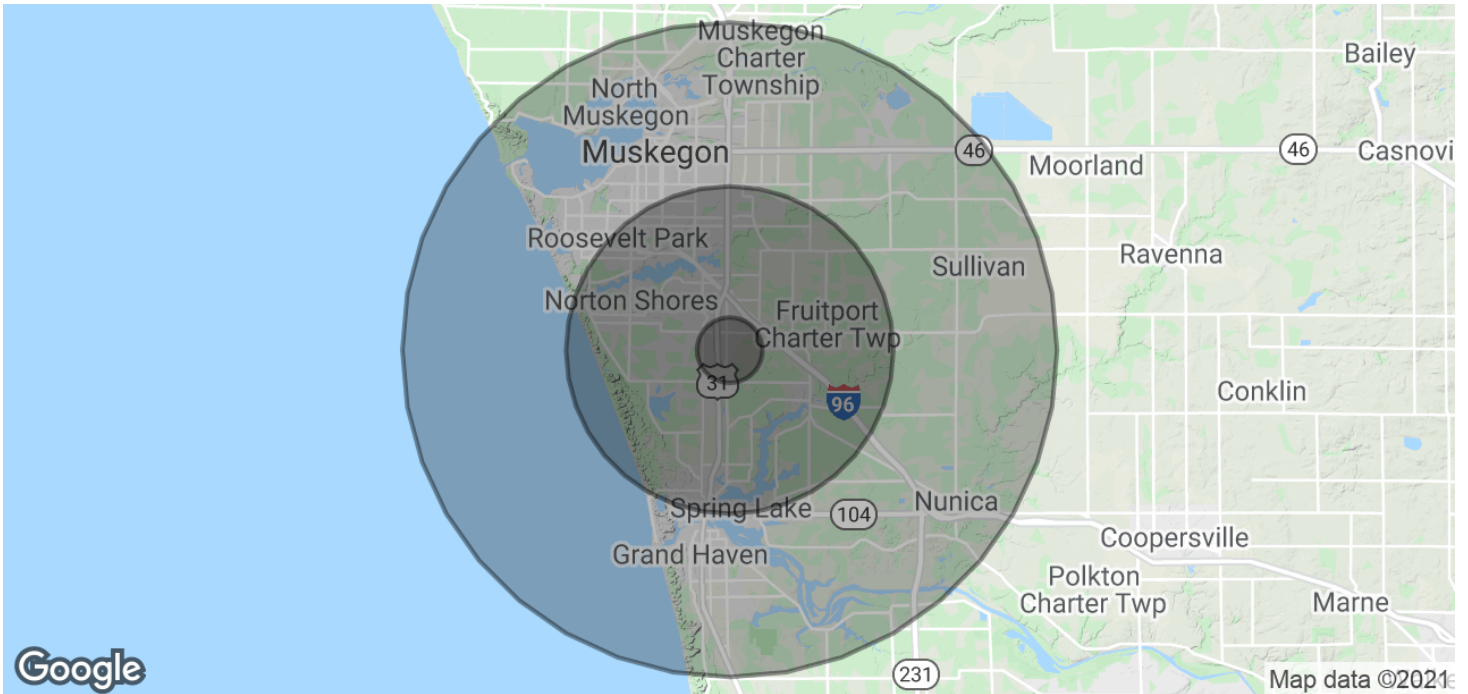


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,221	59,526	200,763
Average age	38.9	37.9	37.5
Average age (Male)	38.5	37.5	36.2
Average age (Female)	39.5	37.7	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	487	21,816	78,144
# of persons per HH	2.5	2.7	2.6
Average HH income	\$55,739	\$57,946	\$52,583
Average house value	\$162,345	\$166,328	\$147,911

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