Adelaide Pointe 1204 West Western Avenue, Muskegon, MI 49441



### **DETAILS**



#### MIXED USE BUILDING 3-stories

Ground Floor	6,744 SF
Second Floor Restaurant Space	4,117 SF
+ Outdoor Deck Space	3,688 SF
Third Floor Event Space	3,992 SF
+ Outdoor Deck Space	1,181 SF

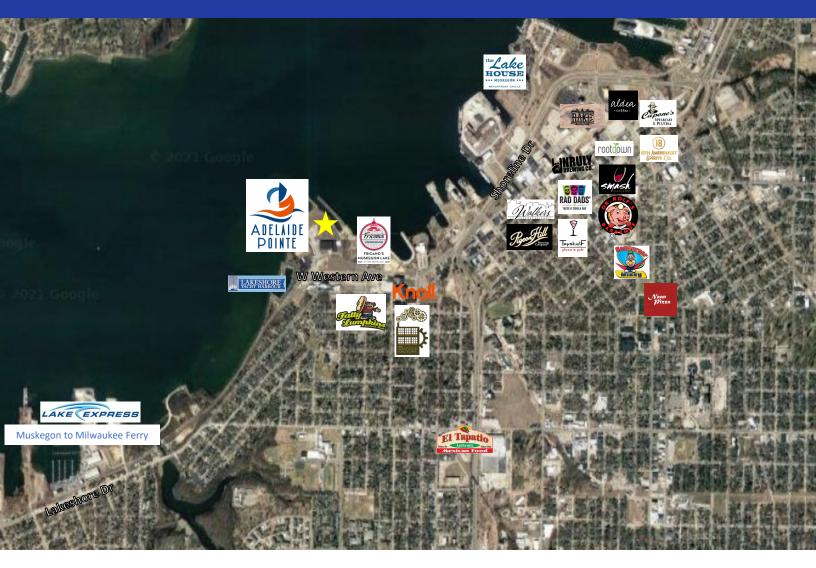
#### **ADDITIONAL HIGHLIGHTS**

- Mass Timber Construction
- Green Building Technology
- 300 Residential Condo Units
- 270 Slip Marina
- Walking Path 1 Mile to downtown
- Best Views of Muskegon Lake
- Residential Unit: Delivery Q1 2023
- Commercial Space: Delivery Q1 2023

**AVAILABLE** Winter 2023



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#### SITE INFO

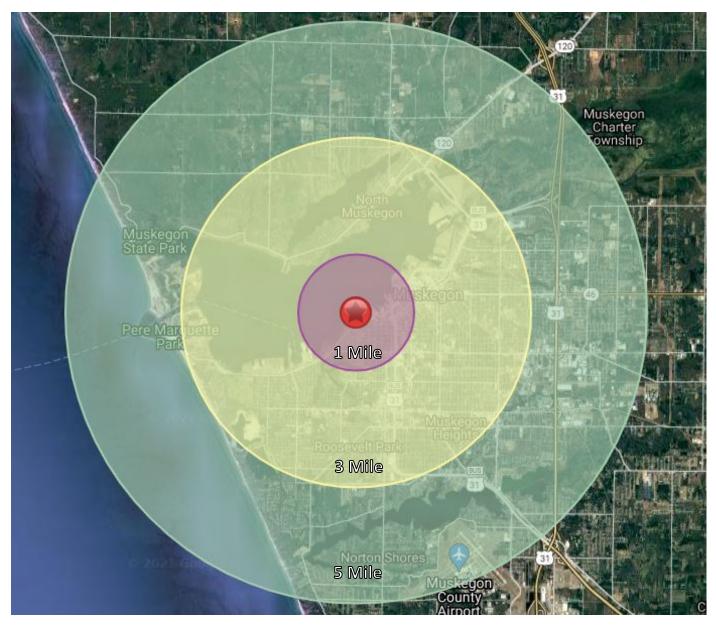
Adelaide Pointe is a 35-acre lakefront project centrally located on Muskegon Lake, featuring secure boat storage and a marina. Purchased in 2021, Adelaide Pointe's partners have an ambitious 10-year plan that will include a full-service 270 slip marina, restaurant, retail shops, 20 boat apartments, and 400 condos.

Muskegon Area events are the Shoreline Jazz Festival, The Taste of Muskegon, the Lakeshore Art Festival and the Polish Festival.



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#### **DEMOGRAPHICS**



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2021)	5,107	53,842	90,564
Average HH Income	46,347	56,221	62,014
Households	2,260	21,948	37,209
Median Age	33.9	36.5	38.5

Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	130	1,911	3,022
Daytime Population	1,253	23,907	40,864



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#### SITE PLAN





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#### **FLOOR PLANS**

Ground Floor

6,744 SF



Second Floor

Restaurant Space 4,117 SF

+ Outdoor Deck Space 3,688 SF

COMMON DECK AND STAIR 3,586SF

AVAILABLE RESTAURANT 4,117SF 33
3647 SF 3647 SF

Third Floor Event Space 3,992 SF + Outdoor Deck Space 1,181 SF



