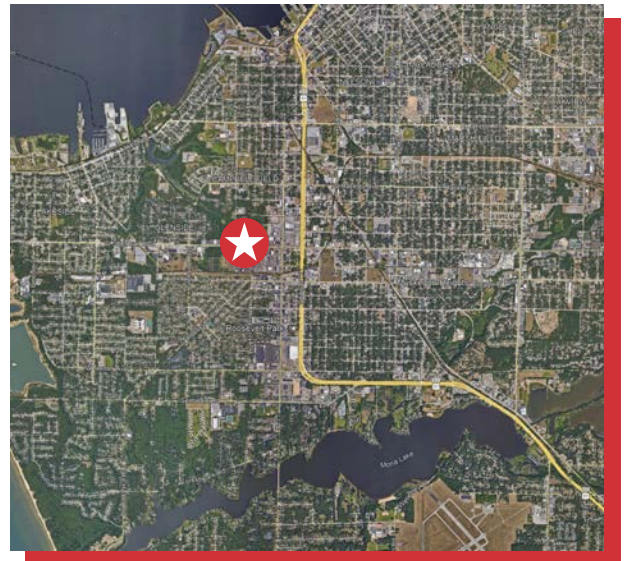




2669 HENRY STREET MUSKEGON, MI 49441

- 7,042 Building For Lease or Sale
- High Traffic Counts
- Busy Retail Corridor
- Near the Corner of Henry and Sherman



FOR MORE INFORMATION, CONTACT:

TODD LEINBERGER, MBA

O: 616.242.1114

toddl@naiwwm.com

CHANDLER KENNEL

O: 616.575.7006 | C: 443.974.1957

chandlerk@naiwwm.com



naiwwm.com | 616.776.0100

LEASE OVERVIEW

FOR SALE OR LEASE
RETAIL BUILDING

LEASE INFORMATION

Terms:	60-120 Months
Tenant Provides:	Tenant covers all expenses.
Renewal Option:	Yes
Possession:	At Lease signing
Municipality	City of Roosevelt Park

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	TOTAL MONTHLY RENT
Building	7,042 SF	\$12.00	\$7,042



 2669 HENRY STREET
MUSKEGON, MI 49441

NAI Wisinski of
West Michigan

SALE OVERVIEW

FOR SALE OR LEASE RETAIL BUILDING

Price:	\$450,000
Per SF:	\$63.90
Municipality:	City of Roosevelt Park
PPN:	25-401-000-0003-00
SEV (2025):	\$341,800
Taxable Value (2025):	\$337,542
Summer Taxes (2025):	\$9,321.05
Winter Taxes (2025):	\$13,065.67
Total Taxes (2025):	\$22,386.72
Terms:	Cash/Conventional
Possession:	Close Of Escrow



UTILITIES

Electric:	Consumers
Natural Gas:	DTE
Sanitary Sewer:	City
Storm Sewer:	City
Water:	City

LEGAL DESCRIPTION

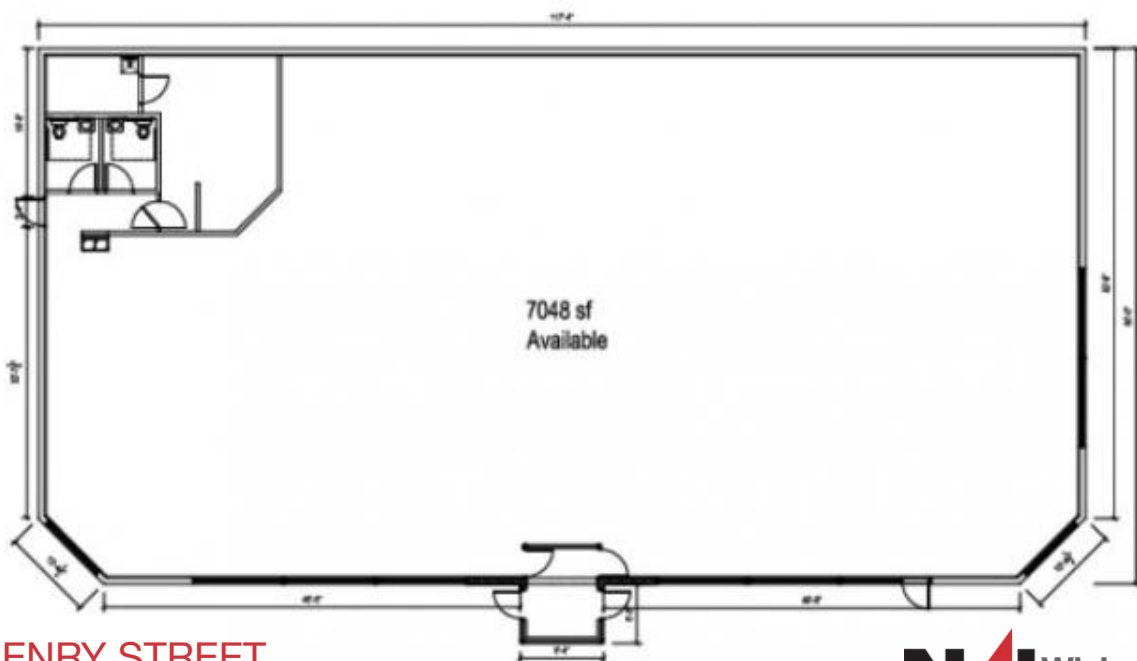
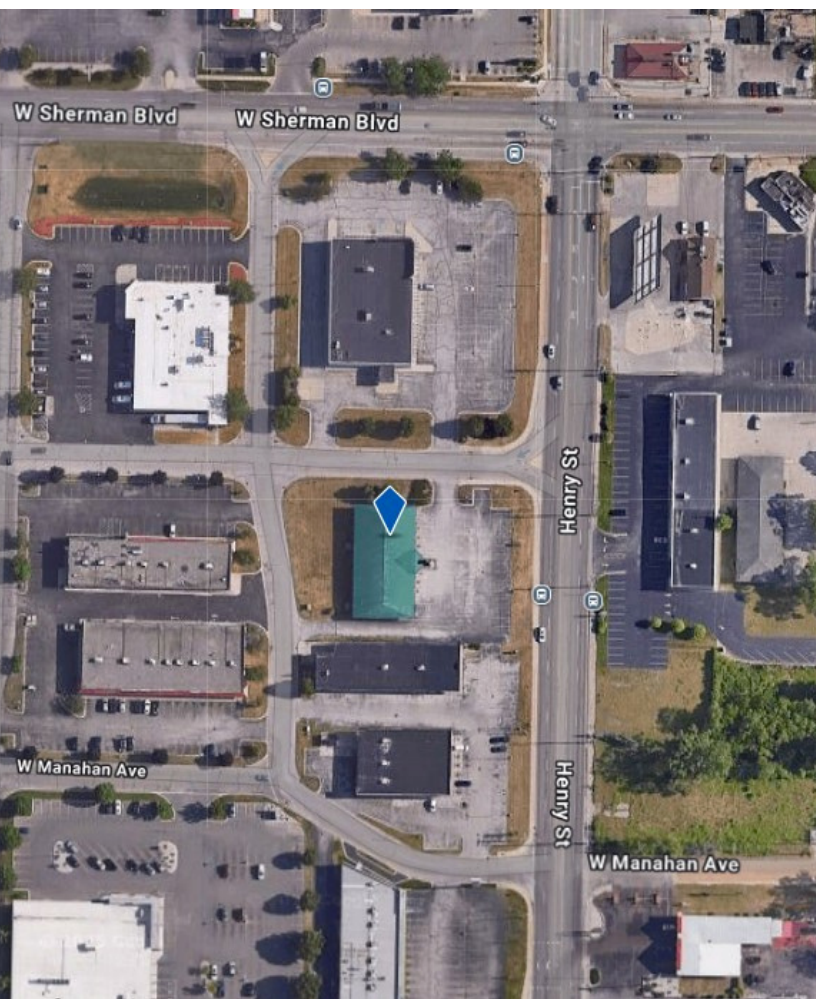
CITY OF ROOSEVELT PARK MUSKEGON CROSSING SHOPPING CENTER CONDO UNIT 3

 2669 HENRY STREET
MUSKEGON, MI 49441

NAI Wisinski of
West Michigan

AREA / BUILDING

FOR SALE OR LEASE
RETAIL BUILDING



 **2669 HENRY STREET**
MUSKEGON, MI 49441

NAI Wisinski of
West Michigan

RETAIL MAP

FOR SALE OR LEASE
RETAIL BUILDING



Vehicles Per Day based on 2025 Michigan Department of Transportation

 **2669 HENRY STREET**
MUSKEGON, MI 49441

NAI Wisinski of
West Michigan



W Sherman Blvd

11,581 VPD



11,762 VPD

W Sherman



13,803 VPD

W Broadway Ave

W Broadway Ave

3,968 VPD

W Broadway Ave

W Summit Ave

Oak Ridge Rd

Post Rd

CHASE



BUS 31

Lemuel St

Temple St

W Summit Ave

Westland Rd

Roosevelt Rd

W Summit Ave

W Summit Ave



2,988 VPD



W Summit Ave

Eastland Rd

Amherst Rd



W Lincoln Ave

W Summit Ave

Lambert Dr

Roosevelt Park

Drexel Rd

Sherwood Rd



W Summit Ave

Davis Rd

Hanley Rd

Hampden Rd



Lemuel St

Temple St

Woodside Rd



17,704 VPD



W Summit Ave



13,803 VPD



W Norton Ave

16,628 VPD

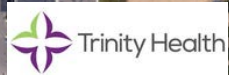


W Norton Ave

W Norton Ave

York St

Padelt St



4,807 VPD

Seminole Rd

Seminole Rd

CURRENT DEVELOPMENTS

FOR SALE OR LEASE
RETAIL BUILDING



DEVELOPMENT HIGHLIGHTS

\$900+ MILLION OF PLANNED REAL ESTATE DEVELOPMENT

700+ NEW APARTMENTS

725+ NEW HOMES AND CONDOS

3 NEW MARINAS

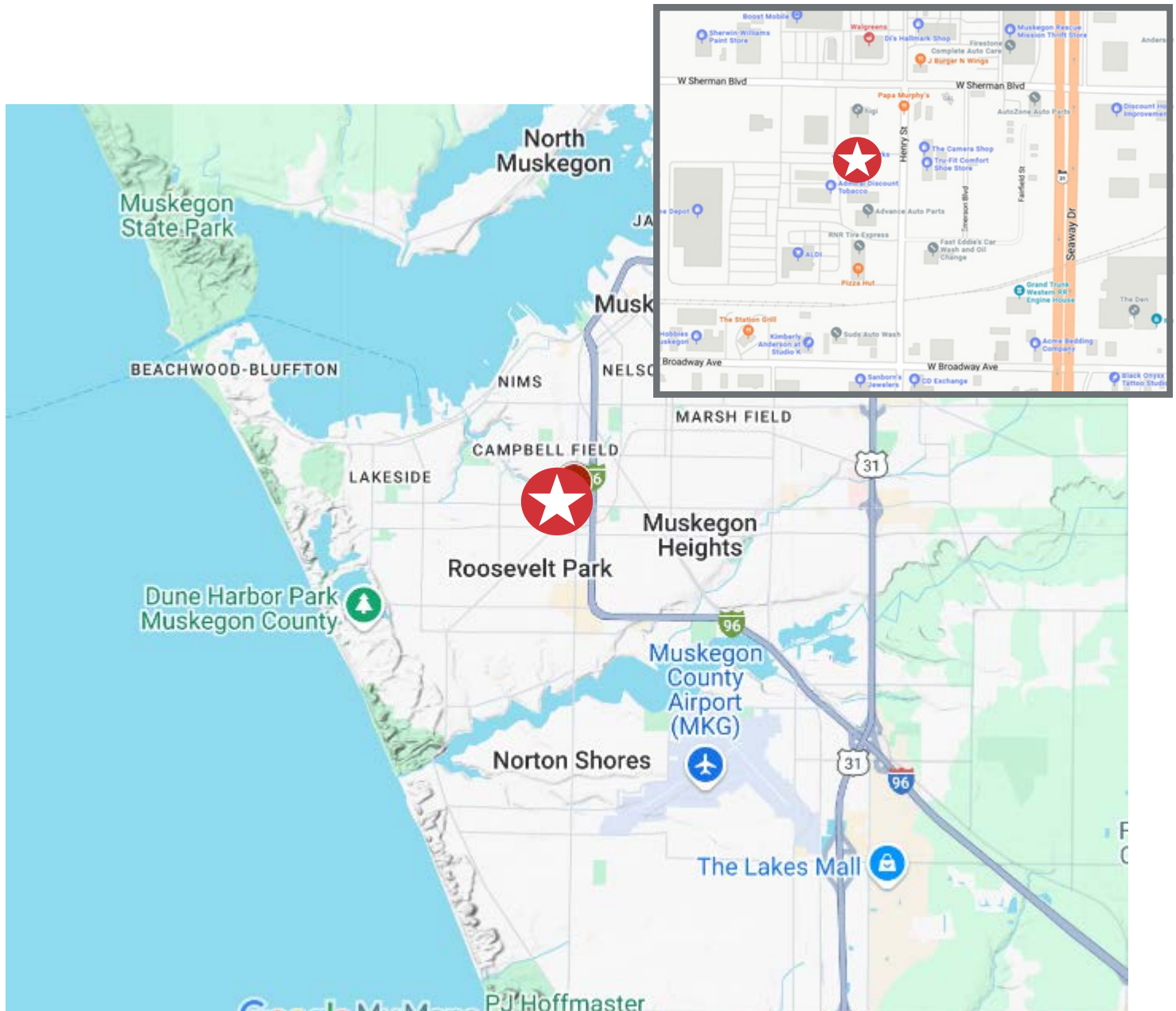
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

 **2669 HENRY STREET**
MUSKEGON, MI 49441

NAI Wisinski of
West Michigan

LOCATION MAP

FOR SALE OR LEASE
RETAIL BUILDING



PROXIMITY

M-46 (Apple Ave.)	3.3 Miles
Interstate 96	9 Miles
US 31	3.3 Miles
Muskegon County Airport	5.1 Miles

 **2669 HENRY STREET**
MUSKEGON, MI 49441

NAI Wisinski of
West Michigan

DEMOGRAPHICS

FOR SALE OR LEASE
RETAIL BUILDING

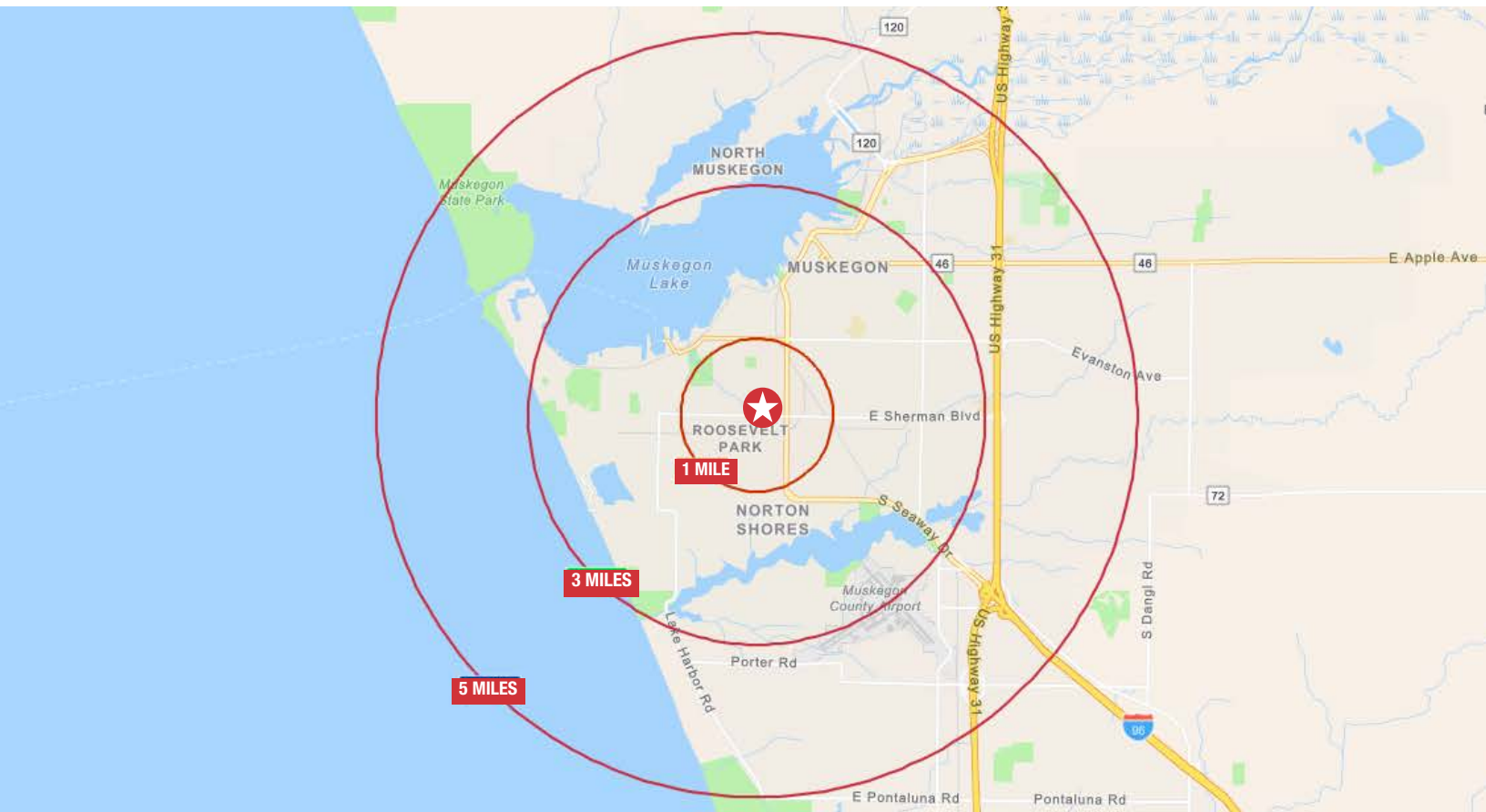
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,581	55,153	94,333
Average Age	39.7	39.5	40.6
HOUSEHOLDS			
Total Households	3,945	23,390	38,476
# of Persons per Household	2.14	2.29	2.34
HOUSEHOLD INCOME			
Average Household Income	\$63,761	\$68,506	\$74,946
Owner Occupied Housing Units	58.7%	65.4%	69.7%

94K

POPULATION
(5 MILES)

\$68.5K

AVERAGE HH INCOME
(3 MILES)



 **2669 HENRY STREET**
MUSKEGON, MI 49441

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

MUSKEGON

Just 42 miles northwest of Grand Rapids, Muskegon boasts 26 miles of Lake Michigan shoreline, scenic dunes, and three state parks. With a population of over 176,000, it's a dynamic community with a median age of 36.1.

Home to more than 260 manufacturers, Muskegon attracts global companies in aerospace, defense, and agrifood. A skilled workforce supports its thriving industrial base.

Residents and visitors enjoy 60+ miles of trails, beaches, parks, and attractions like Michigan's Adventure and the USS Silversides, plus a lively downtown with shops, breweries, and restaurants.



MICHIGAN'S BEST BEACH: PERE MARQUETTE PARK

Muskegon



BEST MICHIGAN ROAD TRIPS

Michigan's Southwest Shore



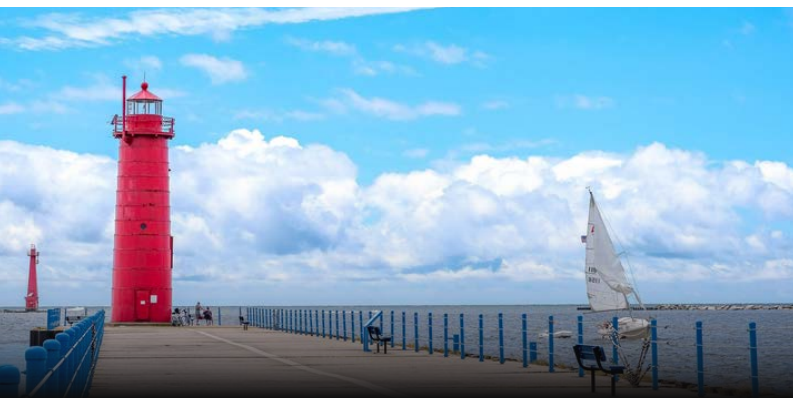
BEST PLACES TO RAISE A FAMILY IN MICHIGAN

Muskegon



BEST SMALL CITIES FOR STARTING A BUSINESS

Muskegon



naiwwm.com | 616.776.0100

