

221 W. Webster Avenue, 1st Floor
Muskegon, Michigan



Downtown Muskegon | Food Court Space For Lease

- 42,888 Square Foot Mixed-Use Building
- Zoned B-3
- Built in 1962 | Redeveloped in 2024
- Floors 3 through 6 are occupied by professional office users/companies

Be a part of Lumberman's Vault, the premier food collective located within Core Plaza. This is a unique opportunity for chefs, specialty food operators, and culinary entrepreneurs to join a vibrant, high-traffic destination featuring a curated mix of local food concepts and shared seating. Lumberman's Vault offers a collaborative environment designed to help small and emerging food brands thrive. Tenants benefit from built-in foot traffic, a communal dining area, and a dynamic atmosphere that draws office users, downtown visitors, and community events throughout the year. The available stall is ideal for a variety of concepts including quick-service restaurants, specialty cuisine, dessert concepts, coffee, or grab-and-go offerings. This flexible space allows operators to establish a presence without the overhead of a full standalone restaurant.

Lease Price: \$17.00/SF/Yr NNN (\$1,878.50/Mo NNN)

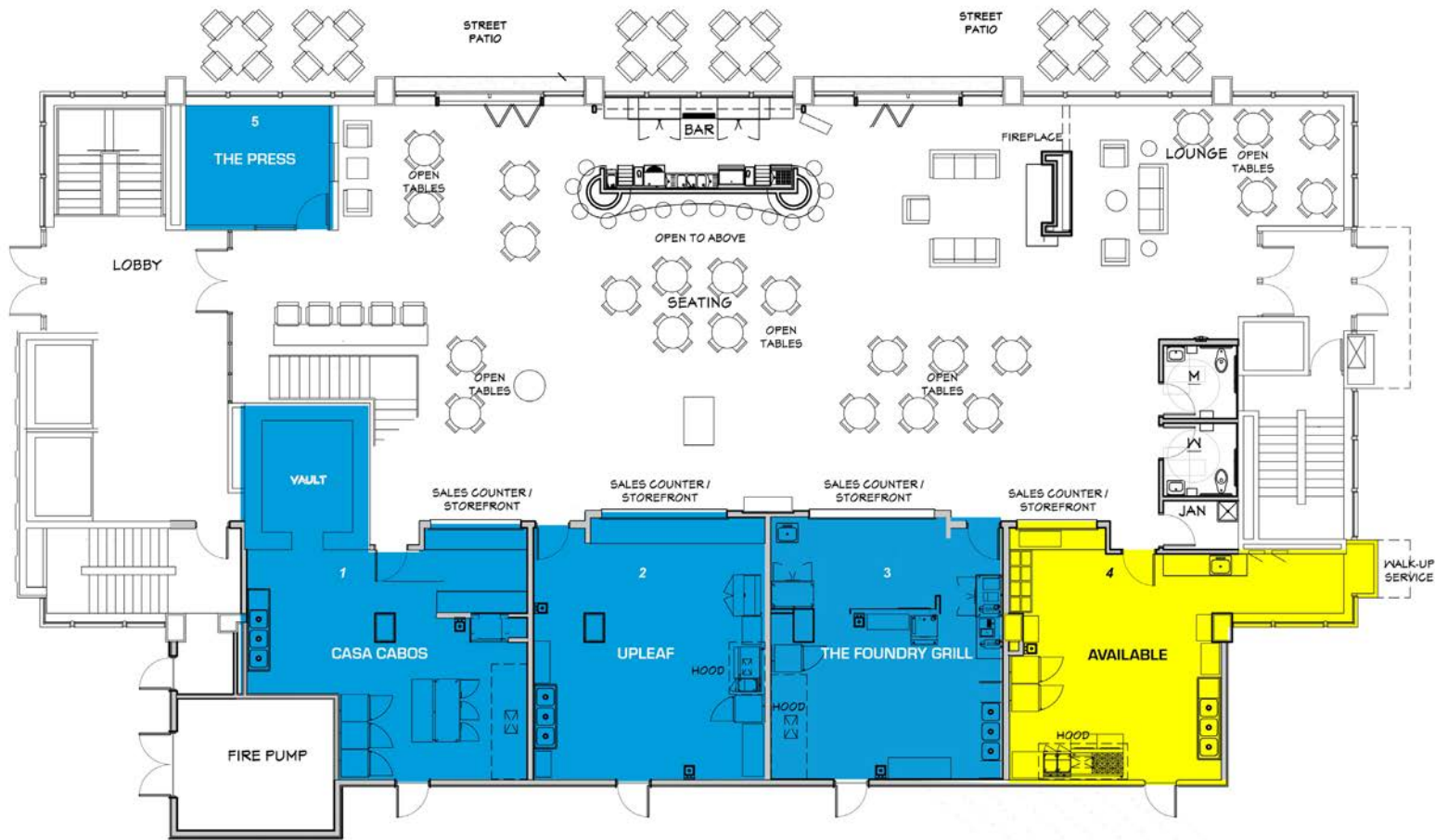
For more information, please contact:



TROY WASSERMAN
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BRYAN BENCH
231 578 2508
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Floor Plan



AVAILABILITY OPTIONS			
UNIT	SF	PRICE/SF/YR	PRICE/MO
4	1,326	\$17.00 NNN	\$1,878.50

*SF totals include each tenant's proportionate share of seating area. Final SF to be verified.

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Connect with us:



CORE REALTY PARTNERS

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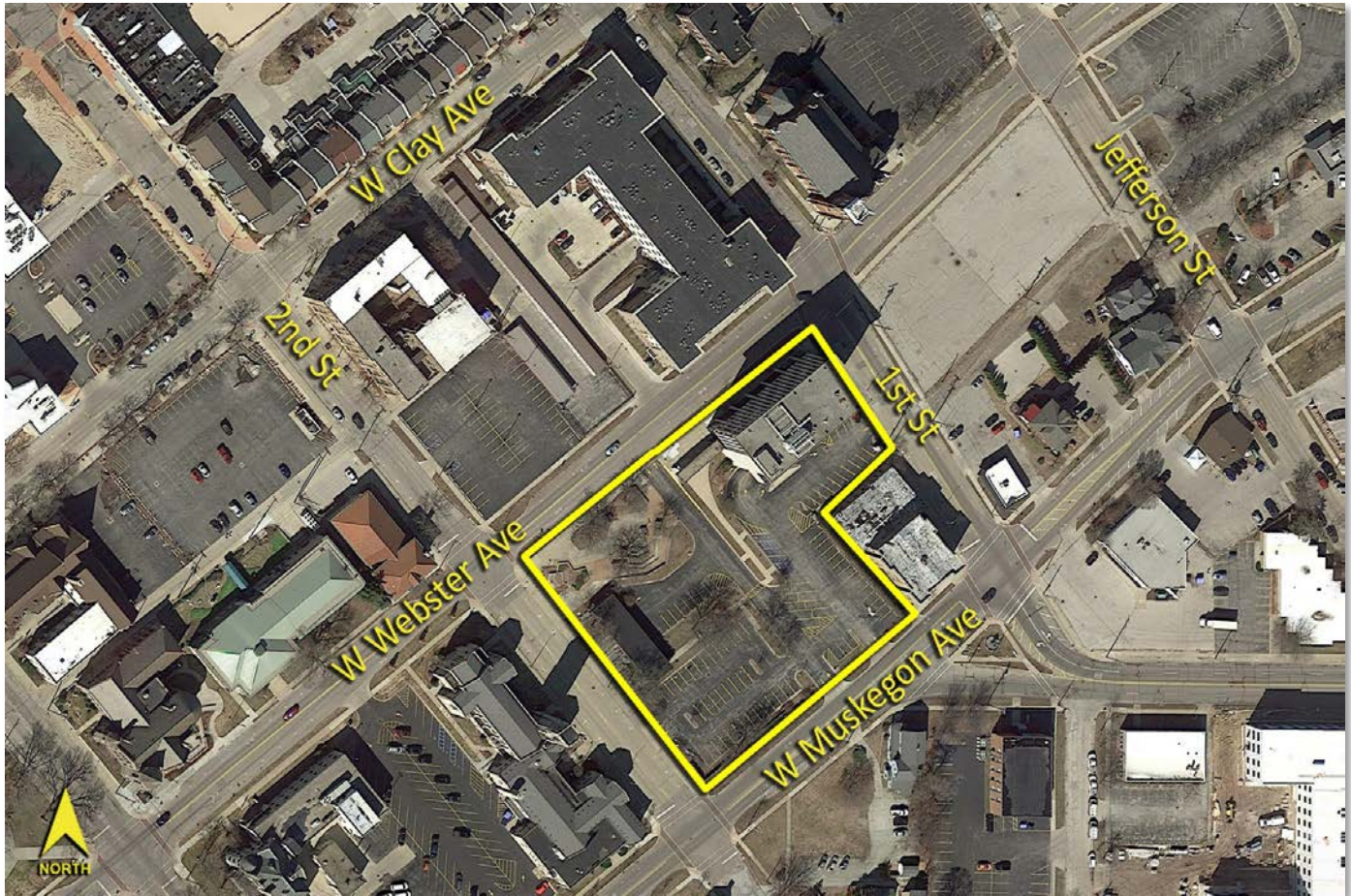
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DEMOGRAPHICS

	POPULATION	AVG. HH INCOME
1 MILE	4,928	\$25,168.45
3 MILE	34,297	\$37,046.77
5 MILE	77,993	\$40,785.13

TRAFFIC COUNTS (TWO-WAY)

17,322	US-31 BR (Seaway Dr) N of W Laketon
14,780	US-31 BR (Shoreline) E of Terrace
1,837	1 st St between M-46 (Apple) & Muskegon Ave
1,522	3 rd St between Webster & Muskegon Ave

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