

COLONY SQUARE

935, 945 ,955 WEST NORTON AVENUE, NORTON SHORES, MI 49441
3 BUILDINGS I 13,778 SF

FOR SALE \$990,000



FERRIS HAMAMA

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Colony Square
Property Type	Office
Property Subtype	Office Building
APN	27-012-200-0020-00

This prime commercial property offers versatile opportunities for office or medical use. Situated on a 1.73-acre lot in a thriving community, the property provides excellent access to lakes, parks, shopping, and entertainment, making it convenient for clients and employees alike. With established tenants, including a local dental practice, the building demonstrates strong potential for professional or medical businesses. Featuring ample parking, signage opportunities, and a strategic location in Norton Shores, this property presents an outstanding opportunity for investors or owner-occupants looking to establish a presence in a growing commercial corridor.



- 3 buildings- 13,788 SF total on 1.73 acres
- 2 spaces for lease- including a fully built-out dental office
- Versatile commercial property suitable for office or medical office use
- Convenient and accessible for clients and employees
- Located in Norton Shores, close to lakes, parks, shopping, and entertainment

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SITE PLAN



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TRADE AERIAL



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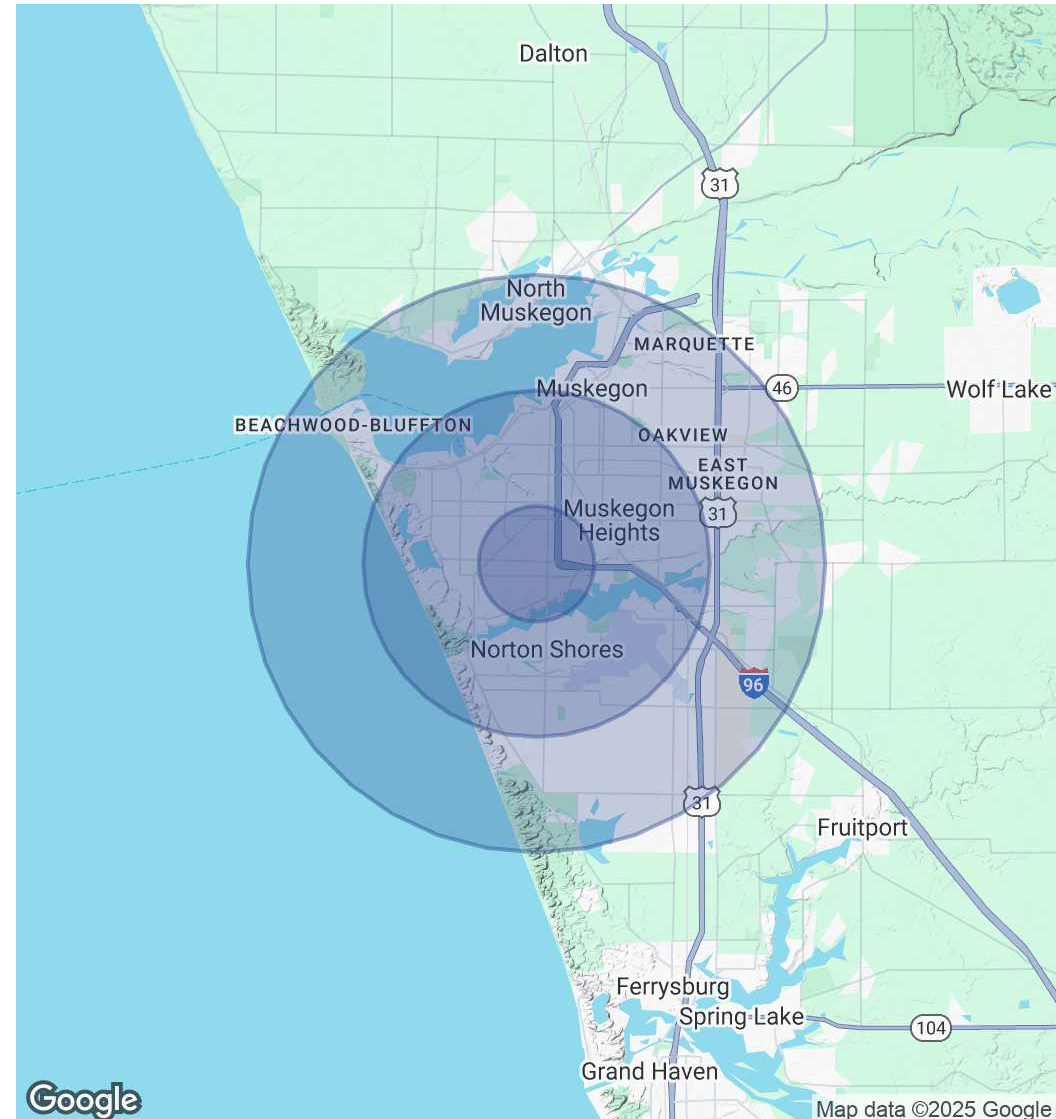
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,442	51,210	86,069
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	44	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,092	21,167	34,172
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$71,199	\$70,200	\$70,876
Average House Value	\$195,639	\$184,032	\$192,222
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,450	32,787	55,880
Total Population - Black	1,907	12,217	19,800
Total Population - Asian	119	385	670
Total Population - Hawaiian	4	13	22
Total Population - American Indian	72	375	681
Total Population - Other	142	1,415	2,293

Demographics data derived from AlphaMap



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B R O K E R



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