

VACANT LAND · FOR SALE

6645 S Harvey Street

3.15 Acres · Hard signaled corner
Norton Shores, Michigan



ACRES 3.15

LAND SF 137,214

LIST PRICE \$375,000

\$ / SF \$2.73

SITE STRENGTHS

- Hard signaled corner — rare in the corridor and a material ingress/egress advantage for retail, QSR, and convenience users.
- Potential drive-thru orientation along 550' of Harvey Street frontage with monument signage.
- Convenient access from the US-31 interchange and direct retail adjacency to Craig's Cruisers.
- Flexible C-2 General Commercial zoning supports a wide range of retail, restaurant, medical, and service uses.

Property Detail

KEY FACTS

ADDRESS	6645 S Harvey Street
CITY / COUNTY	Norton Shores, Michigan · Muskegon County
PARCEL ID	61-27-133-200-0010-00
LAND AREA	3.15 Acres (137,214 SF)
ZONING	C-2 General Commercial
FRONTAGE	550' on Harvey Street · 250' on Pontaluna Road
CORNER	Hard signalized corner — Harvey & Pontaluna
TRAFFIC	10,063 Harvey · 14,562 Pontaluna · 32,530 US-31 (VPD)
UTILITIES	Readily available
TOPOGRAPHY	Generally level, suitable for grading
LIST PRICE	\$375,000 · \$119,048 / AC · \$2.73 / SF

PERMITTED USES (TYPICAL UNDER C-2)

Retail · Quick-service restaurant · Convenience / fuel · Medical / dental · Bank / financial · Office / flex · Auto service · Mixed use

TRADE AREA · NORTON SHORES / MUSKEGON MSA

24K	56K	\$72K	32K+
CITY POPULATION	5-MI POPULATION	MEDIAN HHI	US-31 ADT

Demographic estimates from public sources; full ESRI report available on request.



LISTING BROKER

Aaron Eichenberg

Principal, Pantheon Commercial, LLC

312.550.4889 · aaron@pantheoncre.com · www.pantheoncre.com

All information is from sources deemed reliable but is not guaranteed. Buyer must independently verify all material facts including zoning, utilities, and parcel boundaries.