

For Lease/Sale

Retail



1387 E Laketon Ave

Muskegon, MI 49442

Available for lease or sale, this versatile commercial building offers suites from 2,900 SF to 8,736 SF in Muskegon's East submarket. Located along Laketon Avenue with convenient access to US-31, the property provides flexible floor plans, monument signage, and on-site parking, making it well suited for retail, office, showroom, warehouse, contractor, fitness, or service-oriented users.

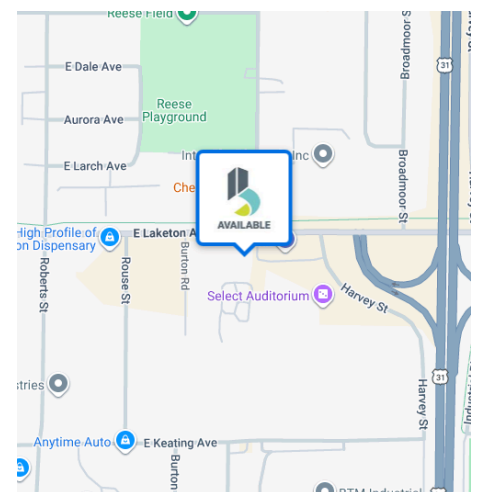
Highlights

- Flexible floor plans for retail, office, showroom, warehouse, contractor, fitness, or service users
- Frontage on Laketon Avenue with monument signage
- Convenient access to US-31 and surrounding Muskegon neighborhoods
- Nearby established retailers include: Walmart Supercenter, Lowe's, Harbor Freight, Gordon Food Service, Sam's Club, Bob Evans, McDonald's, Little Caesars, Bigby Coffee, and Goodwill
- More than 57,000 residents within a 3-mile radius

Sale Price \$495,000

Lease Rate \$7.00-8.00/SF/YR
(NNN)

Available SF 2,900 - 8,736 SF



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Lease Spaces

1387 E Laketon Ave, Muskegon, MI 49442



Suite	Size (SF)	Lease Rate	Lease Type	NNN Expenses	Total Monthly Rent
Suite 1	2,900 SF	\$8.00 SF/YR	NNN	\$4.00 SF/YR	\$2,900/Month
Suite 2	2,900 SF	\$8.00 SF/YR	NNN	\$4.00 SF/YR	\$2,900/Month
Suite 3	2,900 SF	\$8.00 SF/YR	NNN	\$4.00 SF/YR	\$2,900/Month
Suite 1,2, & 3	8,736 SF	\$7.00 SF/YR	NNN	\$4.00 SF/YR	\$8,008/Month

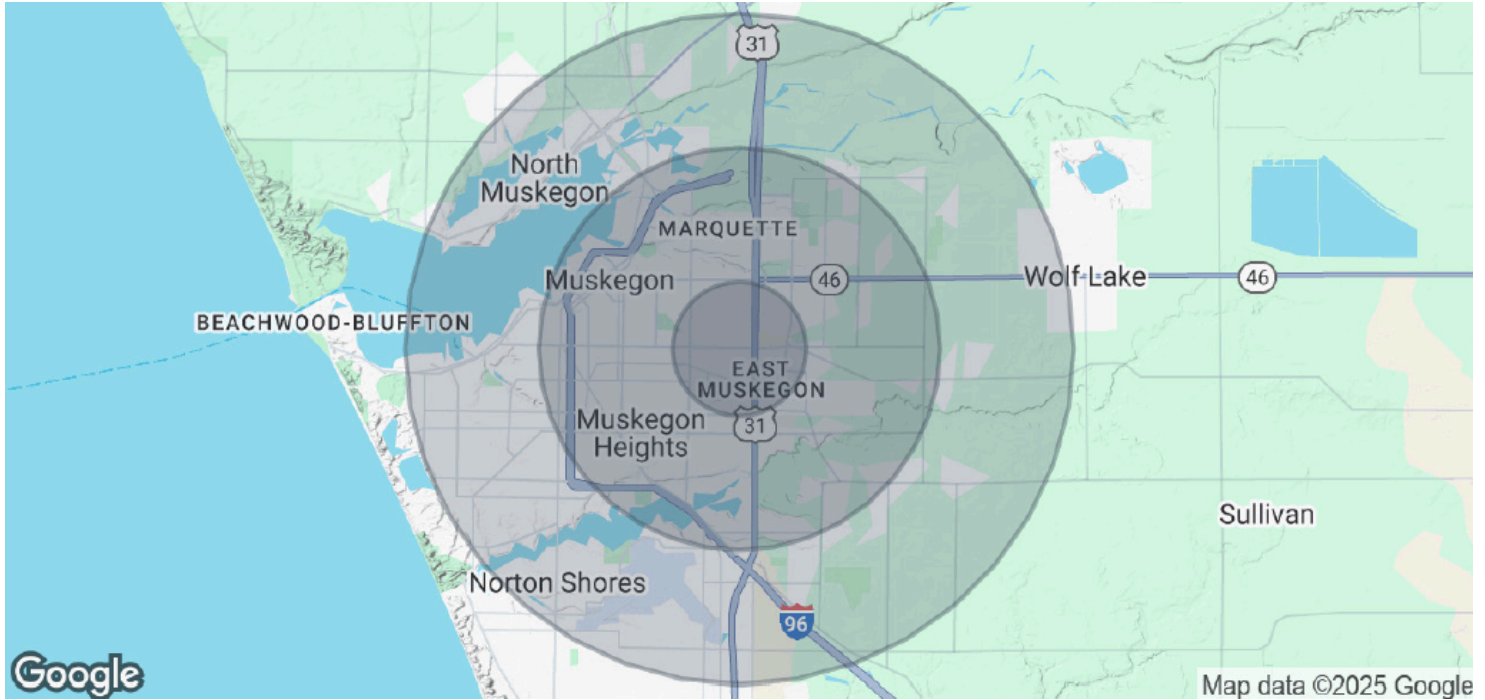
Retailer Map

1387 E Laketon Ave, Muskegon, MI 49442



Demographics

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Demographics

	1 Miles	3 Miles	5 Miles
Total Population	6,960	57,215	101,856
Average Age	40	39	40
Average Age (Male)	38	38	39
Average Age (Female)	41	40	41
Total Households	2,378	21,559	40,272
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$54,275	\$55,146	\$65,827
Average House Value	\$124,790	\$140,402	\$171,552