

For Lease

Retail



West Village Mall

Muskegon, MI, 49441

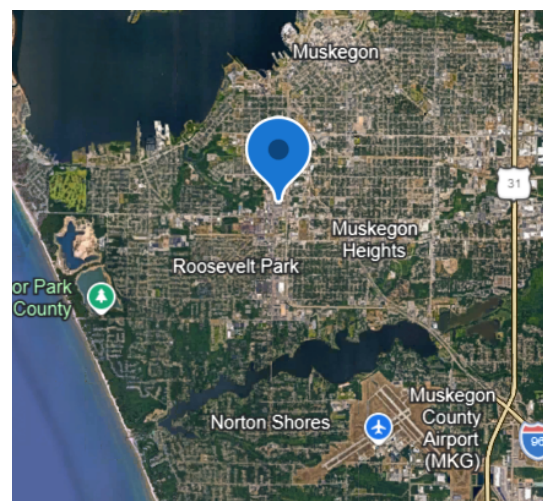
West Village Mall is a major shopping center located at the northeast corner of Sherman Boulevard and Henry Street in Muskegon, MI. Anchored by Planet Fitness with a variety of suite sizes available, strong co-tenancy, and excellent visibility, West Village Mall offers prime leasing opportunities for retail, office, and service businesses.

Highlights

- **Excellent Visibility:** Situated in a high-traffic area with strong signage opportunities.
- **Strong Tenant Mix:** Anchored by Planet Fitness, with over 10,000 members and open 24/5/365. Other long-term tenants include West Marine, Cosmoprof, and Firestone.
- **Nearby Traffic Generators:** Regional, national, and local businesses including Super Walmart, Meijer, Home Depot, Aldi, GFS, and more.
- **Additional Neighboring Retailers:** Advance Auto, AutoZone, Walgreens, Dollar Tree, Corewell Health Clinic, Jimmy John's, Taco Bell, Arby's, and several major banks and car dealerships.

Lease Rate	\$6.00-12.00/SF/YR NNN
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Available SF	817-14,320 SF
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Lease Spaces

2500 Henry St, Muskegon, MI 49441

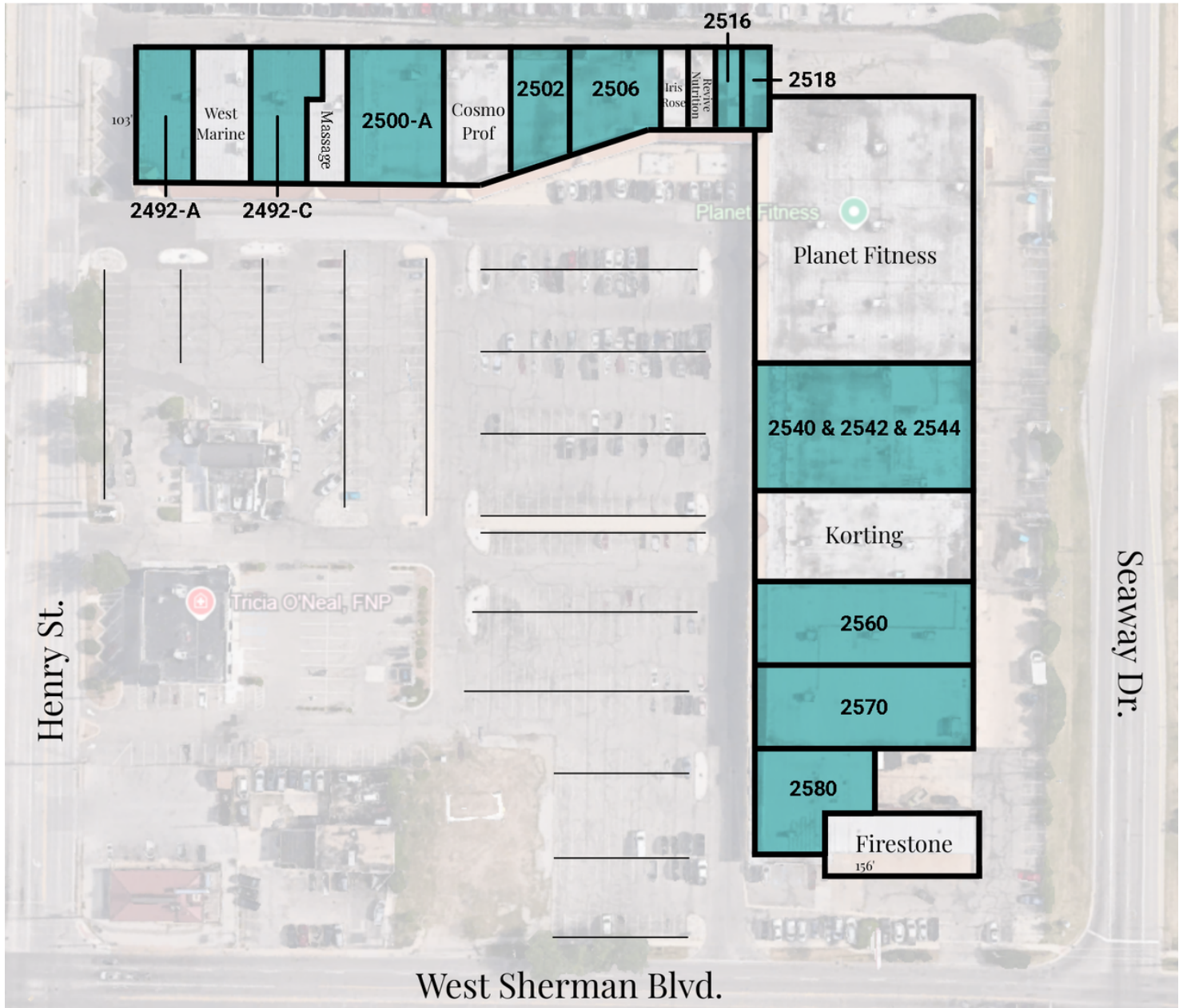


Available Spaces

Suite	Size (SF)	Lease Rate	Lease Type	NNN Expenses	Total Monthly Rent
2492-A	4,120 SF	\$9.00/SF/YR	NNN	\$4.00/SF/YR	\$4,463.33/Month
2492-C	4,555 SF	\$8.00/SF/YR	NNN	\$4.00/SF/YR	\$4,500.00/Month
2500-A	3,456 SF	\$8.00/SF/YR	NNN	\$4.00/SF/YR	\$3,456.00/Month
2502	3,456 SF	\$8.00/SF/YR	NNN	\$4.00/SF/YR	\$3,456.00/Month
2506	4,900 SF	\$8.00/SF/YR	NNN	\$4.00/SF/YR	\$4,900.00/Month
2510	1,710 SF	\$11.00/SF/YR	NNN	\$4.00/SF/YR	\$2,137.50/Month
2516	1,000 SF	\$12.00/SF/YR	NNN	\$4.00/SF/YR	\$1,333.33/Month
2518	817 SF	\$10.00/SF/YR	NNN	\$4.00/SF/YR	\$953.16/Month
2540	4,049 SF	\$7.00/SF/YR	NNN	\$4.00/SF/YR	\$3,711.58/Month
2542	4,049 SF	\$6.00/SF/YR	NNN	\$4.00/SF/YR	\$3,374.16/Month
2544	6,222 SF	\$6.00/SF/YR	NNN	\$4.00/SF/YR	\$5,185.00/Month
2560	7,780 SF	\$10.00/SF/YR	NNN	\$4.00/SF/YR	\$9,076.67/Month
2570	10,577 SF	\$7.00/SF/YR	NNN	\$4.00/SF/YR	\$9,695.58/Month
2580	1,200 SF	\$10.00 SF/YR	NNN	\$4.00/SF/YR	\$1,400.00/Month
2540 & 2542	10,098 SF	\$6.00/SF/YR	NNN	\$4.00/SF/YR	\$8,415.00/Month
2540 & 2542 & 2544	14,320 SF	\$6.00/SF/YR	NNN	\$4.00/SF/YR	\$11,933.33/Month

Plans

2500 Henry St, Muskegon, MI 49441



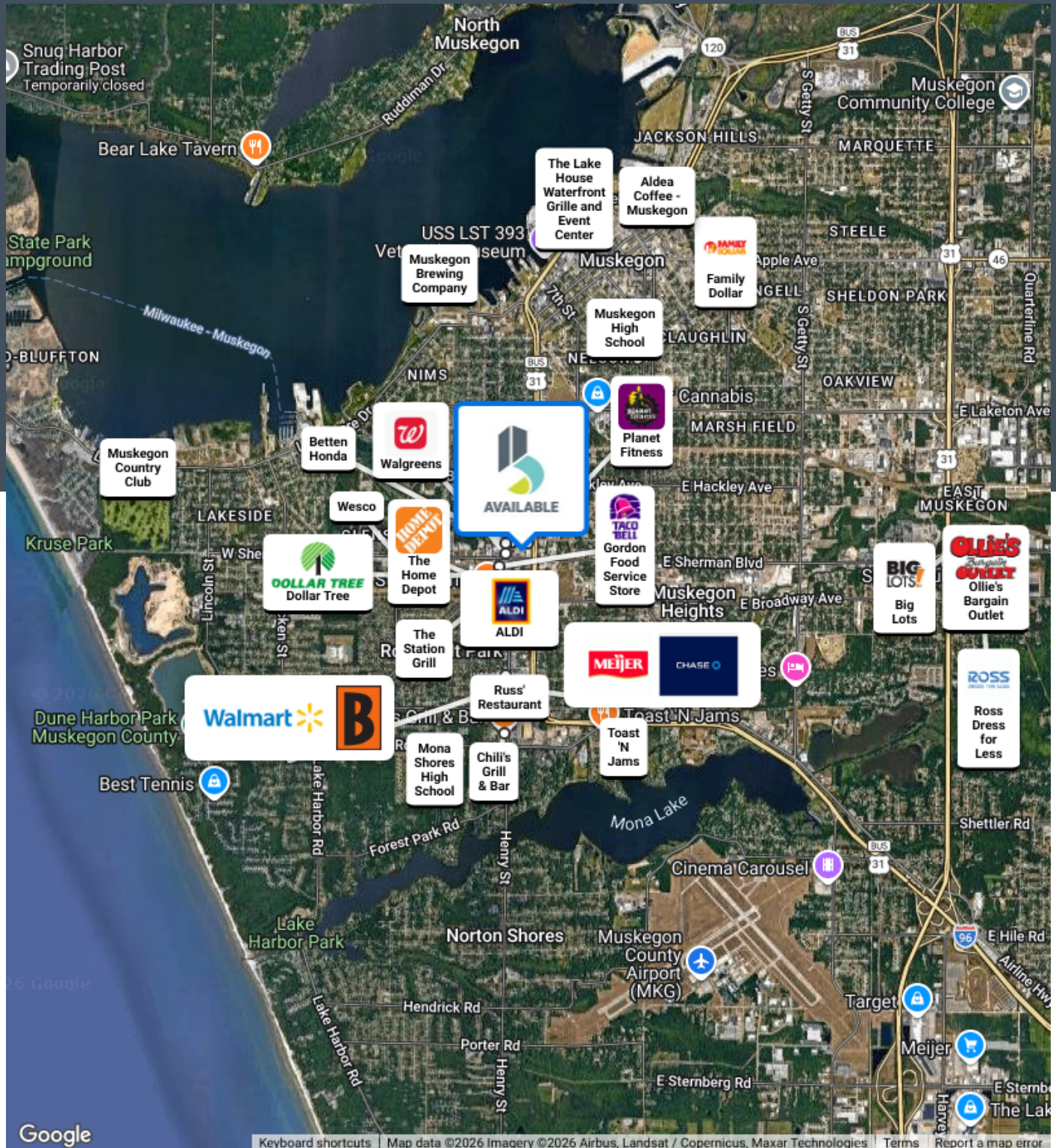
Additional Photos

2500 Henry St, Muskegon, MI 49441



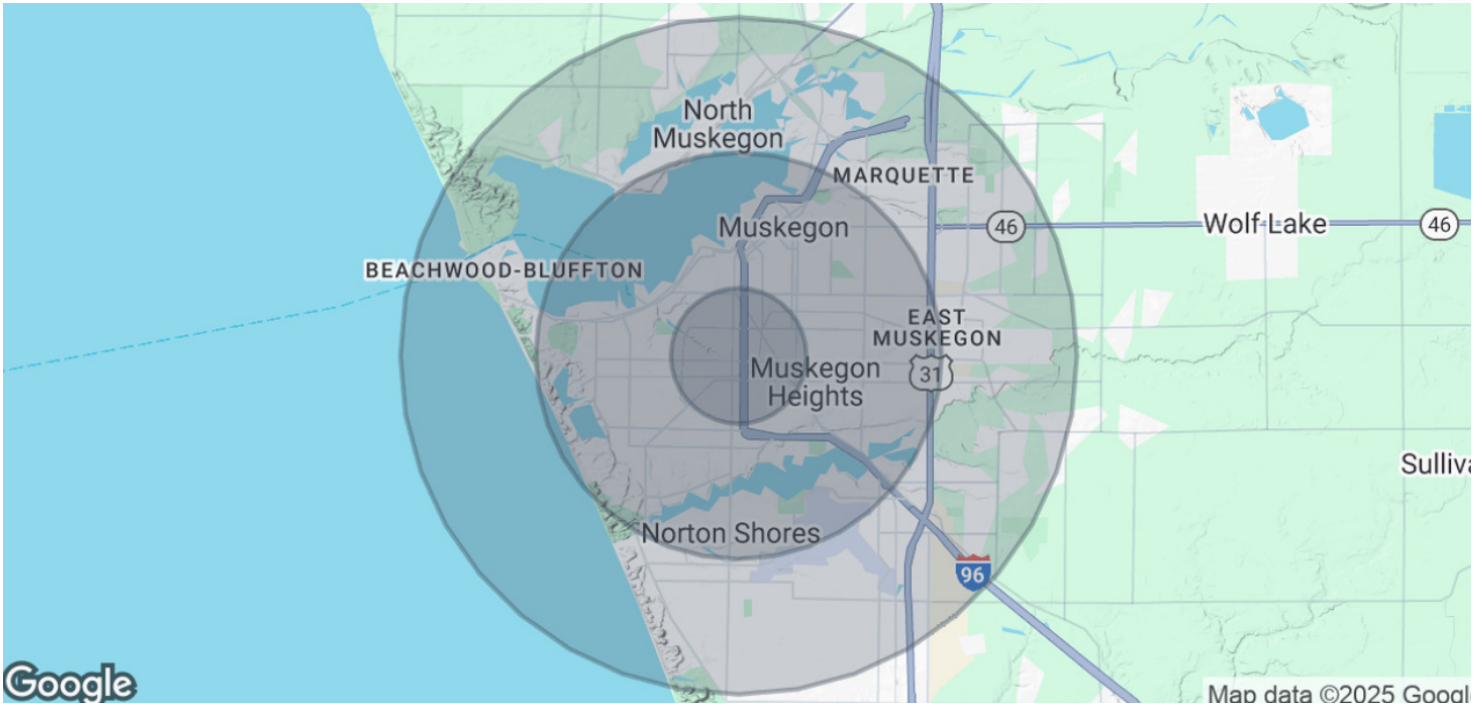
Retailer Map

2500 Henry St, Muskegon, MI 49441



Demographics

2500 Henry St, Muskegon, MI 49441



Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	8,785	58,964	97,088
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	41	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,843	24,129	38,677
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$59,976	\$63,773	\$69,978
Average House Value	\$137,490	\$163,919	\$186,821