

# For Lease

Retail



## 1910, 1930, 1970 E Apple Ave

Muskegon, MI, 49442

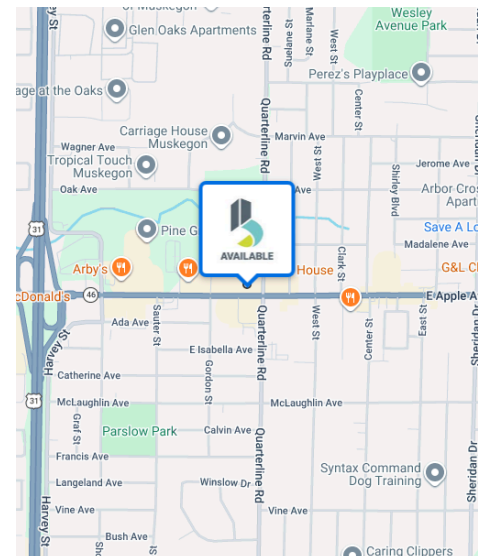
Quarter Apple Mall is a major shopping center strategically located along East Apple Avenue (MI Highway 46) near the on/off ramps of US-31 in Muskegon, MI. This highly visible retail center benefits from strong traffic counts, a diverse tenant mix, and excellent accessibility. An incredible opportunity for a retailer or office user seeking affordability, customization, and strong foot traffic in a prime Muskegon retail corridor!

### Highlights

- Prime Location: Northwest corner of Apple Avenue & Quarterline Road
- High Traffic Counts: 31,503 vehicles per day (ADT) at the Apple Ave & Quarterline Rd intersection
- Three large pylon signs prominently listing tenants along Apple Avenue
- Excellent visibility
- Strong Tenant Mix
- Densely Populated Trade Area

Lease Rate \$10.00-15.50 SF/YR (NNN)

Available SF 1,196-1,950 SF



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# Exterior Photos

1910, 1930, 1770 E Apple Ave, Muskegon, MI 49442



# Pylon Signage Available

1910, 1930, 1970 E Apple Ave, Muskegon, MI 49442



# Lease Spaces

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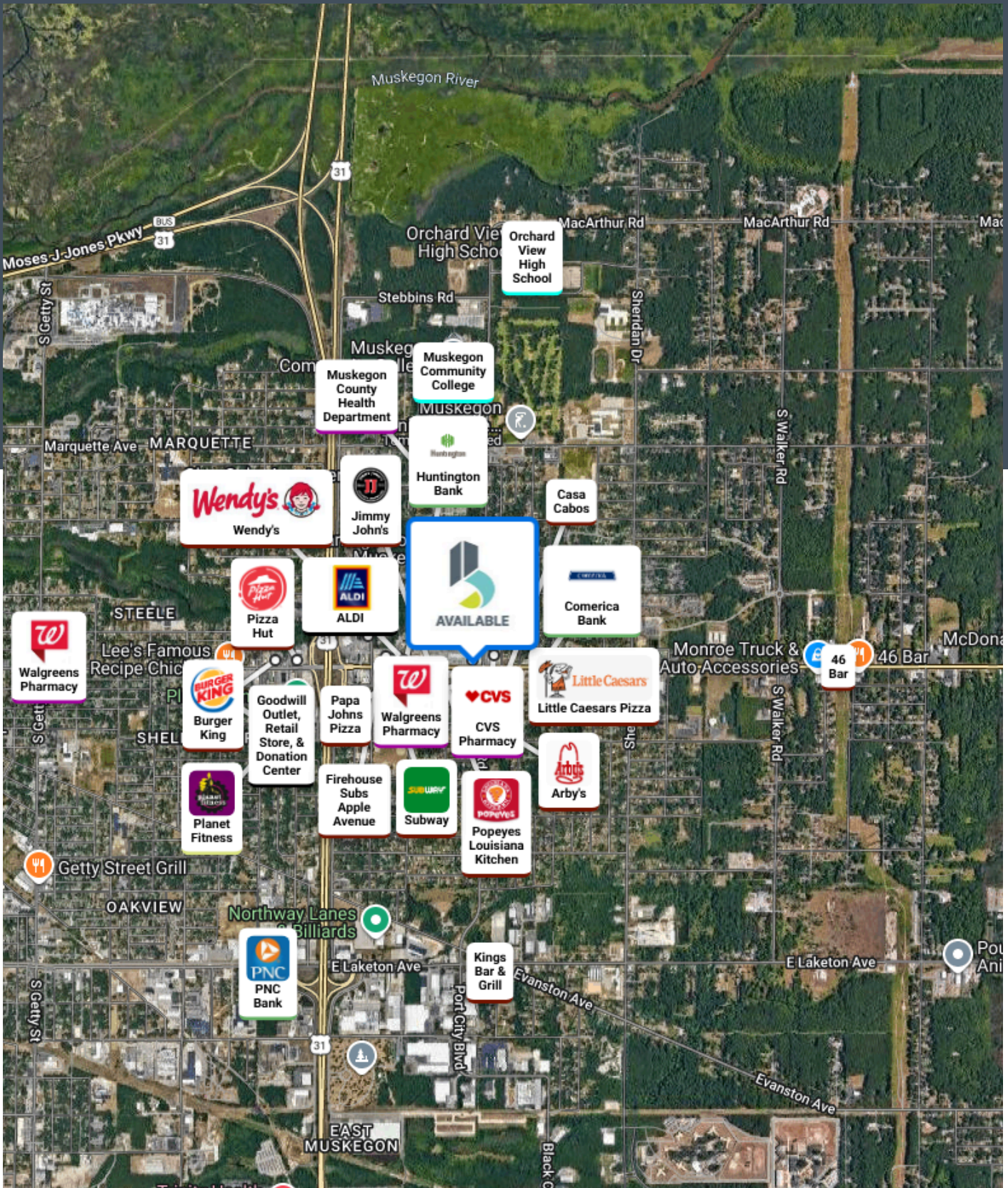


## Available Spaces

Suite	Size (SF)	Lease Rate	Lease Type	NNN Expenses	Total Monthly Rent
1910-I	1,558 SF	\$10.00 SF/YR	NNN	\$4.00 SF/YR	\$1,817.67/Month
1910-L	1,938 SF	\$10.00 SF/YR	NNN	\$4.00 SF/YR	\$2,261.00/Month
1930-A	1,704 SF	\$10.00 SF/YR	NNN	\$4.00 SF/YR	\$1,988.00/Month
1930-B	1,196 SF	\$13.00 SF/YR	NNN	\$4.00 SF/YR	\$1,943.50/Month
1930-G	1,856 SF	\$10.00 SF/YR	NNN	\$4.00 SF/YR	\$2,165.33/Month
1910-L	1,950 SF	\$10.00 SF/YR	NNN	\$4.00 SF/YR	\$2,275.00/Month
1910-M	1,950 SF	\$10.00 SF/YR	NNN	\$4.00 SF/YR	\$2,275.00/Month

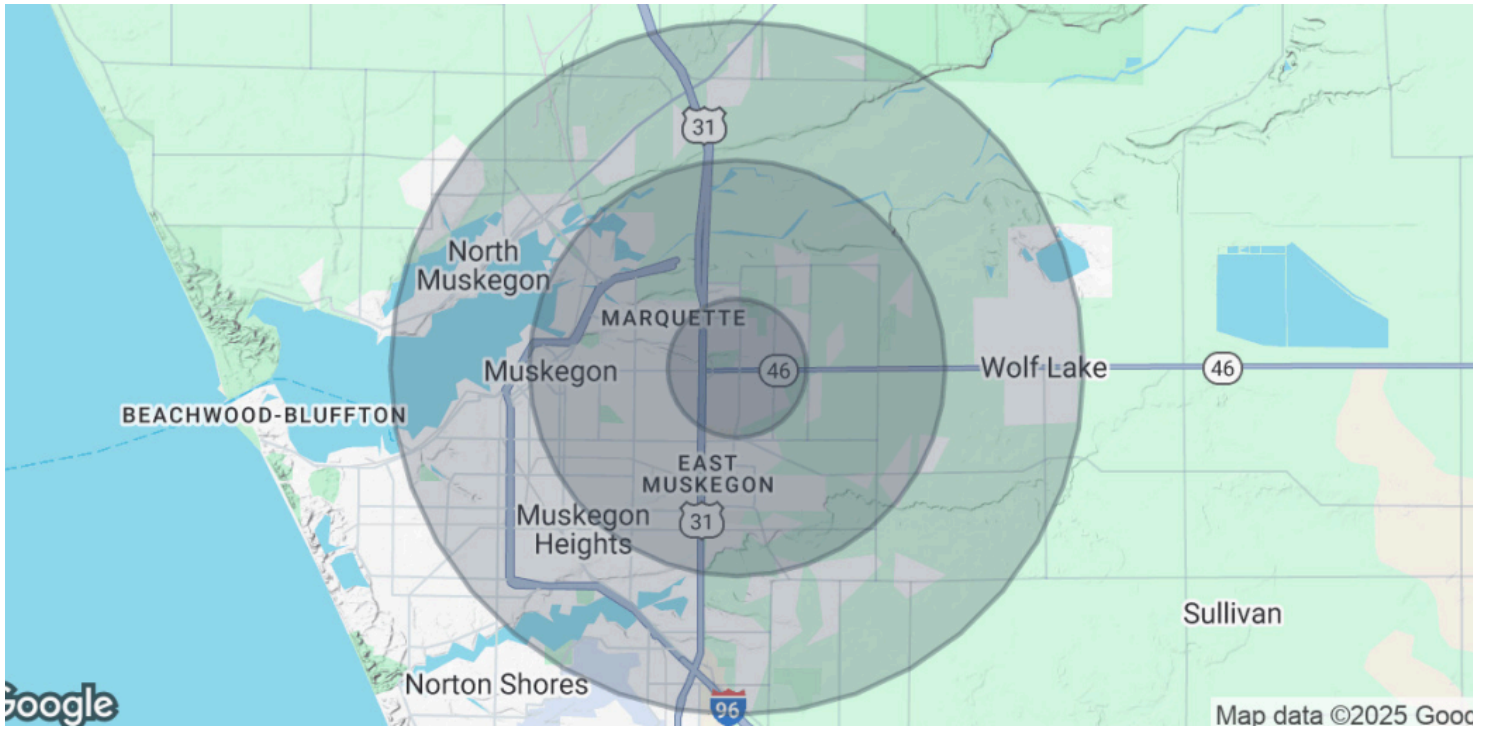
# Retailer Map

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# Demographics

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## Demographics

	1 Miles	3 Miles	5 Miles
<b>Total Population</b>	9,569	47,077	91,983
<b>Average Age</b>	42	39	40
<b>Average Age (Male)</b>	39	38	38
<b>Average Age (Female)</b>	43	40	41
<b>Total Households</b>	4,336	17,534	35,782
<b># of Persons per HH</b>	2.2	2.7	2.6
<b>Average HH Income</b>	\$60,210	\$54,041	\$62,964
<b>Average House Value</b>	\$167,323	\$135,457	\$162,989