

LEASE

RETAIL



# WEST SHERMAN PLAZA



880 W. SHERMAN BLVD., MUSKEGON, MI 49441

## PROPERTY HIGHLIGHTS

- Large anchor suite on the best intersection in Muskegon
- End cap suite with possible drive thru option
- Family Dollar co-tenant
- Near Business US-31

**LEASE RATE** **\$4.25 - 11.00 SF/YR (NNN)**

Available SF:	2,070 - 15,605 SF
Lot Size:	2.51 Acres
Building Size:	29,182 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,112	23,820	40,123
Total Population	9,371	59,562	103,652
Average HH Income	\$40,308	\$41,121	\$44,739

## PROPERTY OVERVIEW

Large anchor tenant suite and an end cap suite with great visibility and plenty of parking available on the NW corner of the intersection at Sherman Blvd. and Henry St. in Muskegon, MI. Tremendous retail synergy mix in the immediate corridor with neighbors Betten Baker Honda and Betten Baker Chevrolet-Cadillac, Home Depot, West Marine, Sherwin Williams Paint Store, Walgreens, Rite-Aid, Gordon Food Service, Aldi, and many others. The property has been leased by Family Dollar for an extended lease term and has just recently, as of April 2021 had the 15,605 SF anchor space come available after a long term lease with a National grocer. Neighboring small space tenants have recently renewed and the center has enjoyed consistent occupancy. Located at a lighted corner with heavy shopping traffic on both frontage streets. This well-maintained building has been recently painted, had new downspouts installed, and was updated with a new roof in 2016. The asphalt parking lot was filled and sealed in 2018.

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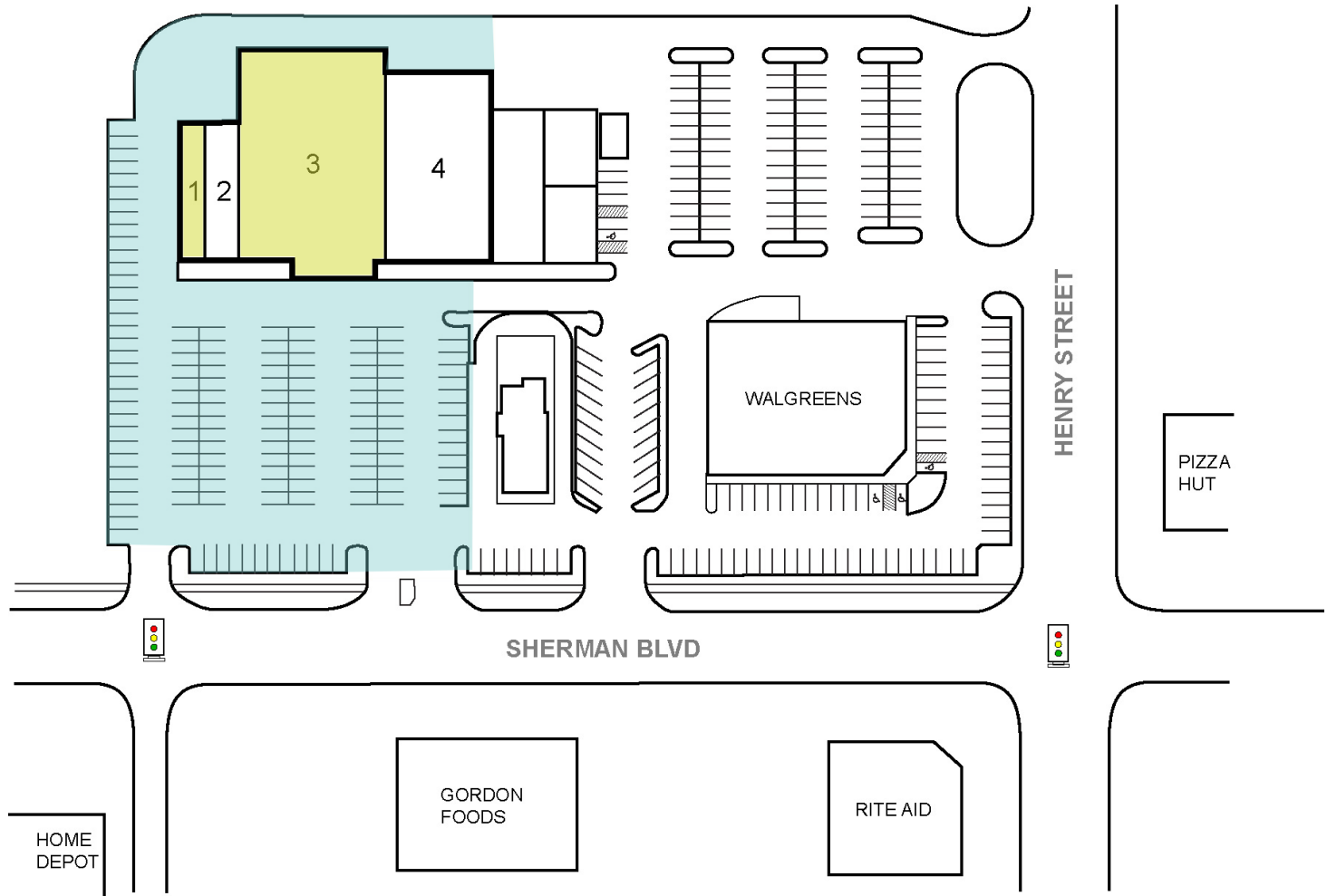
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## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
■ 1	Available	2,070 SF	NNN	\$11.00 SF/yr
■ 3	Available	15,605 SF	NNN	\$4.25 SF/yr

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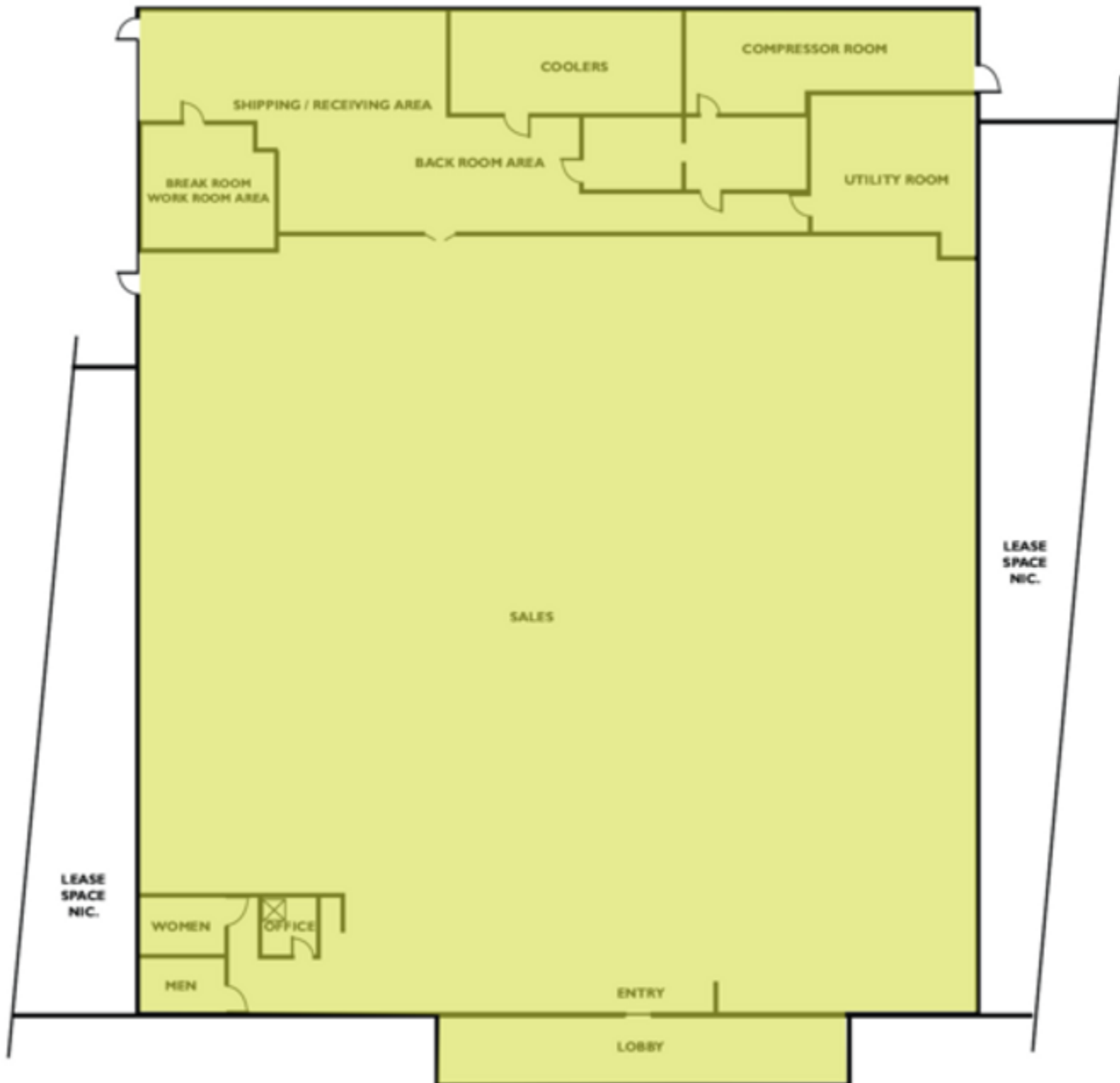
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## ADDITIONAL PHOTOS

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# MEET YOUR NEIGHBORS

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