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PROPERTY INFORMATION

Property Address	1620 – 1684 E Apple Avenue
City/Township	Muskegon
Building Size	71,215 SF
Space Available	2,7593
Asking Rental Rate	\$9.00 PSF
Estimated NNN’s	\$2.25 PSF
Parking	347 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 95,274 PEOPLE	 <b>MEDIAN AGE</b> 38 YEARS OLD
 <b>HOUSEHOLDS</b> 37,670	 <b>CONSUMER SPENDING</b> \$626.1 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$56,328/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 45,877 EMPLOYEES

JOIN



AREA TENANTS



PROPERTY HIGHLIGHTS

- Join Aldi, and Dollar Tree at Beltline Plaza located on Apple Avenue immediately off of US-31 Hwy.
- Excellent opportunity for retail, medical, or office users.
- Beltline Plaza has recently received significant capital improvements including a new facade and monument sign.
- Apple Avenue, a main thoroughfare that sees over 30,000 vehicles per day.
- Baker College, and Muskegon Community College are located in the immediate vicinity home to over 10,000 students.















POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	11,464	43,410	94,906
2023 Population	11,161	43,507	95,274
2028 Population Projection	11,248	44,084	96,564
Annual Growth 2010-2022	-0.20%	0.00%	0.00%
Annual Growth 2022-2027	0.20%	0.30%	0.30%
Median Age	36.6	35.7	38
Bachelor's Degree or Higher	11%	10%	16%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	7,414	24,343	67,625
Black	2,875	15,956	21,693
American Indian/Alaskan Native	131	529	1,002
Asian	85	221	635
Hawaiian & Pacific Islander	11	44	60
Two or More Races	645	2,414	4,259
Hispanic Origin	1,033	4,260	7,285

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,786	16,395	37,282
2023 Households	4,690	16,617	37,670
2028 Household Projection	4,730	16,861	38,200
Owner Occupied Households	2,526	9,250	25,426
Renter Occupied Households	2,204	7,611	12,775
Avg Household Income	\$52,826	\$45,161	\$56,328
Median Household Income	\$43,002	\$34,115	\$42,453

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,355	5,067	10,706
\$50,000 - 75,000	809	2,606	6,925
\$75,000 - 100,000	642	1,557	4,227
\$100,000 - 125,000	405	776	2,356
\$125,000 - 150,000	118	324	1,062
\$150,000 - 200,000	18	98	776
\$200,000+	16	114	744

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	2,624	307	9	23,092	2,614	9	38,466	4,481	9
Trade Transportation & Utilities	355	44	8	3,502	291	12	7,821	641	12
Information	19	6	3	142	24	6	460	56	8
Financial Activities	224	47	5	1,106	236	5	2,698	520	5
Professional & Business Services	260	37	7	2,034	241	8	3,034	442	7
Education & Health Services	1,006	107	9	9,826	1,298	8	14,073	1,838	8
Leisure & Hospitality	565	29	19	2,228	143	16	4,528	316	14
Other Services	91	23	4	1,950	240	8	3,127	490	6
Public Administration	104	14	7	2,304	141	16	2,725	178	15
Goods-Producing Industries	109	13	8	4,434	181	24	7,411	377	20
Natural Resources & Mining	0	0	-	8	3	3	23	6	4
Construction	67	11	6	855	75	11	1,643	183	9
Manufacturing	42	2	21	3,571	103	35	5,745	188	31
Total	2,733	320	9	27,526	2,795	10	45,877	4,858	9



## EXCLUSIVELY LISTED BY:

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**RETAIL LEASING**

*Landlord Representation  
& New Project Leasing*



**TENANT REPRESENTATION**

*Site Selection &  
Negotiations*



**INVESTMENT SALES**

*STNL & Multi-Tenant, Multi-  
Family, Carwashes, etc.*



**ACQUISITIONS/DISPOSITIONS**

*Single & Full Portfolio  
Transactions*



**MARKET ANALYSIS**

*Market Research  
& Site Evaluations*



**NATIONAL RELATIONSHIPS**

*Retailers & Investors  
across the U.S.*



**TEAMWORK**

*Innovative  
Solutions*



**SHARED DATABASE**

*Retailers & Investors  
across the U.S.*