

# Muskegon Office Condos

957 Brookhaven Court | Muskegon, Michigan



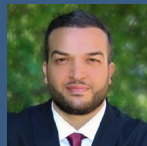
**13 OFFICE CONDOS  
6 BUILDINGS**



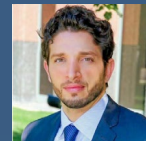
**30,000 +/- SF  
TOTAL**



**CUSTOM BUILT IN 2005  
HIGH TRAFFIC AREA**



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# INVESTMENT OVERVIEW

**Offered At**  
**\$1,750,000**

**Price PSF**  
**\$133.33**

## PROPERTY SUMMARY

Price	\$1,750,000
Price PSF	\$133.33
Lot Size	4.02 Acres
Property Size	+/- 29,390 SF
Number of Buildings	Six
Number of Condos	Thirteen
Year Built / Remodeled	2005
Ownership	Fee Simple
Zoning	C-1

# PROPERTY HIGHLIGHTS

- BUILT IN 2005 | CLASS A CONSTRUCTION
- 28,390 TOTAL SQUARE FEET | 6 FREESTANDING BUILDINGS
- 13 OFFICE CONDOS AT SITE | ABILITY FOR BUILD-TO-SUIT
- IDEAL FOR VARIETY OF USES INCLUDING MEDICAL
- POTENTIAL USES INCLUDE: MEDICAL OFFICE, ASSISTED/SENIOR LIVING CONVERSION, MULTI-FAMILY CONVERSION, RETAIL, RESTAURANTS, AUTO AND MANY MORE.
- ZONED C-1 | VARIOUS USES ALLOWED (SEE PAGE 5)
- HIGH VISIBILITY | HEAVILY TRAFFICKED INTERSECTION
- NEAR US31 OFF-RAMP | 47,000+ VEHICLES TRAVELING PER DAY
- SEVERAL NATIONAL RETAILERS IN IMMEDIATE VICINITY: CVS, O'REILLY AUTO PARTS, THE UPS STORE, ARBY'S, HUNTINGTON BANK, POPEYE'S, BURGER KING, TACO BELL, MCDONALD'S, DOLLAR GENERAL, DOLLAR TREE AND MANY MORE.
- MINUTES FROM SECRETARY OF STATE OFFICE
- 10-MINUTE DRIVE TO MUSKEGON COUNTY AIRPORT
- 5-MINUTE DRIVE TO MERCY HEALTH MERCY CAMPUS





# ZONING SUMMARY

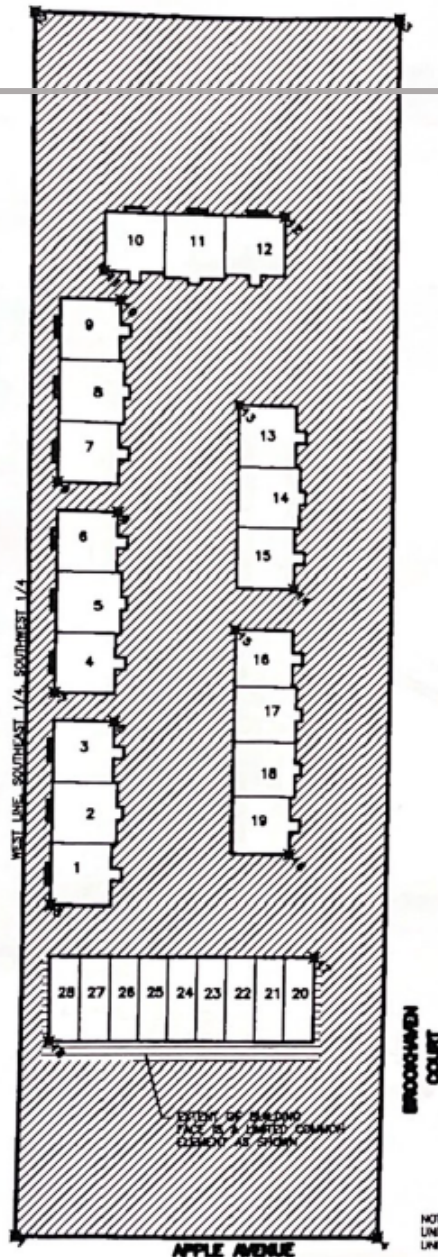
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The C-1 district is intended to provide for the orderly and attractive clustering, at appropriate locations, of retail business and service establishments which serve the day-to-day requirements of nearby residential areas. Sec. 58-257. Permitted uses.

- (a) The following are permitted uses in the C-1 district: (1) Grocery stores. (2) Shops, stores, or clinics for personal service, such as barbershops, beauty shops, real estate offices, doctor or dentist office, law office and insurance office. (3) Restaurants. (4) Bed and breakfast. (5) Food stuffs, Banks, hardware, sporting goods, pharmaceutical and allied products, florist shops, clothing and dry goods of all kinds, retail furniture and appliances. (6) Research, development, testing laboratories and offices without manufacturing.
- (b) (b) All permitted uses set forth in this section are subject to sections 58-75 and 58-76. Sec. 58-258. Special uses. The following are permitted as a Special Use in the C-1 district: (1) Automotive, trailer, mobile and recreational vehicle sales and services, including commercial garages, automobile service/gas stations, and automotive repair shops. (a) The following uses may be permitted in conjunction with automobile service/gas stations: (1) Retail sales of gasoline, oil and similar products. (2) Automobile washing. (3) Automobile maintenance, including minor mechanical repairs. (b) The following uses may be permitted in conjunction with commercial garages and automotive repair shops: (1) Automobile towing, including parking of a wrecker and inoperative vehicles waiting for immediate repairs. (2) Parking and storage of inoperative vehicles, provided that such screened by an opaque fence not less than six feet in height. (3) Automobile body repairs.



# PROPERTY SURVEY



NOTES:  
UNITS 1-3 "MUST BE BUILT"  
UNITS 4-28 "MAY NOT BE BUILT"

COORDINATE LISTING		
POINT	NORTHING	EASTING
1	7536.5040	10005.8700
2	8401.4470	10079.5805
3	8309.7025	10036.5748
4	7534.8006	10025.8710
5	7770.4000	10006.8118
6	7668.7234	10733.8508
7	7920.3818	10001.8708
8	8049.7052	10736.0086
9	8070.3632	10004.3294
10	8198.8888	10738.3809
11	8220.1581	10728.8982
12	8280.1084	10857.3307
13	8128.2579	10823.2123
14	7995.8130	10863.1827
15	7968.2780	10820.7083
16	7820.8370	10860.1898
17	7733.1306	10878.0411
18	7674.4088	10805.8428

UNIT AREAS		
Unit	Area	F.F. EL.
1	1788	834.50
2	1817	834.50
3	1788	834.50
4	1788	834.50
5	1817	834.50
6	1788	834.50
7	1788	834.50
8	1817	834.50
9	1788	834.50
10	1788	834.50
11	1817	834.50
12	1788	834.50
13	1788	834.50
14	1817	834.50
15	1788	834.50
16	1863	834.50
17	1726	834.50
18	1726	834.50
19	1863	834.50
20	1414	835.00
21	1146	835.00
22	1146	835.00
23	1146	835.00
24	1146	835.00
25	1146	835.00
26	1146	835.00
27	1146	835.00
28	1414	835.00

LEGEND	
	= GENERAL COMMON ELEMENT
	= LIMITED COMMON ELEMENT
	= LIMITS OF OWNERSHIP
	= UNIT NUMBER
	= SET CONCRETE MONUMENT
	= BENCHMARK

STEPHEN V. VALLER, LLS: 28428 DATE:  
WESTINGHOUSE CONSULTING  
2534 BLACK CREEK ROAD  
MURKESON, MI 48444-2874

PROPOSED DATE: 8/28/08



# PROPERTY OUTLINE





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS



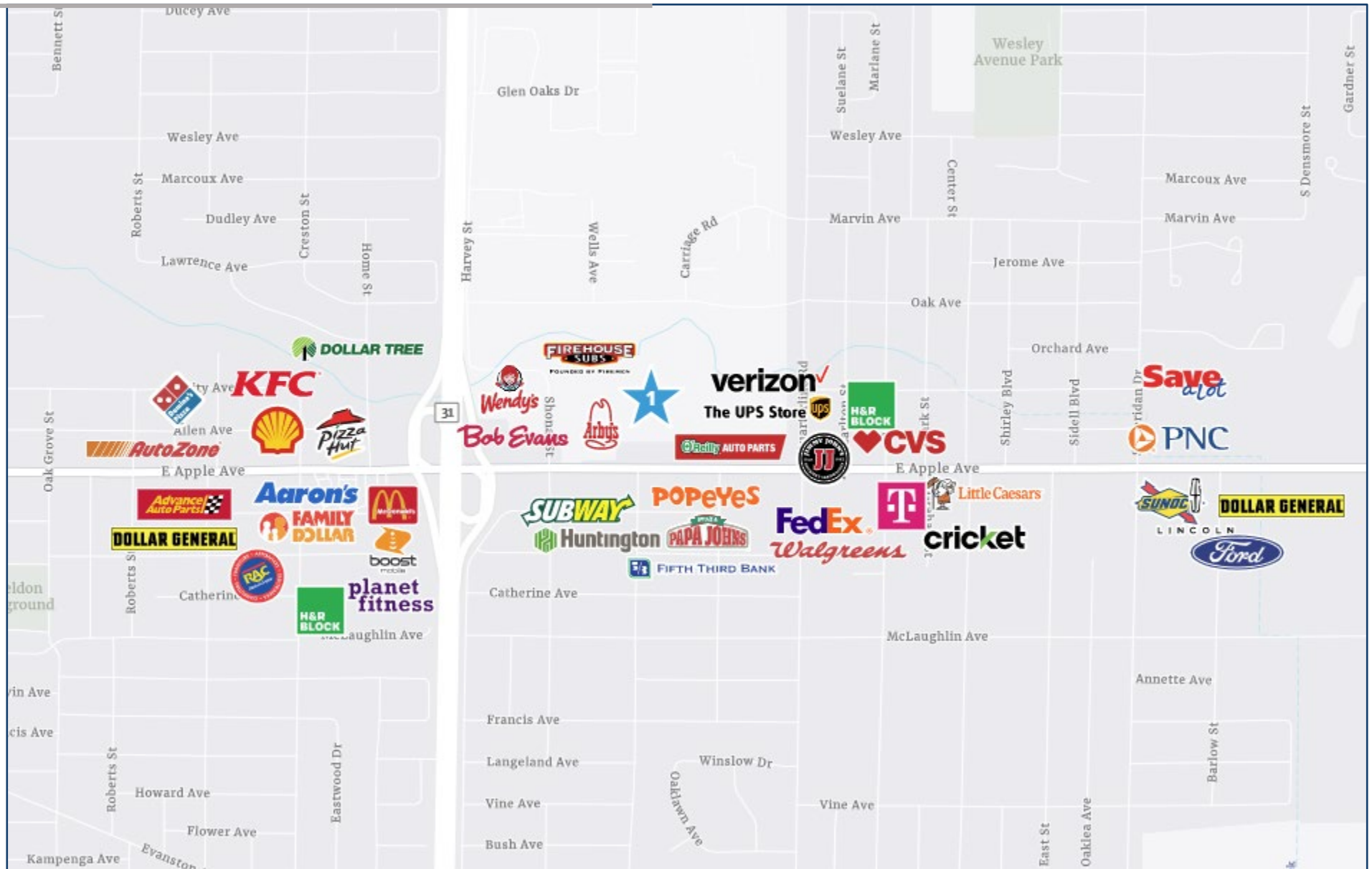


# RETAIL OVERVIEW



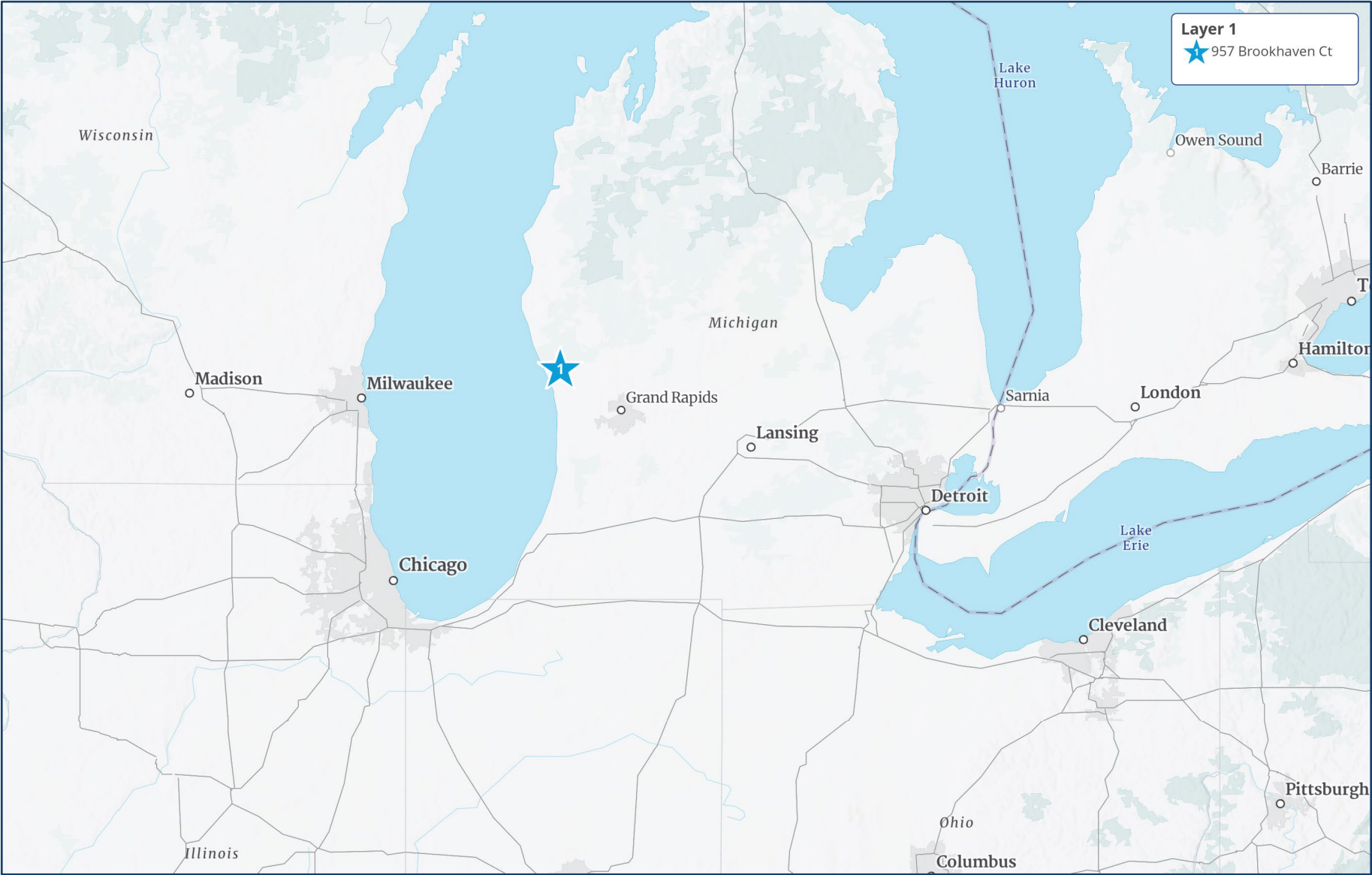


# LOCAL OVERVIEW





# REGIONAL OVERVIEW





# LOCATION DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	10,620	47,938	99,235
2010 Total Population	10,630	46,359	96,130
2021 Total Population	10,765	45,671	96,403
2021 Group Quarters	419	4,090	4,388
2026 Total Population	10,875	46,034	97,426
2021-2026 Annual Rate (CAGR)	0.20%	0.16%	0.21%
2000 to 2010 Population Change	0.1%	-3.3%	-3.1%
2000 to 2021 Population Change	1.4%	-4.7%	-2.9%
2010 to 2026 Population Change	2.3%	-0.7%	1.3%
2021 to 2026 Population Change	1.0%	0.8%	1.1%
2021 Total Daytime Population	9,219	49,849	97,044
Workers	2,791	22,772	40,959
Residents	6,428	27,077	56,085
2021 Workers % of Daytime Population	30.3%	45.7%	42.2%
2021 Residents % of Daytime Population	69.7%	54.3%	57.8%
<b>Household Summary</b>			
2000 Households	4,491	16,567	36,996
2010 Households	4,538	16,111	36,289
2021 Households	4,676	16,521	37,248
2021 Average Household Size	2.21	2.52	2.47
2026 Households	4,730	16,697	37,748
2021-2026 Annual Rate	0.23%	0.21%	0.27%
2000 to 2010 Household Change	1.0%	-2.8%	-1.9%
2000 to 2021 Household Change	4.1%	-0.3%	0.7%
2010 to 2026 Household Change	4.2%	3.6%	4.0%
2021 to 2026 Household Change	1.2%	1.1%	1.3%
2010 Families	2,493	9,964	23,361
2021 Families	2,482	9,907	23,367
2026 Families	2,489	9,936	23,507
2021-2026 Annual Rate	0.06%	0.06%	0.12%
<b>Housing Unit Summary</b>			
2021 Housing Units	5,014	18,744	41,699
Owner Occupied Housing Units	53.3%	57.3%	67.8%
Renter Occupied Housing Units	46.8%	42.7%	32.2%
Vacant Housing Units	6.7%	11.9%	10.7%
<b>Owner Occupied Median Home Value</b>			
2021 Median Home Value	\$86,369	\$80,569	\$109,987
2026 Median Home Value	\$102,358	\$97,981	\$137,256
<b>Income</b>			
2021 Per Capita Income	\$20,048	\$16,301	\$21,223
2021 Median Household Income	\$34,517	\$32,937	\$40,932
2021 Average Household Income	\$46,740	\$44,079	\$54,757

IN 5-MILE RADIUS

POPULATION

96k+

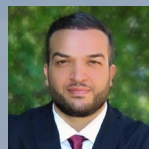
AVERAGE  
HOUSEHOLD INCOME

\$54k+

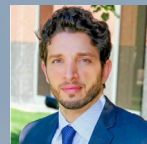
TOTAL HOUSEHOLDS

37k+





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- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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