

FOR LEASE

NEW DEVELOPMENT STRIP CENTER W/DRIVE-THRU

6377 W. MAIN ST, KALAMAZOO, MI



RESIDENTIAL DEVELOPMENT
336 APARTMENTS
& 108 DUPLEX CONDOMINIUM UNITS

STRIP CENTER W/DRIVE-THRU
FROM 1,600 SF TO AS LARGE AS 13,400 SF

PROPERTY DETAILS

LOCATION:	6377 W. Main St, Kalamazoo, MI
PROPERTY TYPE:	Vacant Land
RENT:	Contact Broker
NNN EXPENSE:	\$8.00/SF
LOT SIZE:	2 AC
BUILDING SIZE:	13,400 SF (Strip Center w/Drive-Thru)
AVAILABLE SPACE:	From 1,600 SF to as large as 13,400 SF
ZONING:	Mixed Use Commercial District
TRAFFIC COUNT:	W. Main (24,768 CPD) US-131 (49,538 CPD)

EXCLUSIVELY LISTED BY:



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TRADE AREA TENANT ROSTER



HIGHLIGHTS

- New Development Strip Center - Drive-Thru Available
- Conveniently located near Meijer, Menards, Walmart, and Advia Credit Union Headquarters.
- Traffic Signal at Property Entrance
- Outdoor Patios Available
- Ample Parking
- Monument Signage
- Strategically Positioned Less than ½ Mile from the US-131/ W Main Intersection.
- 336 Apartments & 108 Duplex Condominium Units Planned Directly Behind the Site.
- The Development will Connect to the Neighboring Parcels & the Existing Subdivision to the South.

MICRO AERIAL



MACRO AERIAL



NORTHWEST VIEW



Walmart
Save money. Live better.

Ascension LAB

Walgreens

Pizza Hut **SUBWAY**
SUPERCUTS

McDonald's **Arby's**

AutoZone

MENARDS

meijer

advia
credit union

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NORTHEAST VIEW



SOUTH VIEW

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SOUTHWEST VIEW

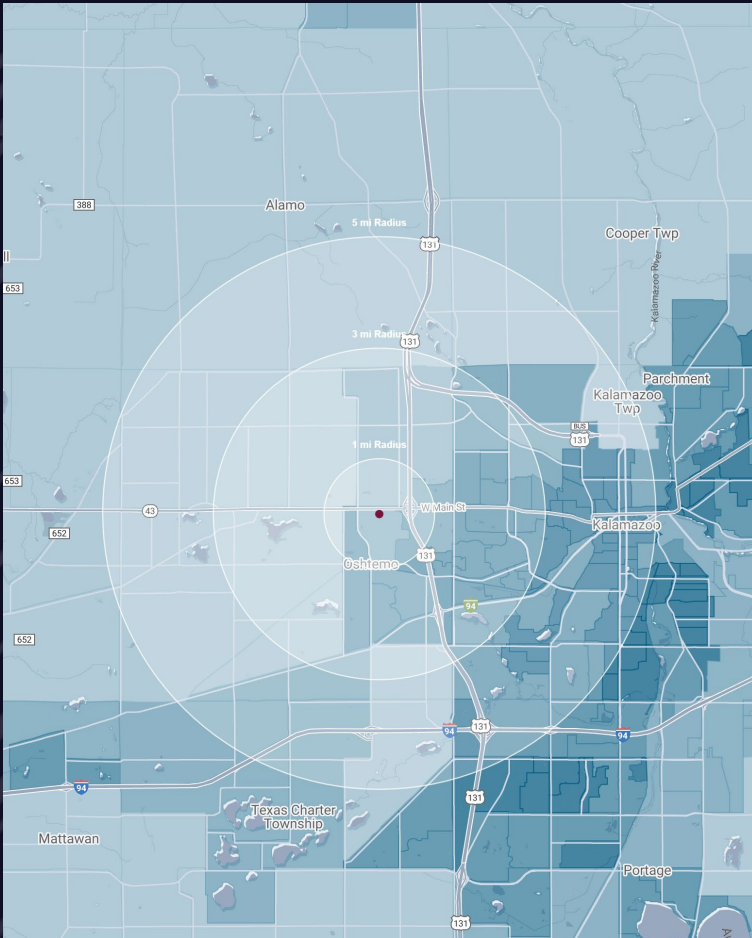


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W MAIN ST
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DEMOGRAPHICS



NEW DEVELOPMENT STRIP CENTER W/DRIVE-THRU

6377 W. Main St, Kalamazoo, MI

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2024 Estimated Population	43,695	97,952	229,355
2029 Projected Population	43,532	98,782	230,777
2020 Census Population	43,882	96,532	228,986
2010 Census Population	41,299	92,751	219,423
Projected Annual Growth 2024 to 2029	-	0.2%	0.1%
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.3%
HOUSEHOLDS			
2024 Estimated Households	19,384	40,941	94,284
2029 Projected Households	19,992	42,869	98,210
2020 Census Households	19,343	40,255	93,949
2010 Census Households	18,002	37,889	88,478
Projected Annual Growth 2024 to 2029	0.6%	0.9%	0.8%
Historical Annual Growth 2010 to 2024	0.5%	0.6%	0.5%
RACE			
2024 Est. White	70.5%	71.4%	75.1%
2024 Est. Black	17.1%	16.8%	13.3%
2024 Est. Asian or Pacific Islander	4.5%	3.7%	3.3%
2024 Est. American Indian or Alaska Native	0.2%	0.3%	0.4%
2024 Est. Other Races	7.6%	7.9%	7.9%
INCOME			
2024 Est. Average Household Income	\$84,195	\$92,745	\$98,623
2024 Est. Median Household Income	\$63,789	\$70,320	\$75,693
2024 Est. Per Capita Income	\$38,086	\$39,703	\$40,990
BUSINESS			
2024 Est. Total Businesses	1,191	3,095	7,315
2024 Est. Total Employees	12,415	37,937	99,748

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