

FOR SALE



REDUCED PRICE!

1367 Portage Street, Kalamazoo, MI

4,200 SF Freestanding Retail/Office Available



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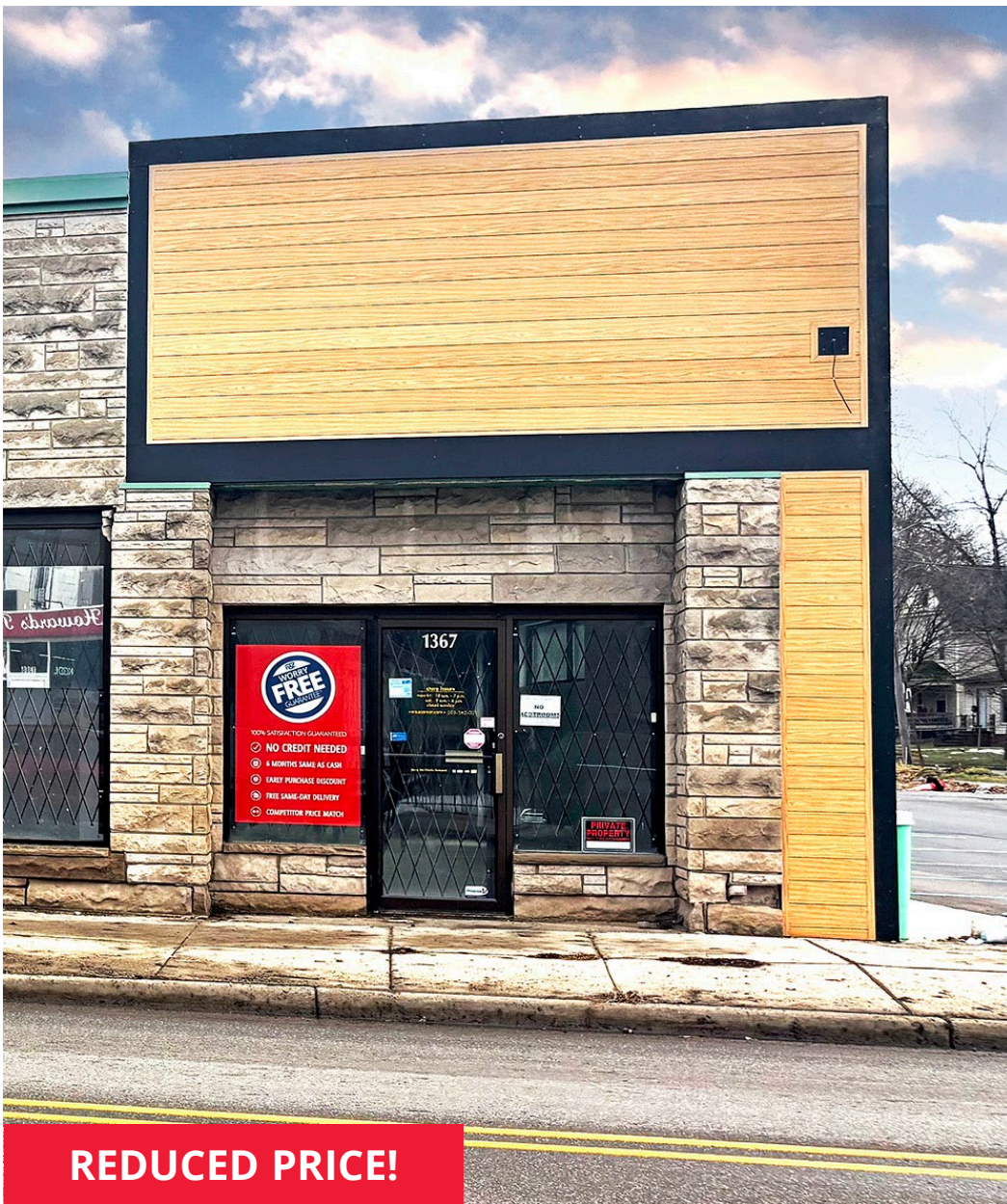


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FOR SALE

4,200 SF Freestanding Retail/Office

PROPERTY HIGHLIGHTS

- **Sale Price: \$599,000 ~~\$850,000~~**
- 4,200 SF Freestanding Retail/Office Space Available
- **Additional Land For Sale: \$19,500 ~~\$24,500~~/Parcel**
 - Parcel A – 0.12 Acres
 - Parcel B - 0.13 Acres
- High Visibility and Strong Traffic Counts Along a Major Commuter Route
 - 9,544 VPD on Portage Street
 - 7,380 VPD on Stockbridge Avenue
- Convenient On-Site Parking and Easy Ingress/Egress From Portage Street
- Parcel: #06-23-350-177
- Taxes:
 - Summer 2025: \$5,286.40
 - Winter 2025: \$6,170.66

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1367 Portage St – 4,200 SF

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FLOOR PLAN

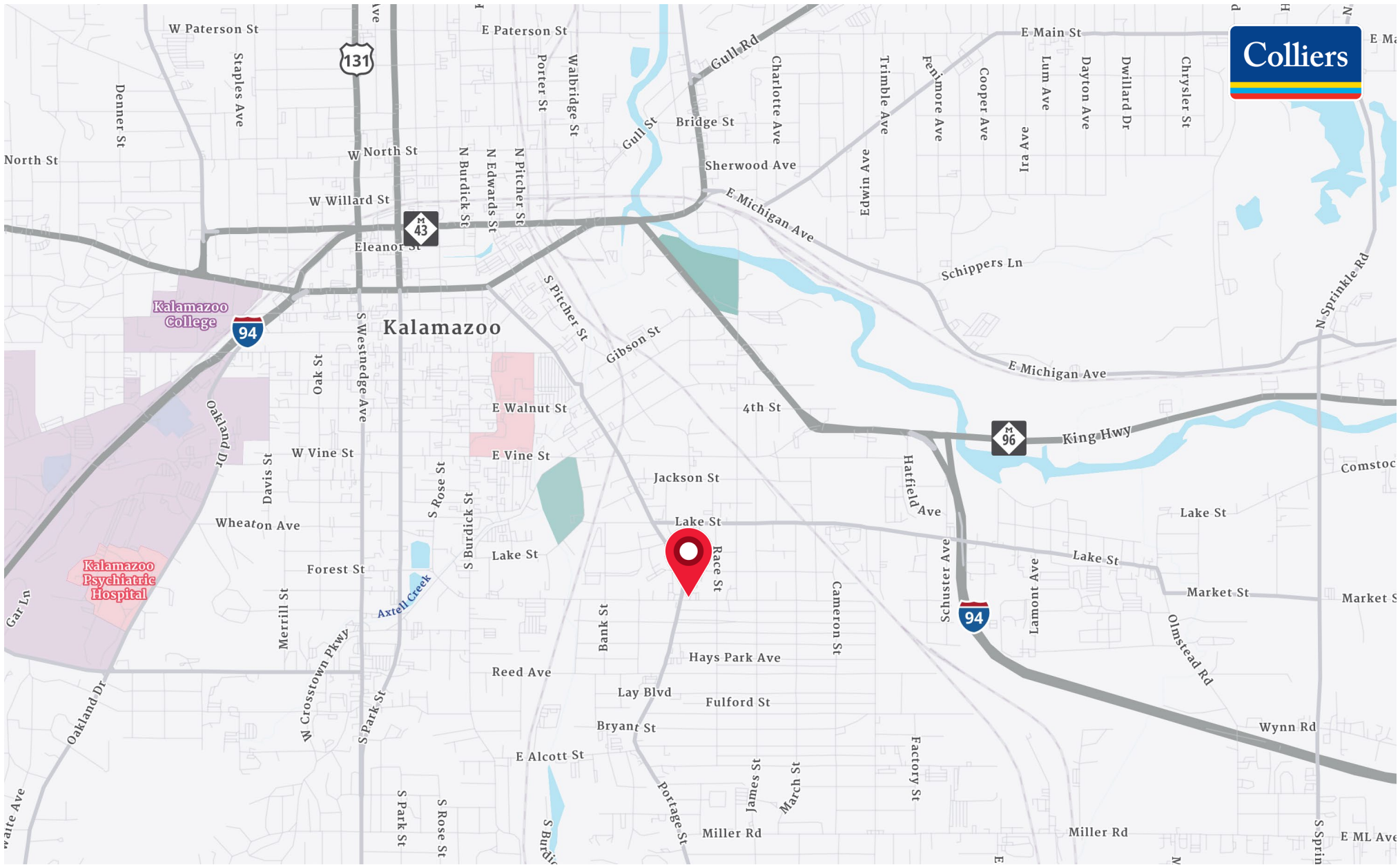
4,200 SF Freestanding Retail/Office



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

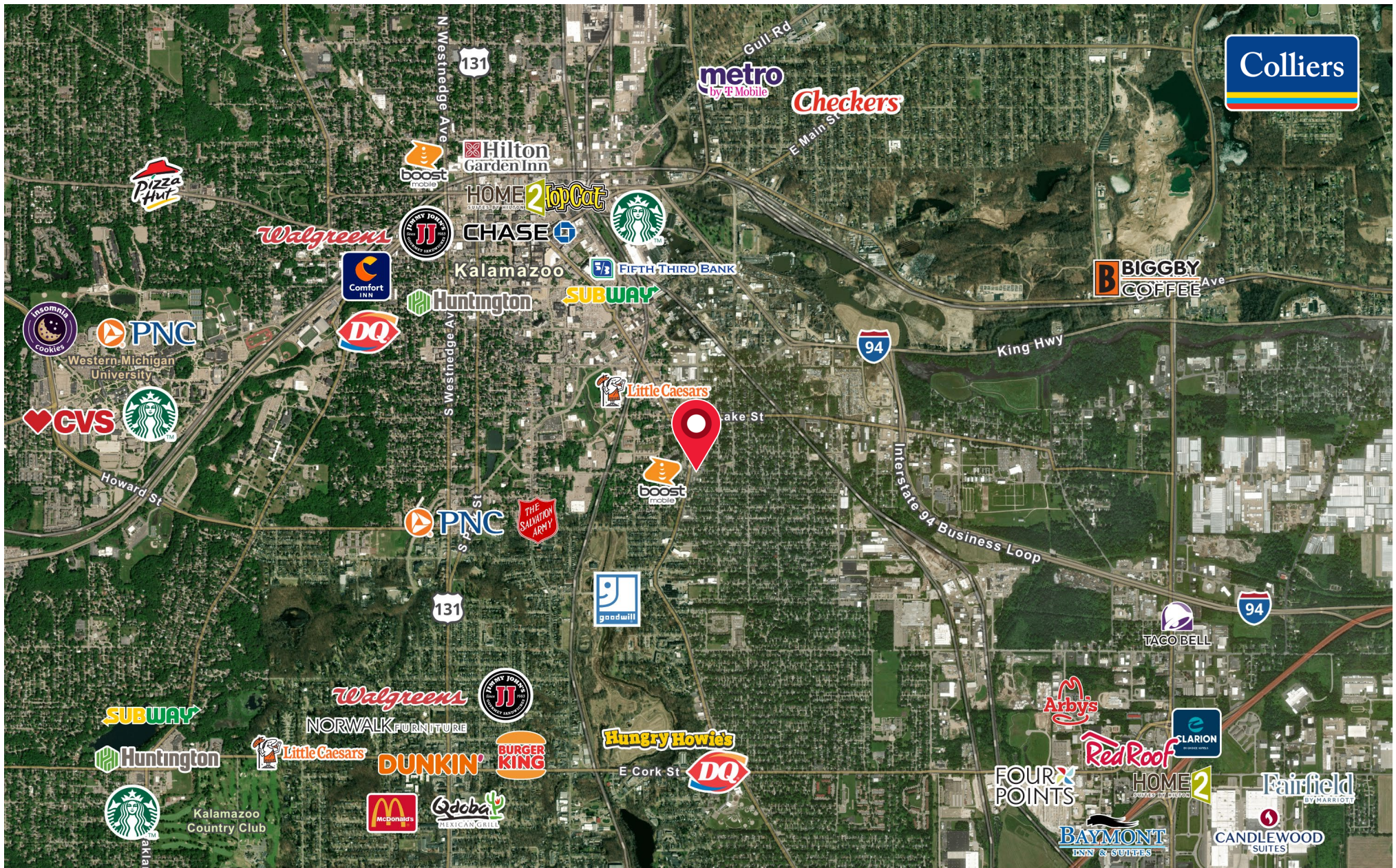
AERIAL MAP

4,200 SF Freestanding Retail/Office



LOCATION MAP

4,200 SF Freestanding Retail/Office



RETAIL MAP

4,200 SF Freestanding Retail/Office

DEMOGRAPHICS

4,200 SF Freestanding Retail/Office



CURRENT YEAR SUMMARY	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
Total Population	12,025	72,857	145,741
Total Households	4,920	29,645	63,028
Total Family Households	2,400	14,154	30,809
Average Household Size	2.42	2.24	2.20
Median Age	34.5	31.1	33.3
Population Age 25+	7,735	43,266	92,299

5 YEAR PROJECTED TRENDS:	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
Population	0.14%	-0.06%	-0.07%
Households	0.46%	0.28%	0.29%
Families	0.08%	-0.07%	-0.01%
Median Household Income	2.03%	2.09%	1.64%

CURRENT YEAR POPULATION BY SEX	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
Male Population / % Male	49.9%	50.2%	49.5%
Female Population / % Female	50.1%	49.8%	50.5%

INCOME & HOUSEHOLDS SUMMARY	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
2025 Median Household Income	\$53,021	\$53,406	\$57,875
Average Household Income	\$68,487	\$74,981	\$80,586
Per Capita Income	\$27,410	\$30,653	\$35,029

SUMMARY BUSINESS DATA	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
Total Businesses	643	3,595	6,067
Total Daytime Population	32,492	106,408	175,303
Daytime Population: Workers	25,923	70,641	105,610
Daytime Population: Residents	6,569	35,767	69,693

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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