

RETAIL SPACE FOR LEASE

GREENSPIRE SHOPPES

3269 W. CENTRE AVENUE | PORTAGE, MI 49024

SPACE AVAILABLE: CONTACT FOR AVAILABILITY

- 13,203 SF RETAIL SHOPPING CENTER DEVELOPMENT LOCATED ON BUSY W. CENTRE AVENUE NEAR US-131
- PROPERTY SITS ON A HARD CORNER WITH TRAFFIC LIGHT
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- MANY HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
- DIRECTLY LOCATED AT THE ENTRANCE TO 700+ MARKET RATE UNITS AT GREENSPIRE APARTMENTS & 180 BRAND NEW LUXURY UNITS AT TALL TIMBERS AT GREENSPIRE
- PROMINENT, HIGHLY VISIBLE PYLON & BUILDING SIGNAGE
- NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA
- CUSTOMER PARKING AVAILABLE WITH EASY IN & OUT ACCESS
- TENANTS INCLUDE BIGGBY COFFEE, BREAKFAST AT TIFFINY'S, CENTRE STREET TAP HOUSE, GREAT CLIPS, KAZOO AUDIO, & STATE FARM

1 MILE	3 MILE	5 MILE
POPULATION		
4,178	39,157	76,973
AVERAGE HH INCOME		
\$112,115	\$104,929	\$98,675
HOUSEHOLDS		
1,975	15,559	32,205

JOIN
BIGGBY
COFFEE

& OTHER REGIONAL USERS



RETAIL TRADE AREA SERVES A POPULATION OF OVER **922,700** PEOPLE & **42,340** HIGHER EDUCATION STUDENTS



VISIBLE TO APPROXIMATELY **24,464** VEHICLES PER DAY ON W. CENTRE AVENUE



34 PROJECTS LAST YEAR WORTH OVER **\$2.7 BILLION** CREATING **2,243** NEW, HIGH PAYING JOBS IN THE REGION



VISIBILITY EQUIVALENT TO BILLBOARD ADVERTISING COSTS OF **\$46,522** PER YEAR

LEASING // 750 TRADE CENTRE WAY, SUITE 100, KALAMAZOO, MI 49002

HINMANCOMPANY.COM



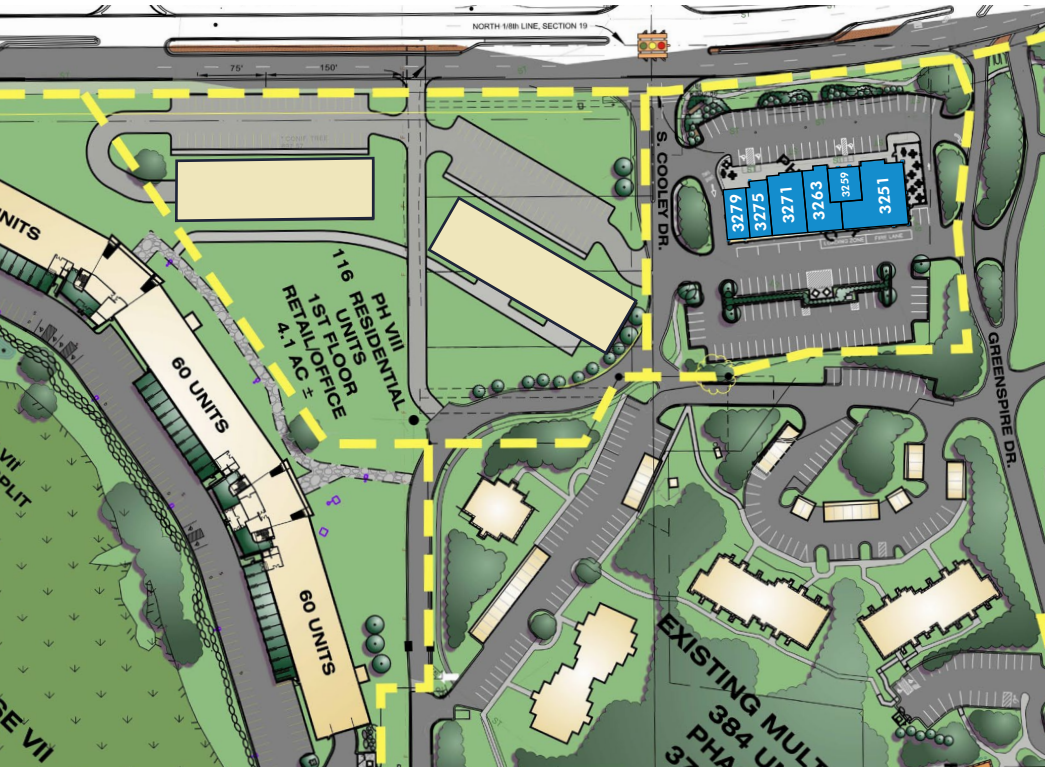
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DEVELOPMENT • MANAGEMENT • LEASING

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SITE PLAN



WEST BUILDING

3251 / CENTRE STREET TAP HOUSE

3259 / GREAT CLIPS

3263 / KAZOO AUDIO

3271 / BREAKFAST AT TIFFINY'S

3275 / STATE FARM

3279 / BIGGBY COFFEE

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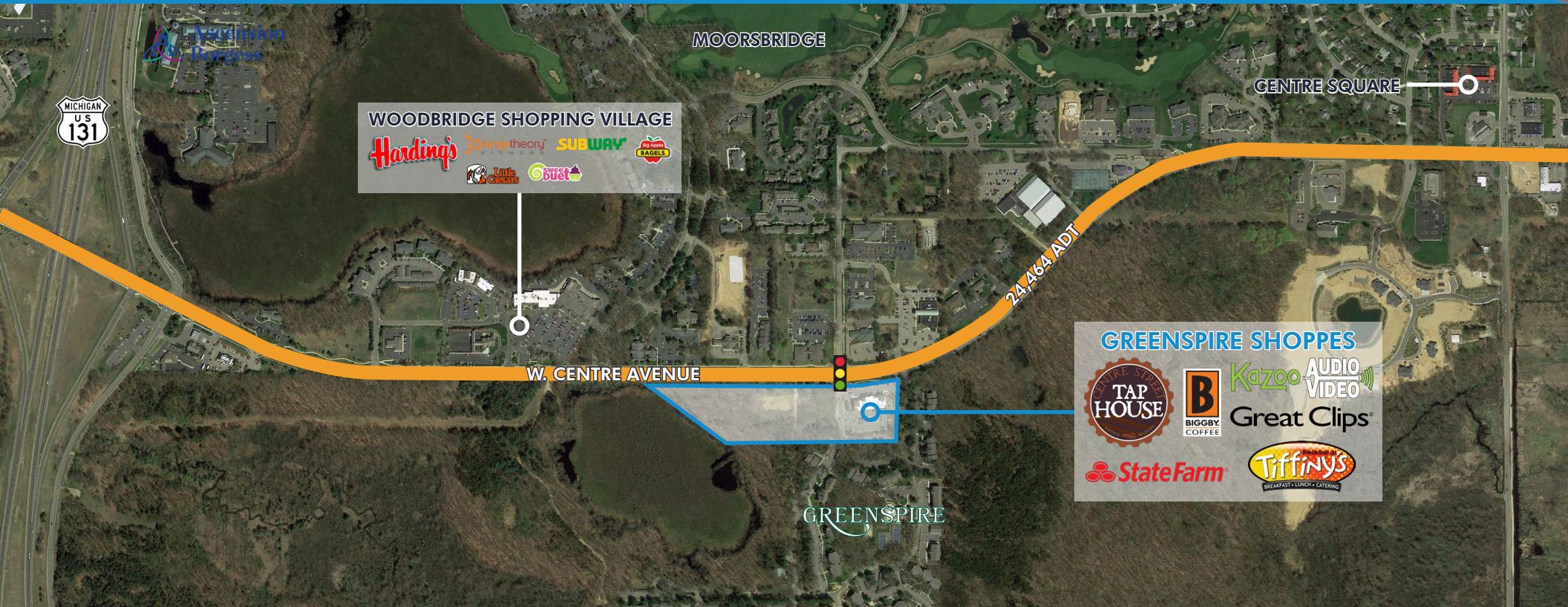
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CENTRE CORRIDOR MAP



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