

RESTAURANT LAND FOR LEASE

TRADE CENTRE

450 TRADE CENTRE WAY | PORTAGE, MI 49002

SPACE AVAILABLE: +/- 1.73 - 1.88 ACRES

- LOCATED AT THE BUSIEST INTERSECTION OF I-94 BETWEEN CHICAGO & ANN ARBOR
- THREE MODERN, CLASS A OFFICE BUILDINGS TOTALING 300,000 SF LOCATED AT TRADE CENTRE
- 1,200 EMPLOYEES CURRENTLY WORK AT TRADE CENTRE
- A 90-ROOM COURTYARD HOTEL & A 97-ROOM HOMEWOOD SUITES HOTEL LOCATED ADJACENT TO RESTAURANT LAND
- RECENTLY OPENED 93-ROOM SPRINGHILL SUITES
- HOTELS HAVE >80% OCCUPANCY & APPROX. \$140 ADR
- BLACK ROCK BAR & GRILL, A 10,200 SF STEAKHOUSE

1 MILE	2 MILE	3 MILE
DAYTIME POPULATION		
8,380	28,289	62,395
AVERAGE HH INCOME		
\$62,807	\$74,419	\$81,870
HOUSEHOLDS		
3,879	12,390	26,500



JOIN
Black Rock
BAR & GRILL®



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



REGIONAL LOCATION HIGHLY VISIBLE TO APROXIMATELY **136,000** VPD ON I-94 & WESTNEDGE AVENUE



102,200 ROOM NIGHTS PER YEAR AT THE TRADE CENTRE HOMEWOOD SUITES, COURTYARD, & SPRINGHILL SUITES



OVER **1,000,000** SF OF CRITICAL RETAIL & RESTAURANT MASS ADJACENCIES TO THE TRADE CENTRE



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



HIGH PROFILE VISIBILITY EQUIVALENT TO BILLBOARD ADVERTISING COSTS OF **\$258,060** PER YEAR

LEASING //

HINMANCOMPANY.COM



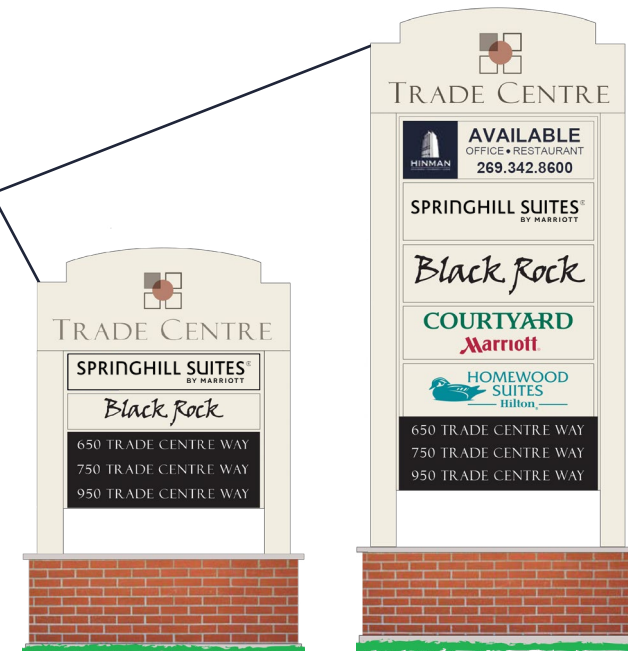
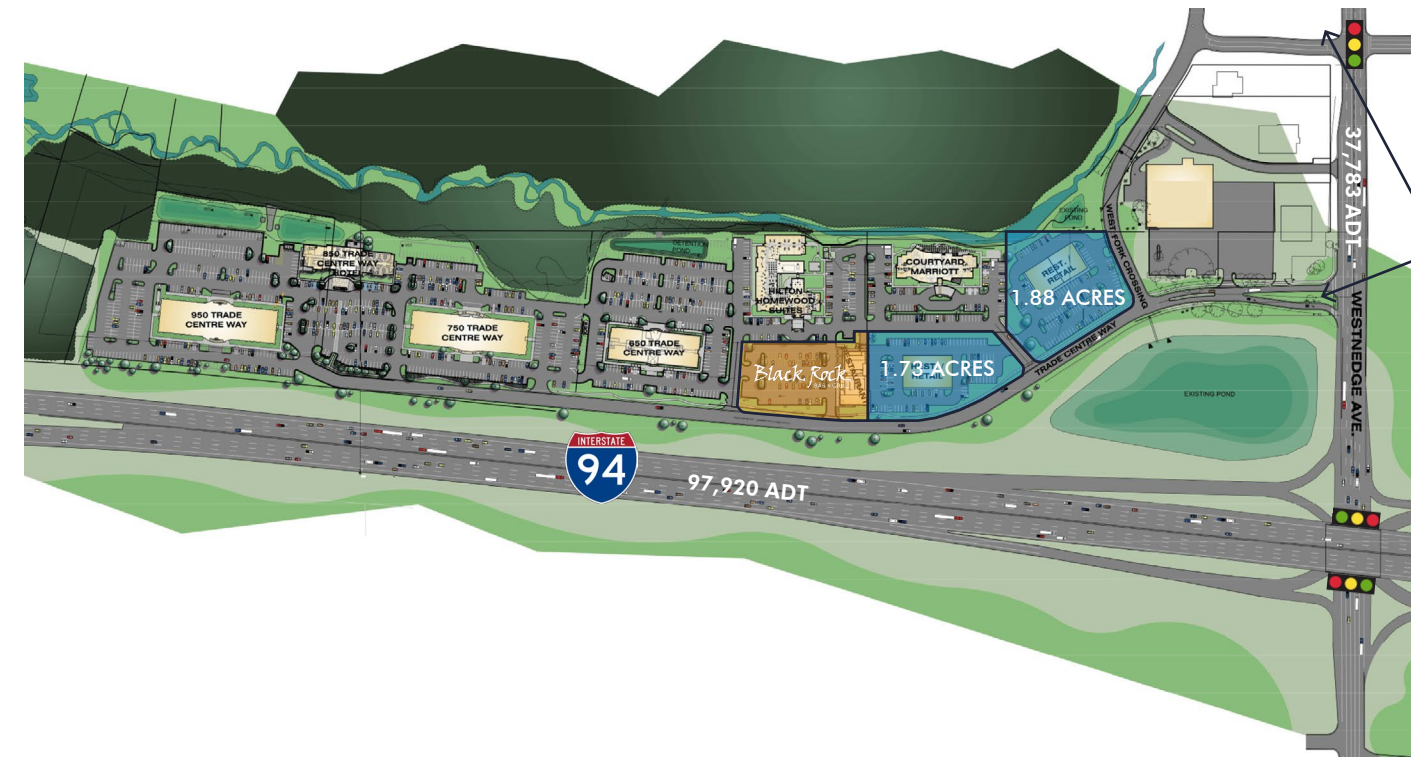
COLE RATHBUN
ASSOCIATE VP OF MARKETING & LEASING
269.488.3658
COLE@HINMANCOMPANY.COM

HINMAN
DEVELOPMENT • MANAGEMENT • LEASING

RESTAURANT LAND FOR LEASE

TRADE CENTRE

450 TRADE CENTRE WAY | PORTAGE, MI 49002



LEASING //

HINMANCOMPANY.COM



COLE RATHBUN

ASSOCIATE VP OF MARKETING & LEASING

269.488.3658

COLE@HINMANCOMPANY.COM

HINMAN

DEVELOPMENT • MANAGEMENT • LEASING

RESTAURANT LAND FOR LEASE

TRADE CENTRE

450 TRADE CENTRE WAY | PORTAGE, MI 49002



LEASING //

HINMANCOMPANY.COM



COLE RATHBUN

ASSOCIATE VP OF MARKETING & LEASING

269.488.3658

COLE@HINMANCOMPANY.COM

HINMAN

DEVELOPMENT • MANAGEMENT • LEASING