

FORMER HOT 'N NOW SITE
LAND DEVELOPMENT OPPORTUNITY

3904 S WESTNEDGE

3904 S. WESTNEDGE AVENUE | KALAMAZOO, MI 49008

LAND AVAILABLE: +/- .34 ACRES

- HIGH PROFILE LOCATION ON BUSY S. WESTNEDGE AVENUE WITH EASY ACCESS TO I-94
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- MANY HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
- PROMINENT, HIGHLY VISIBLE PYLON SIGNAGE AVAILABLE
- PROPERTY IS SET UP TO HANDLE A DRIVE-THRU
- NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA
- MINUTES TO DOWNTOWN KALAMAZOO
- NEAR WESTERN MICHIGAN UNIVERSITY WITH 22,500+ STUDENTS

1 MILE	3 MILE	5 MILE
POPULATION		
9,358	75,955	154,576
AVERAGE HH INCOME		
\$75,870	\$68,541	\$70,862
HOUSEHOLDS		
4,252	30,228	63,457

EXCELLENT
BUILD-TO-SUIT /
LAND LEASE
OPPORTUNITY



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



VISIBLE TO APPROXIMATELY **31,332** VEHICLES PER DAY ON S. WESTNEDGE AVENUE



13 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 **\$59,582** PER YEAR

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

HINMANCOMPANY.COM



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

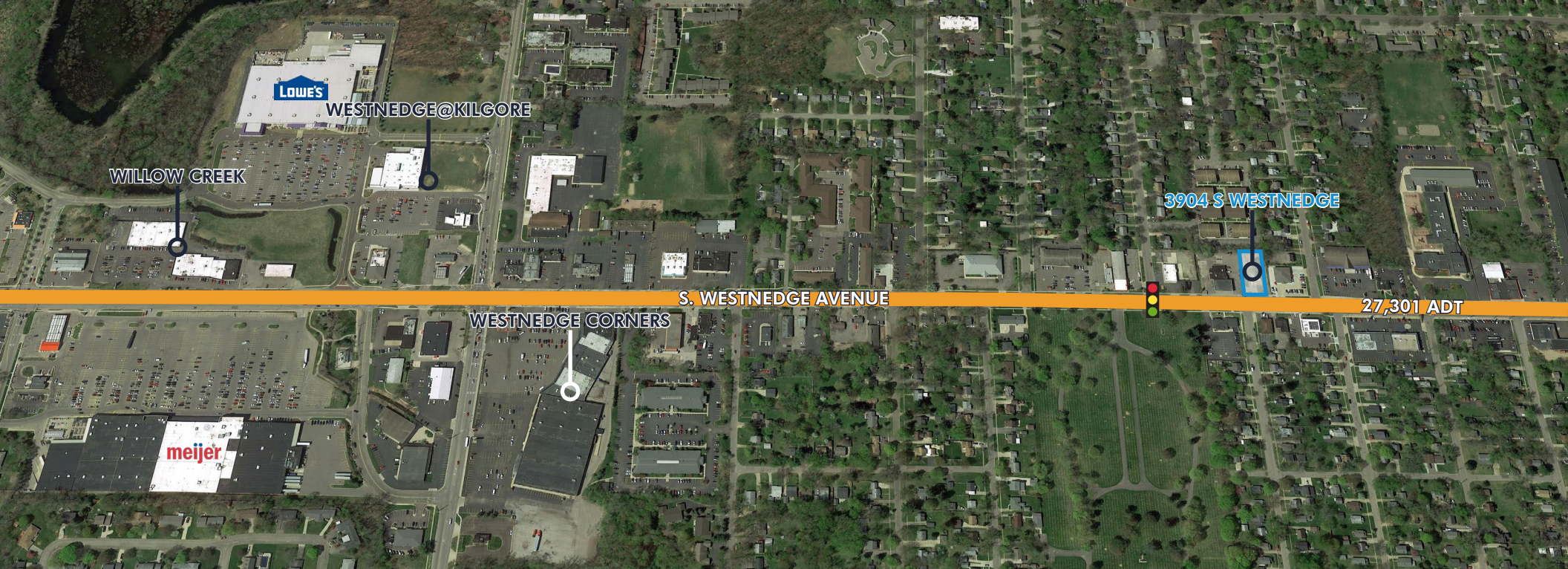
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DEVELOPMENT • MANAGEMENT • LEASING

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WESTNEDGE CORRIDOR MAP



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