

REDEVELOPMENT OPPORTUNITY

STADIUM & 9TH

6523 STADIUM DRIVE | KALAMAZOO, MI 49009

LAND AVAILABLE: +/- 3.02 ACRES

- HIGH PROFILE LOCATION AT THE INTERSECTION OF BUSY STADIUM DRIVE & S. 9TH STREET MINUTES FROM I-94 & 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
- PROMINENT, HIGHLY VISIBLE SIGNAGE AVAILABLE
- PROPERTY IS FLEXIBLE FOR MANY DIFFERENT USES
- NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA
- NEAR KALAMAZOO VALLEY COMMUNITY COLLEGE WITH 11,000+ STUDENTS

1 MILE	3 MILE	5 MILE
POPULATION		
3,957	36,464	118,046
AVERAGE HH INCOME		
\$65,243	\$85,256	\$103,321
HOUSEHOLDS		
2,116	16,819	48,732

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 **38,797** VEHICLES PER DAY ON STADIUM DRIVE & S. 9TH STREET



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 **\$73,778** PER YEAR

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

HINMANCOMPANY.COM



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SITE PLAN



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STADIUM & 9TH CORRIDOR MAP



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