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
POPULATIO	N	
3,957	36,464	118,046
AVERAGE H	H INCOME	
\$65,243	\$85,256	\$103,321
HOUSEHOL	_DS	
2,116	16,819	48,732



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

HINMANCOMPANY.COM

9TH STRFFT



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



RETAIL TRADE AREA SERVES A POPULATION

OF OVER **922,700** PEOPLE & **42,340**

VISIBLE TO APPROXIMATELY 38,797 VEHICLES PER DAY ON STADIUM DRIVE & S.

13 PROJECTS LAST YEAR WORTH OVER

VISIBILITY EQUIVALENT TO BILLBOARD ADVERTISING COSTS OF \$73,778 PER

\$2.7 BILLION CREATING **2,243** NEW, HIGH PAYING JOBS IN THE REGION

HIGHER EDUCATION STUDENTS

SITE PLAN





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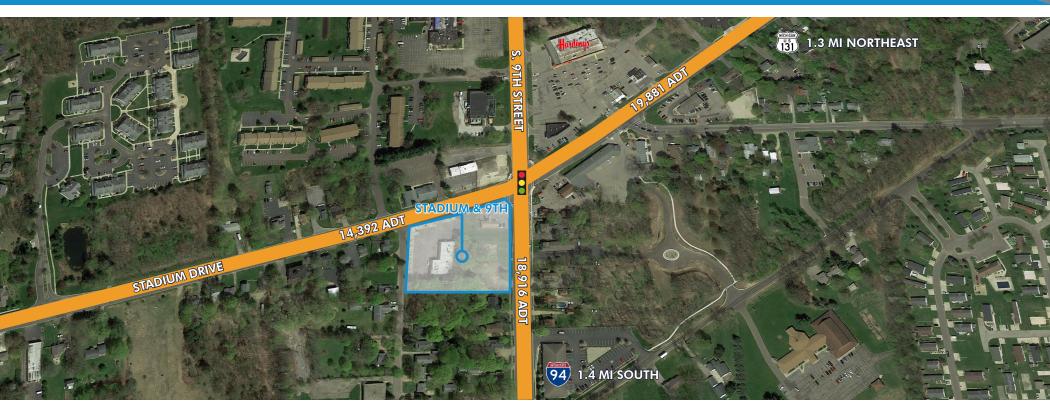


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STADIUM & 9TH 6523 STADIUM DRIVE | KALAMAZOO, MI 49009

STADIUM & 9TH CORRIDOR MAP





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