

LAND DEVELOPMENT OPPORTUNITY

# WESTNEDGE & KILGORE

5070 S. WESTNEDGE AVENUE | PORTAGE, MI 49002

LAND AVAILABLE: +/- 0.40 - 7.15 ACRES

- HIGH PROFILE LOCATIONS ON BUSY SOUTH WESTNEDGE AVENUE & WEST KILGORE ROAD NEAR I-94
- REGIONAL LOCATION SECONDS FROM I-94
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- MANY HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
- 38.1% OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER
- LOCATED ADJACENT TO LOWE'S & ACROSS FROM MEIJER
- PROMINENT, HIGHLY VISIBLE PYLON SIGNAGE AVAILABLE
- NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA
- MINUTES TO DOWNTOWN KALAMAZOO
- NEAR WESTERN MICHIGAN UNIVERSITY WITH 16,000+ STUDENTS

1 MILE	3 MILE	5 MILE
DAYTIME POPULATION		
7,708	70,791	150,416
AVERAGE HH INCOME		
\$88,271	\$89,284	\$86,773
HOUSEHOLDS		
3,325	29,990	63,294

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 **49,550** VEHICLES PER DAY ON S. WESTNEDGE AVENUE & W. KILGORE ROAD



OVER **1,000,000** SF OF CRITICAL RETAIL & RESTAURANT MASS ADJACENCIES TO WESTNEDGE@KILGORE



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 **\$94,227** PER YEAR

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

HINMANCOMPANY.COM



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**HINMAN**  
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SITE PLAN



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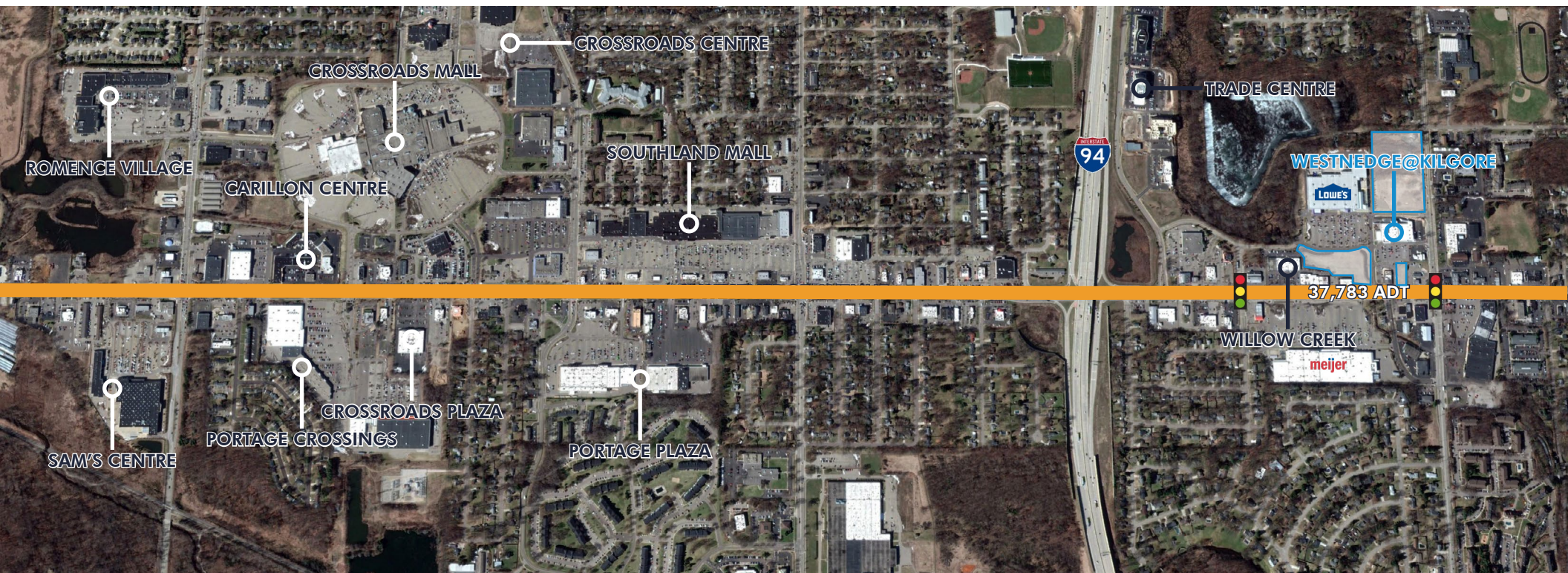


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## WESTNEDGE CORRIDOR MAP



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