

RETAIL SPACE FOR LEASE  
**WESTNEDGE@KILGORE**  
5070 S. WESTNEDGE AVENUE | PORTAGE, MI 49002



**HINMAN**  
DEVELOPMENT • MANAGEMENT • LEASING



# RETAIL SPACE FOR LEASE

## WESTNEDGE@KILGORE

5070 S. WESTNEDGE AVENUE | PORTAGE, MI 49002

**SPACE AVAILABLE:** 1,626 SF

- 46,054 SF RETAIL SHOPPING CENTER DEVELOPMENT LOCATED ON BUSY SOUTH WESTNEDGE AVENUE 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 & BUILDING SIGNAGE
- NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA
- ABUNDANT AMOUNT OF CUSTOMER PARKING AVAILABLE
- TENANTS INCLUDE ALDI, HOMEGOODS, LOS AMIGOS MEXICAN RESTAURANT, SOUTHERN MICHIGAN BANK & TRUST, & OFF THE BENCH PHYSICAL THERAPY

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

JOIN  
**ALDI**  
&  
**HomeGoods**



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



VISIBLE TO APPROXIMATELY **46,894** 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 **\$89,176** PER YEAR

LEASING //

HINMANCOMPANY.COM



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### SITE PLAN



### BACK BUILDING

5080 / OFF THE BENCH PHYSICAL THERAPY

5076 / 1,626 SF AVAILABLE

5070 / ALDI

5050 / HOMEGOODS

### WESTNEDGE PAD BUILDING

5036 / LOS AMIGOS MEXICAN RESTAURANT

### WESTNEDGE PAD SITE

5024 / .40 ACRES AVAILABLE BUILD-TO-SUIT / LAND LEASE

### KILGORE RD PAD BUILDING

531 / SOUTHERN MICHIGAN BANK & TRUST

## LEASING //

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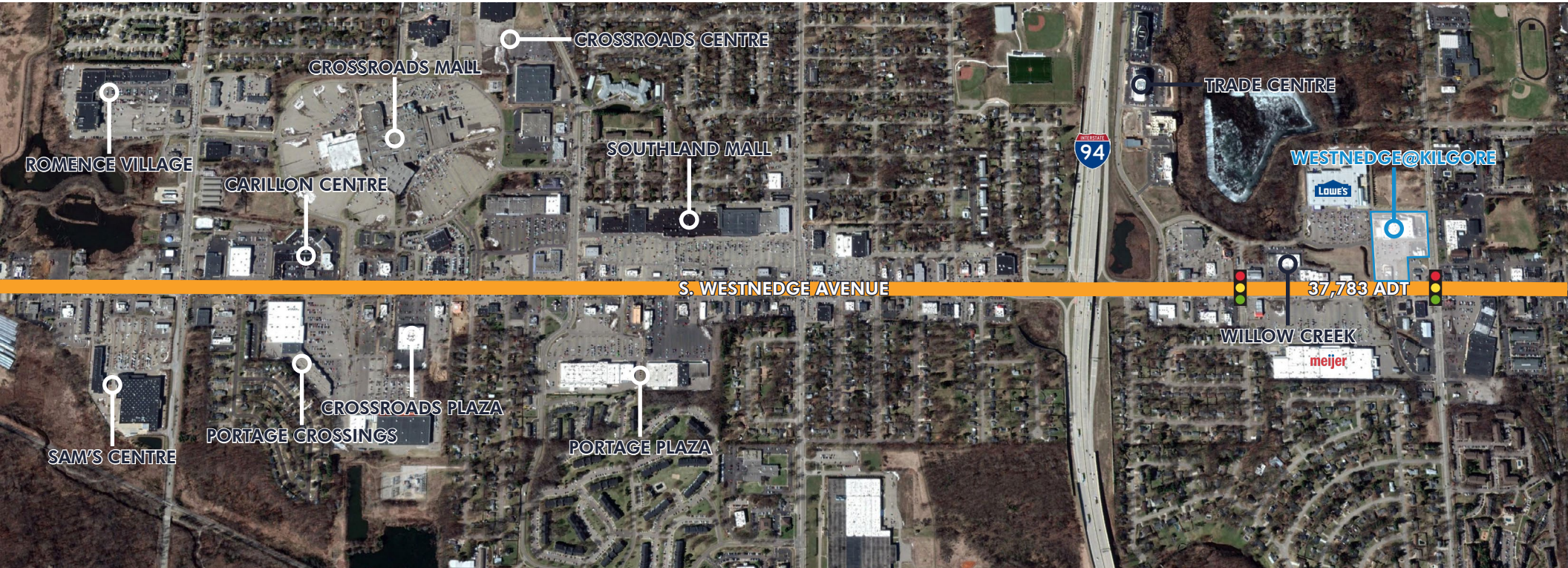


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### WESTNEDGE CORRIDOR MAP



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