

FLEX SPACE FOR LEASE

WEST MAIN PLACE

678 MAPLE HILL DRIVE | KALAMAZOO, MI 49008

SPACE AVAILABLE: 786 - 2,230 SF

- 20,226 SF MULTI-LEVEL, MIXED-USE DEVELOPMENT LOCATED ON BUSY WEST MAIN STREET NEAR US-131
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- MANY HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
- PROMINENT, HIGHLY VISIBLE PYLON & BUILDING SIGNAGE
- NUMEROUS RETAILERS & RESTAURANTS IN SURROUNDING AREA
- ABUNDANT AMOUNT OF CUSTOMER PARKING AVAILABLE WITH EASY IN & OUT ACCESS
- NEAR KALAMAZOO COLLEGE & WESTERN MICHIGAN UNIVERSITY WITH 24,000+ STUDENTS
- TENANTS INCLUDE ALLSTATE, BRUMLEY & CO. HAIR STUDIO, CHOCOLATE THUNDER, KALAMAZOO BRIDGE CLUB, MEI LI MASSAGE, PAWRIFFIC GROOMING SALON, SNYDER DOJO & THE THERAPY PLACE

1 MILE	3 MILE	5 MILE
DAYTIME POPULATION		
10,222	55,649	111,639
AVERAGE HH INCOME		
\$61,913	\$66,627	\$72,241
HOUSEHOLDS		
4,895	23,077	45,759

EXCELLENT RETAIL / OFFICE SPACE OPPORTUNITY



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



VISIBLE TO APPROXIMATELY **30,156** VEHICLES PER DAY ON WEST MAIN STREET



OVER **750,000** SF OF CRITICAL RETAIL & RESTAURANT MASS ADJACENCIES TO WEST MAIN PLACE



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 **\$57,346** PER YEAR

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

HINMANCOMPANY.COM



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DEVELOPMENT • MANAGEMENT • LEASING

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WEST MAIN CORRIDOR MAP



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