

LAND DEVELOPMENT OPPORTUNITY

PORTAGE RD & I-94

5135 PORTAGE ROAD | PORTAGE, MI 49002

LAND AVAILABLE: +/- 1.83 ACRES

- HIGH PROFILE LOCATION ON BUSY PORTAGE ROAD NEAR I-94
- REGIONAL LOCATION SECONDS FROM I-94 INTERCHANGE
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- NUMEROUS MULTI-NATIONAL EMPLOYERS IN IMMEDIATE AREA INCLUDING STRYKER, PFIZER, ZOETIS & FEDEX
- 38.1% OF POPULATION WITH BACHELOR'S DEGREE OR HIGHER
- LOCATED ADJACENT TO KALAMAZOO/BATTLE CREEK INTL. AIRPORT
- PROMINENT, HIGHLY VISIBILE PYLON SIGNAGE AVAILABLE

1 MILE	3 MILE	5 MILE
DAYTIME POPULATION		
4,754	64,949	163,160
AVERAGE HH INCOME		
\$81,028	\$83,230	\$87,537
HOUSEHOLDS		
1,561	19,718	54,284

EXCELLENT
LAND LEASE
OPPORTUNITY



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



VISIBLE TO APPROXIMATELY **115,000+** VEHICLES PER DAY ON I-94 & PORTAGE ROAD



OVER **6,000,000** SF OF CRITICAL OFFICE, MANUFACTURING, & DISTRIBUTION MASS ADJACENCIES TO 5135 PORTAGE ROAD



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 **\$190,165** PER YEAR

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

HINMANCOMPANY.COM



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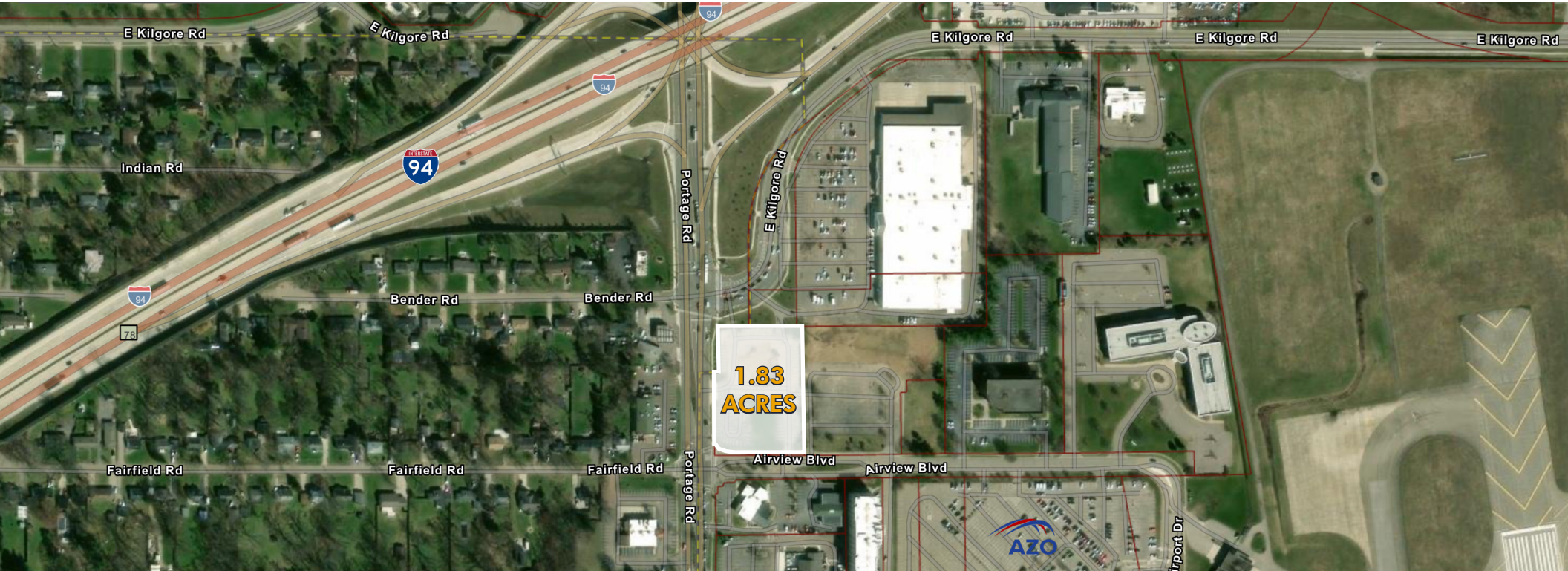
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SITE PLAN



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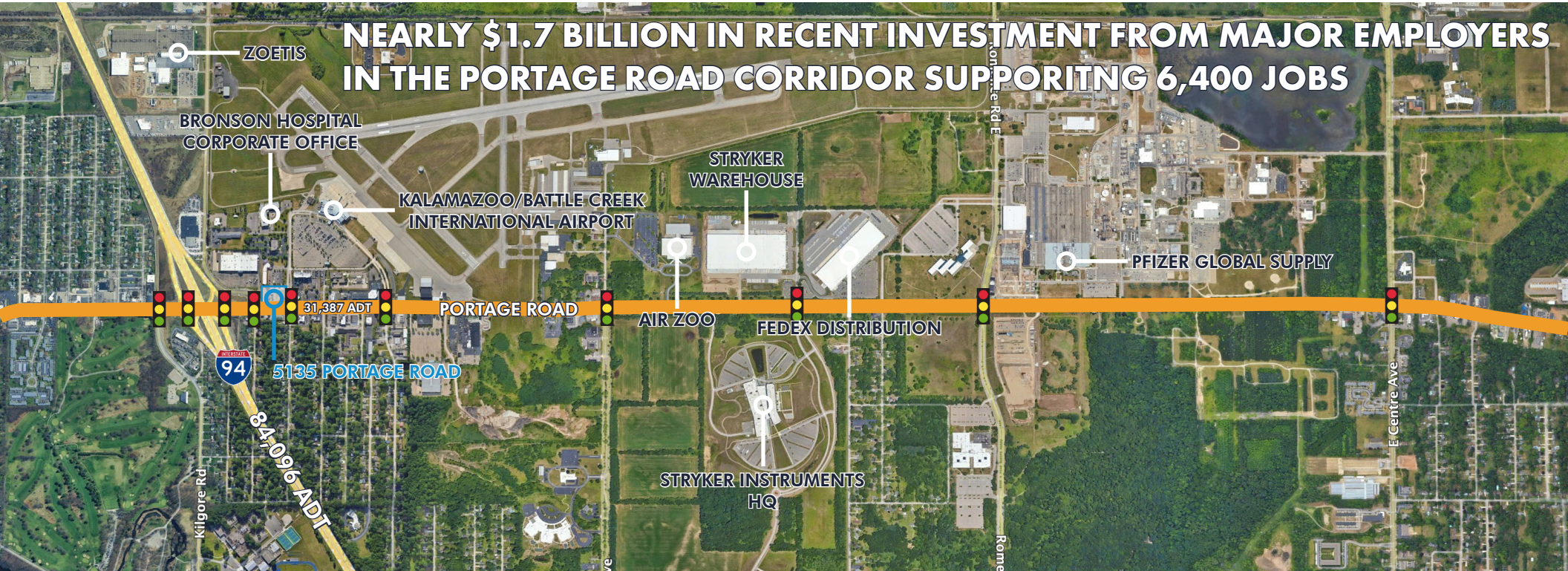
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PORTAGE ROAD CORRIDOR MAP



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