



Retail for Sale

Property Name:

Location: 6471 Stadium Drive
City, State: Kalamazoo, MI
Cross Streets: 9th & Parkview
County: Kalamazoo
Zoning: VC - Village Comm Dist
Year Built: 2000

Total Building Sq. Ft.:	11,233	Property Type:	Street Retail
Available Sq. Ft.:	11,233	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	11,233	Total Acreage:	1.09
Max Cont. Sq. Ft.:	11,233	Land Dimensions:	Irregular
Ceiling Height:	9'	Parking:	40, On-Site, Asphalt
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	Vinyl siding	Power:	N/A
Structural System:	Frame/Wood	Restrooms:	Yes, Per Suite
Heating:	Gas Forced Air	Sprinklers:	No
Air-Conditioning:	Central	Signage:	Available
Basement:	No	Roof:	Comp. Shingle
Number of Stories:	1	Floors:	Carpet
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2006	Count: 8,066	9th Street, North of Stadium Drive
1 Mile: 4,033	1 Mile: \$38,551	Yr: 2006	Count: 17,414		Stadium Drive, West of 9th Street
3 Miles: 36,245	3 Miles: \$35,835	Yr: 2014	Count: 4,124		Parkview Avenue, East of Stadium Drive
5 Miles: 115,004	5 Miles: \$43,377	Yr: 2006	Count: 21,735		Stadium Drive, East of 9th Street
Current Tenant(s): N/A			Major Tenants: N/A		

Sale Price:	\$695,000	Improvement Allowance:	N/A
Sale Terms:	Cash/Conv	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$13,485 (2014)		
TD:	N/A		
Parcel #:	390535205085		

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: No	Water: Public

Tenant Responsibilities: N/A

Comments: Tremendous retail corner location on heavily traveled intersection of Stadium Drive and 9th Street. The retail showroom space is very close to the road, so it is highly visible to the stacked vehicles at a slow changing traffic light. Great for user-occupant or key spot for a redevelopment site. West side of Kalamazoo is area for maximum growth and continued busy thoroughfare. Oshtemo is planning for beautification of intersection and new park.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Jeff Chrystal, (269) 569-8619, jchrystal@signatureassociates.com

