

**FOR
SALE/LEASE**



PROPERTY DESCRIPTION

- Offering 77,046 SF situated in the heart of downtown Kalamazoo
- Located across the street to Western Michigan University Home Stryker M.D. School of Medicine
- 2 blocks from the historic outdoor Kalamazoo Mall
- The property is connected to the Kalamazoo Mall Ramp parking structure and the Epic Center Ramp for over 1,200 non-designated and unreserved parking spaces within 1 block of the property

PROPERTY SUMMARY

Total Building SF:	77,046 SF
Parking:	500 Spaces (6.49 Spaces per 1,000 SF Leased)
Zoning:	Commercial Central Business District (CCBD)
Lot:	1.838 AC

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	79,867	146,332	235,560
Total Households	32,303	62,187	96,989
Average HH Income	\$67,286	\$72,466	\$88,160