



# RETAIL FOR LEASE

4608 W. Main Street | Suite 6 | Kalamazoo, MI 49006

## Property Details

Located at the northeast corner of Kalamazoo’s busiest commercial intersection (West Main St. and Drake Rd.), Westwood Plaza is a 100,000 SF center offering an excellent location and demographics.

## Lease Space Features

This 4,905sf space offers a great retail opportunity. The space features large front windows, a traditional shopping area, and a back room for storage.

## Major Tenants

- Natural Health Center
- Cold Stone Creamery
- Kyoto Hibachi
- Main Street Pub
- Chick-fil-A
- Penn Station
- Biggby Coffee
- X-Golf

## Quick Facts

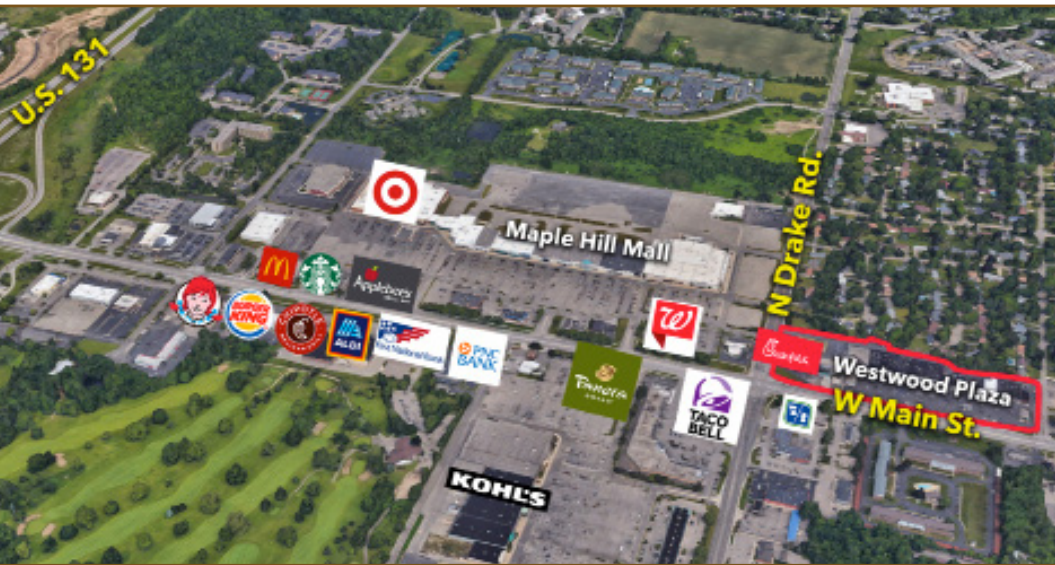
- Traffic Count ADT: 40,000

### Average Household Income (ESRI)

5 Minutes	10 Minutes	15 Minutes
\$42,465	\$44,474	\$52,653

### Daytime Population (ESRI)

5 Minutes	10 Minutes	15 Minutes
23,881	92,648	198,439



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	Tenant	Address	Area Sq. Ft.	Approx. Dim.
1	Chick-fil-A	504 N. Drake Rd.	4,996	1.2 Acres
2	<b>Development Site</b>	4702 West Main St.	1.4 acres	150' Frontage
3	360 Degrees	4618 West Main St.	2,059	40' x 50'
4	Bliss 22 Salon	4614 West Main St.	1,439	20.5' x 70'
5	Natural Health Center	4610 West Main St.	8,320	72' x 116'
6	<b>Available</b>	4608 West Main St.	4,905	37' x 133'
7	Game Pawn	4606 West Main St.	5,013	38' x 132'
8	Kyoto Hibachi	4604 West Main St.	5,734	50' x 115'
9	Athletico	4602 West Main St.	3,239	28' x 115'
10	X-Golf	4600 West Main St.	6,130	Irregular
11	Biggby Coffee	4560 West Main St.	1,903	Irregular
12	Cold Stone Creamery	4540 West Main St.	2,252	20' x 115'
13	Jude's Barbershop	4520 West Main St.	1,225	24' x 51'
14	Booked Up	4518 West Main St.	1,185	25' x 51'

	Tenant	Address	Area Sq. Ft.	Approx. Dim.
15	Main Street Pub	4514 West Main St.	3,200	39' x 82'
16	UBreakIFix	4510 West Main St.	1,866	23' x 81'
17	Cricket Wireless	4508 West Main St.	2,641	33' x 81'
18	Glow Up Aesthetics	4506 West Main St.	1,905	24.5' x 77.75'
19	Elegant Nails Spa	4504 West Main St.	2,405	24' x 100'
20	<b>Available</b>	4502 West Main St.	3,600	36' x 100'
21	Discovery Shop	4432 West Main St.	6,225	62' x 100'
22	MoTea House & Ramen	4426 West Main St.	1,819	31' x 58'
23	Caroline Sampayo Pilates	4646 West Main St.	755	25' x 30'
24	State Farm	4644 West Main St.	900	30' x 30'
25	Coney Island	4644 West Main St.	1,417	49' x 30'
26	Penn Station	4630 West Main St.	1,900	63' x 20'
27	Jackson Hewitt	4516 West Main St.	500	25' x 20'
28	Wild Bill's Tobacco	4428 West Main St.	1,200	20' x 60'