

FOR SALE



REDUCED PRICE!

2704 & 2706 Portage Street, Kalamazoo, MI

0.9 Acre Site with 4,998 SF Former Auto-Repair Facility



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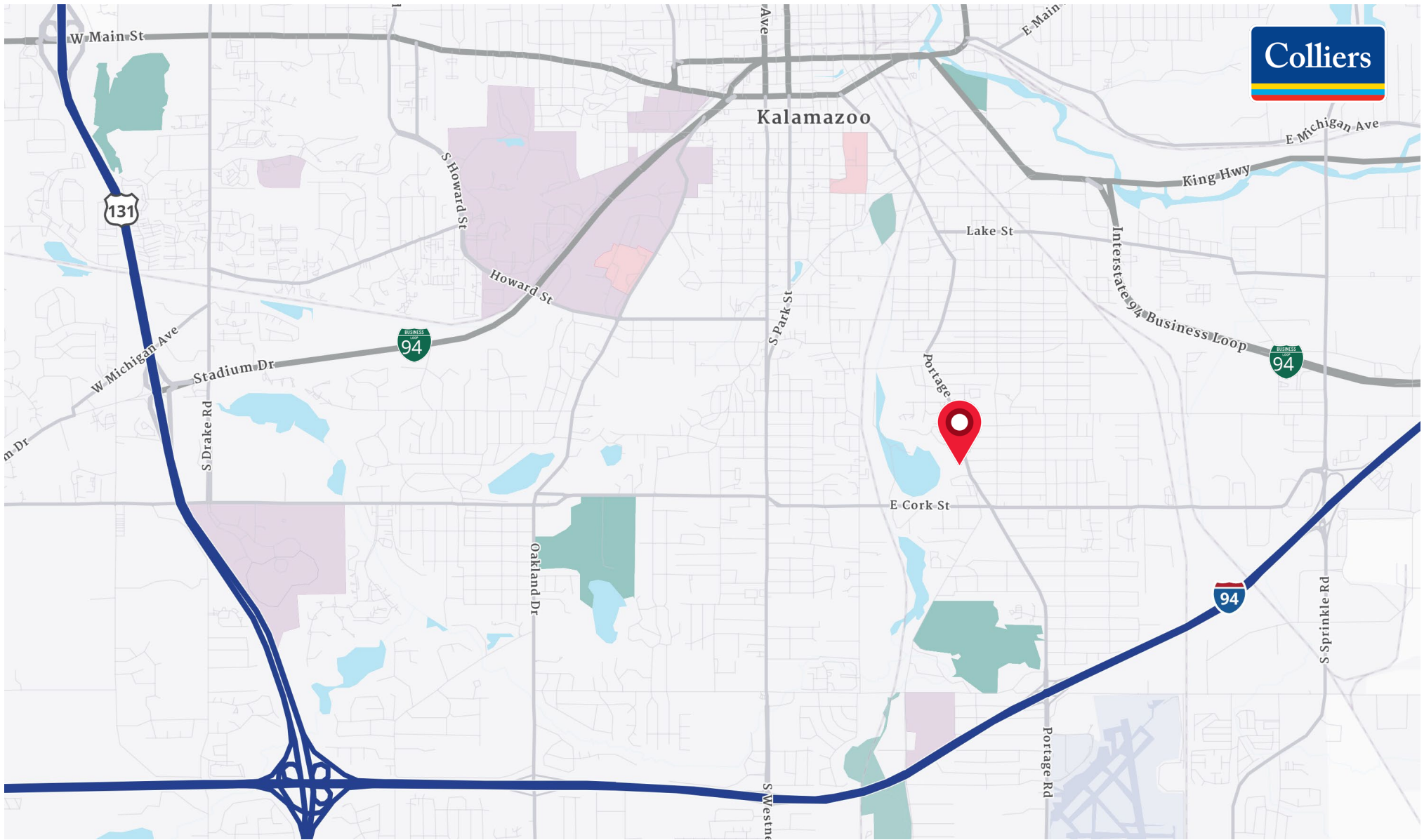
0.9 Acre Site with 4,998 SF Industrial Building

PROPERTY HIGHLIGHTS

- Former Auto Repair Facility and Vacant Parcel
- Municipality: City of Kalamazoo
- Parcel #s: 06-26-320-001 & 06-26-315-003
- Zoning: LW1. Focuses on Combining Residential with Compatible Small-Scale Commercial, Including Studios, Offices or Light Retail
- 2025 Combined Taxes: \$13,084
- 2025 Combined SEV: \$14,210
- Located in High Density Area Along Strong Commercial Corridor with a Mix of Local Businesses and National Chains
- Traffic: 21,106 VPD on Portage & Miller Streets
- Interstate Access: 4.6 Miles to I-94 W and 3.2 Miles to Business 94

Sale Price: \$274,850

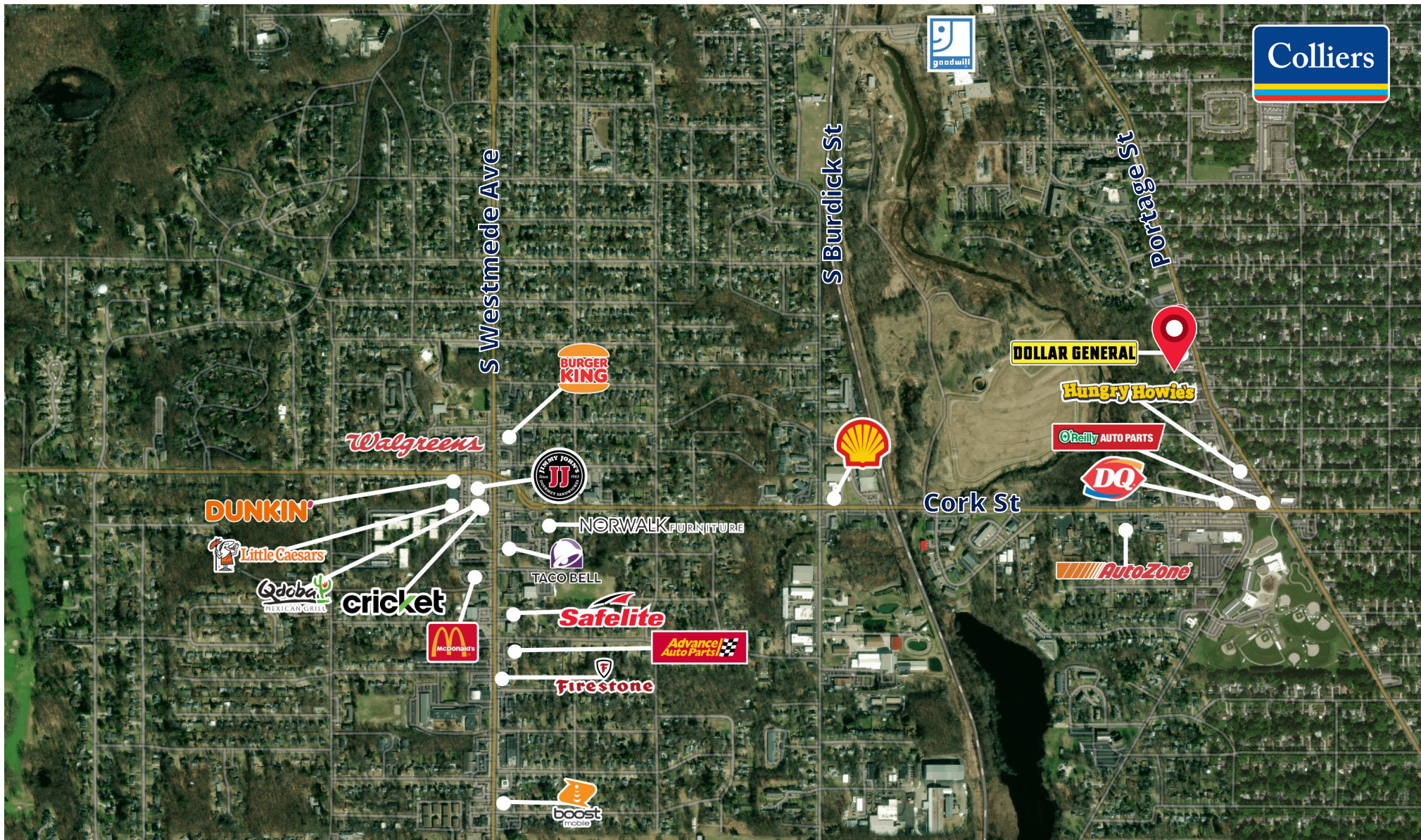




We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

LOCATION MAP

0.9 Acre Site with 4,998 SF Industrial Building



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MERCHANT MAP

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DEMOGRAPHICS

0.9 Acre Site with 4,998 SF Industrial Building



CURRENT YEAR SUMMARY	3 Mile Radius	5 Mile Radius	10 Mile Radius
Total Population	64,889	145,900	236,606
Total Households	27,473	62,548	99,816
Average Household Size	2.2	2.2	2.3
Median Age	32.9	33.6	36.4
5 YEAR PROJECTED TRENDS: ANNUAL RATE	3 Mile Radius	5 Mile Radius	10 Mile Radius
5-Year Projected Trend: Households	1.6%	1.3%	1.8%
CURRENT YEAR POPULATION BY SEX	3 Mile Radius	5 Mile Radius	10 Mile Radius
Male Population / % Male	50.5%	49.4%	49.4%
Female Population / % Female	49.5%	50.6%	50.6%
INCOME & HOUSEHOLDS SUMMARY	3 Mile Radius	5 Mile Radius	10 Mile Radius
2025 Median Household Income	\$56,004	\$58,236	\$67,654
Average Household Income	\$78,061	\$81,360	\$99,530
Per Capita Income	\$33,183	\$35,153	\$42,031
SUMMARY BUSINESS DATA	3 Mile Radius	5 Mile Radius	10 Mile Radius
Total Businesses	3,739	6,432	8,714
Total Daytime Population	98,785	178,931	249,404

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Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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