



Applebee's®
GRILL + BAR

5330 W MAIN ST. KALAMAZOO, MI 49009

10-YEAR SALE LEASE BACK | ABSOLUTE NET | HIGH PERFORMING LOCATION | LOW RENT-TO SALES RATIO 5.89%

Marcus & Millichap

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Activity ID: ZAH0290091

TABLE OF CONTENTS

01	INVESTMENT SUMMARY	04
02	FINANCIAL ANALYSIS	07
03	TENANT OVERVIEW	14
04	LOCATION OVERVIEW	20
05	CONTACT US	25

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KALAMAZOO | MICHIGAN

LEASE SUMMARY

TENANT

TSFR APPLE VENTURE WHICH
IS OWNED BY TEAM SCHOSTAK
FAMILY RESTAURANTS

ADDRESS

5330 W MAIN ST
KALAMAZOO, MI 49009

LEASE TYPE

ABSOLUTE NET LEASE

LEASE COMMENCEMENT

CLOSE OF ESCROW

INITIAL LEASE TERM

10 YEARS

RENT INCREASES

10% INCREASES EVERY 5
YEARS

RENEWAL OPTIONS

(4) 5-YEAR OPTIONS WITH 10%
INCREASES IN EACH
OPTION PERIOD

** Planned Applebee's Greenhouse Remodel scheduled for 2026

OFFERING PRICE

Confidential

CAP RATE

6.50%

GROSS LEASABLE AREA

5,621 SF

YEAR BUILT

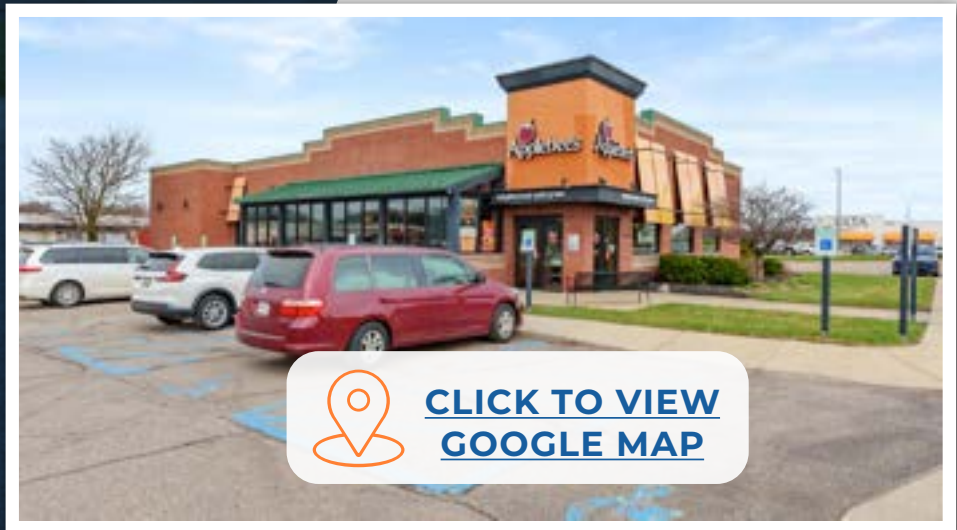
1994

RENOVATION YEAR

2026 **

LOT SIZE

1.16 ACRES





Applebee's

Absolute Net Lease
10 Year Absolute Net Lease with 10% Increases every 5 years

INVESTMENT OVERVIEW

Marcus & Millichap presents Applebee's Neighborhood Grill and Bar, a single-tenant absolute net lease investment located at 5330 West Main Street in Kalamazoo, Michigan. The 5,621-square-foot freestanding restaurant is situated on a prominent outlot within Maple Hill Pavilion, a Target-anchored retail center and one of the area's most established shopping destinations. The property is positioned on a 1.16-acre parcel and offers strong visibility and exposure along West Main Street, a primary retail corridor serving the Kalamazoo market. The tenant has operated continuously at this location since September 2012, demonstrating long-term commitment and durability within the trade area.

This Applebee's location is a high-performing site positioned within a dominant retail corridor. The property benefits from traffic counts of approximately 28,259 vehicles per day along West Main Street and ranks within the top 9 percent statewide and top 11 percent nationally, according to Placer.ai. Store-level performance is further supported by a low 5.89 percent rent-to-sales ratio, providing meaningful operating cushion and reinforcing the long-term sustainability of the site.

Applebee's is one of the world's largest casual dining brands, operating approximately 1,600 restaurants across the United States, two U.S. territories, and 11 international markets. The brand is franchised by subsidiaries of Dine Brands Global Inc. (NYSE: DIN), one of the world's leading full-service restaurant companies. The subject property is operated by TSFR Apple Venture which is owned by TEAM Schostak Family Restaurants, a family-owned franchise operator headquartered in Livonia, Michigan, operating a substantial multi-brand portfolio statewide, including approximately 60 Applebee's locations, 23 Olga's Kitchen restaurants, and a growing MOD Pizza platform. TEAM Schostak has been recognized by USA Today as a Top Workplace for the fifth consecutive year, underscoring the strength, stability, and employee-focused culture of the operator.

The property is located along West Main Street near the Drake Road intersection, one of Kalamazoo's most established retail corridors, and benefits from immediate proximity to US-131, which carries approximately 55,082 vehicles per day and provides strong regional connectivity. As a highly visible outlot within Maple Hill Pavilion, the site features direct frontage along West Main Street and is surrounded by national retailers including Meijer, Walmart Supercenter, Menards, Lowe's, Kohl's, and ALDI, all of which contribute to consistent traffic flow and long-standing retail draw.

Kalamazoo is the largest city in Southwest Michigan and is strategically positioned between Chicago and Detroit. The local economy is supported by a diversified mix of industries including health sciences, higher education, medical devices, and manufacturing. The city is home to Western Michigan University, which enrolls approximately 16,343 students, along with major healthcare providers such as Bronson Methodist Hospital and Beacon Kalamazoo Hospital, each serving as significant employment and economic anchors for the region.

This Applebee's may be acquired individually or as part of a two-property Applebee's portfolio that includes an additional location in Adrian, Michigan, which has also been continuously operated by the tenant since September 2012. Together, the portfolio comprises 11,754 square feet of gross leasable area across approximately 1.95 acres.

The property is scheduled to undergo a Greenhouse Remodel in 2026, aligned with current Applebee's brand standards. Planned improvements include exterior enhancements, updated interior finishes, modernized seating and bar areas, To-Go program enhancements, renovated restrooms, and parking lot improvements, further reinforcing the tenant's long-term commitment to the site and enhancing the overall quality and competitiveness of the asset.



KALAMAZOO | MICHIGAN

OFFERING HIGHLIGHTS

- **High Performing Location Ranking Top 9% Statewide & Top 11% Nationwide per Placer.ai Data**
- **2026 Planned Applebee's Greenhouse Remodel: Updated Branding, Enhanced Façade & Entry, Modernized Interiors, Upgraded Seating & Bar Areas, To Go Concept, & Site & Parking Lot Improvements**
- **Low Rent-to-Sales Ratio: 5.89% Supporting Long-Term Store Performance**
- **10-Year Absolute Net Sale-Leaseback 10% Rent Increases Every Five Years & in Options**
- **Tenant: TSFR Apple Venture which is owned by TEAM Schostak Family Restaurants | Award-Winning Operator Recognized as a USA Today Top Workplace for the Fifth Consecutive Year**
- **Prime Outlot In Target Anchored Center Situated On A 1.16 Acre Lot**
- **Excellent Visibility Along West Main Street (28,259 VPD)**
- **Easy Access to Highway: US-131 (55,082 VPD)**
- **Retail Trade Corridor: Walmart Supercenter, Meijer, Menards, Lowe's, Kohl's, and Aldi, & Many Others**
- **Home to Western Michigan University's approximately 16,343 students & Bronson Methodist Hospital and Beacon Kalamazoo Hospital.**
- **Strong Demographics: 109,321 Residents within a 5-Mile Radius & \$89,377 Average Household Income**



CONFIDENTIAL

**PLEASE SIGN & SEND COMPLETED NDA TO
LEAD AGENT FOR FINANCIAL DETAILS**

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NON-USE AND NON-DISCLOSURE AGREEMENT

THIS NON-USE AND NON-DISCLOSURE AGREEMENT (this "Agreement") is made and entered into as of this _____ day of _____ 2026, between [TSFR APPLE VENTURE LLC, a Michigan limited liability company] ("Provider"), and [_____, _____, a _____] (together with any and all affiliates, officers, directors or employees thereof, "Recipient").

1. Purpose. In connection with evaluating a sale/leaseback transaction whereby Provider may lease space from Recipient at 5330 W Main St., Kalamazoo, MI 49009 (the "Lease Transaction"), Recipient has requested certain financial statements and other related information about Provider (and/or of certain affiliate(s) thereof) and its business operations, which Provider deems to be Confidential Information (as hereinafter defined) and Provider has agreed to provide such information subject to execution hereof and the confidentiality restrictions set forth herein.

2. Confidential Information. "Confidential Information" means (i) any information disclosed to Recipient by Provider, either directly or indirectly in writing, orally or by inspection of tangible objects including, without limitation, concepts, ideas, and all information relating to Provider's operations, organization, financial condition, plans, business models, marketing information, relationships and alliances, customers and potential customers, operating procedures, designs, analysis, financial data, technical data, projections, reports, strategies, inventions, ideas, formulae, research, trade secrets, know-how, copyrights, trademarks, manuals, programs, software, source code, routines, subroutines, specifications, business models and application techniques and (ii) the fact or existence of any discussions among the parties regarding the Lease Transaction. Confidential Information may also include information disclosed to the Recipient by third parties. Confidential Information shall not, however, include any information which Recipient can establish (i) was publicly known and made generally available in the public domain by Provider prior to the time of disclosure to Recipient; or (ii) becomes publicly known and made generally available after disclosure to Recipient by Provider; provided, with respect to clauses (i) and (ii), such information was not made publicly available as a result of Recipient's breach of its obligations hereunder. With respect to any patent application filed by Provider with any U.S. or foreign governmental agency, such patent (and the Confidential Information subject thereto) will be deemed to be "publicly known" when such agency has issued a final patent for such application.

3. Non-use and Non-disclosure. Recipient agrees not to use any Confidential Information for any purpose whatsoever except solely to evaluate and engage in discussions concerning the Lease Transaction. Recipient agrees not to disclose any Confidential Information to third parties or to employees, agents or representatives of Recipient, except to those employees, agents or representatives who are required to have the information in order to evaluate or engage in discussions concerning the Lease Transaction. Recipient shall not reverse engineer, disassemble or decompile any prototypes, software or other tangible objects which embody Confidential Information and which are provided to Recipient hereunder.

4. Maintenance of Confidentiality. Recipient agrees that it shall take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. Without limiting the foregoing, Recipient shall take at least those measures that Recipient take or would take to protect its own most highly confidential information and shall advise any employees, agents or representatives, if any, who have access to Confidential Information of its confidential nature and the existence of this Agreement or take

such other steps as Recipient believes are reasonable to prevent disclosure by its employees, agents or representatives, it being acknowledged that Recipient shall be liable for the breach of the confidentiality and non-use provisions contained herein by any employee, agent or representative. Recipient shall not make any copies of Confidential Information unless the same are previously approved in writing by Provider. Recipient shall immediately notify Provider in the event of any unauthorized use or disclosure of the Confidential Information.

5. No Obligation. Nothing herein shall obligate Provider or Recipient to proceed with the Lease Transaction or any other transaction between them, and each party reserves the right, in its sole discretion, to terminate the discussions contemplated by this Agreement concerning the Lease Transaction.

6. No Warranty. ALL CONFIDENTIAL INFORMATION IS PROVIDED "AS IS." PROVIDER MAKES NO WARRANTIES, EXPRESS, IMPLIED OR OTHERWISE, REGARDING ITS ACCURACY, COMPLETENESS OR PERFORMANCE. WITHOUT ANY LIMITATION ON THE FOREGOING, PROVIDER DOES NOT REPRESENT OR WARRANT THAT ANY PRODUCT OR BUSINESS PLANS DISCLOSED TO RECIPIENT WILL BE MARKETED OR CARRIED OUT AS DISCLOSED, OR AT ALL AND ANY ACTIONS TAKEN BY THE RECIPIENT IN RESPONSE TO THE DISCLOSURE OF THE CONFIDENTIAL INFORMATION SHALL BE SOLELY AT THE RISK OF RECIPIENT.

7. Return or Destruction of Materials. All documents and other tangible objects containing or representing Confidential Information and all copies thereof which are in the possession of Recipient shall be and remain the property of Provider and shall be promptly returned to Provider or destroyed upon Provider's request.

8. No License. Nothing in this Agreement is intended to grant any rights to Recipient under any patent, trademark or copyright of Provider, nor shall this Agreement grant Recipient any rights in or to Confidential Information except as expressly set forth herein.

9. Non-Solicit. Recipient agrees (a) that it will not solicit any person who was employed by or active as an employee to Provider or its affiliates during the period commencing on the date hereof and ending on the date this Agreement terminates, to terminate that relationship and (b) that it will not knowingly engage or employ any person who was employed by Provider or any affiliate thereof at any time during the term of this Agreement.

10. Term. This Agreement shall survive for three (3) years from the date hereof; except the obligation of Recipient not to disclose and to only use the Confidential Information for the limited purposes that it was provided and the obligations of Section 3 and 4 of this Agreement shall survive the termination or expiration of this Agreement indefinitely (subject only to any applicable statutes of limitation).

11. Remedies. Recipient agrees that any violation or threatened violation of this Agreement will cause irreparable injury to Provider entitling Provider to obtain injunctive relief in addition to all legal remedies. Recipient understands and agrees to pay Provider's reasonable attorneys' fees and costs involved in the event of litigation resulting from a breach of any covenant or obligation contained in this Agreement if and only if, when, and to the extent Provider prevails in such litigation.

12. Notices. Any notices required herein shall be sent to the address provided for below the signature lines for each of Provider and Recipient. Notices may be provided by (i) US

Mail return receipt requested; (ii) nationally recognized overnight courier; or (iii) electronic mail provided that a hard copy of such electronic mail is thereafter sent within two (2) business days by one of the other means referenced in clause (i) or (ii) of this sentence as well.

13. Miscellaneous. This Agreement shall bind and inure to the benefit of the parties hereto and their successors and assigns. This Agreement shall be governed by the laws of the State of Michigan, without reference to conflict of laws principles, and jurisdiction will lie with the Oakland County (MI) Circuit Court. This document contains the entire agreement between the parties with respect to the subject matter hereof. Any failure to enforce any provision of this Agreement shall not constitute a waiver thereof or of any other provision hereof. This Agreement may not be amended, nor any obligation waived, except by a writing signed by Provider and Recipient. In the event any term of this Agreement is found by any court to be void or otherwise unenforceable, the remainder of this Agreement shall remain valid and enforceable as though such term were absent upon the date of its execution. This Agreement may be signed in counterparts and by exchange of electronic copies which shall constitute originals for all purposes.

IN WITNESS WHEREOF, the parties have executed this Non-use and Non-disclosure Agreement on the date first written above.

PROVIDER:

[TSFR APPLE VENTURE LLC,
a Michigan limited liability company]

By:



Its: VP of Real Estate & Development

RECIPIENT:

[_____,
a _____]

By: _____

Print Name: _____

Its: _____

Contact Information of Recipient:

Attn: _____

Please complete and return to Darin Gross: darin.gross@marcusmillichap.com

MENARDS
meijer

Holiday Inn

131

131

KALAMAZOO 10

TARGET

GNC

GameStop

OLD NAVY

OLD NAVY

Applebee's
GRILL + BAR

ULTA
BEAUTY

W MAIN STREET (28,259 VPD)

Prime Outlot Parcel

Within Target Anchored Center



Top-Tier Applebee's Store Per Placer.ai Data
Top 9% of All Michigan Locations
Top 11% Performing Location Nationwide





ADRIAN & KALAMAZOO | MICHIGAN

PORTFOLIO SUMMARY

(OFFERED AS A PORTFOLIO OR INDIVIDUALLY)

PORTFOLIO PRICE

Confidential

CAP RATE

6.50%

GROSS LEASABLE AREA

11,754 SF

TOTAL LOT SIZE

1.95 ACRES



APPLEBEE'S | KALAMAZOO, MI

5330 West Main Street, Kalamazoo, MI
6.50% Cap Rate



APPLEBEE'S | ADRIAN, MI

1396 S Main Street Adrian, MI
6.50% Cap Rate



KALAMAZOO | MICHIGAN







BRONSON

BEACON
Kalamazoo

WESTERN MICHIGAN UNIVERSITY





Burlington

Gordon
FOOD SERVICE

HOBBY LOBBY
 Bath & Body Works
 Marshalls
 DSW

PET SMART

FIVE BELT

WALGREENS

Chick-fil&







AMERICA'S BEST
EYECARE + EYEWEAR

DOLLAR TREE

OLD NAVY

GameStop

GNC

AspenDental

ULTA
BEAUTY

Applebee's
GRILL + BAR



W MAIN STREET (28,259 VPD)

Five Guys

FIVE GUYS
BURGERS and FRIES

PNC

First National Bank
of Michigan

ALDI

Office DEPOT

noodles

Red Lobster

Starbucks

Steak 'n Shake



FRANCHISE SUMMARY

FRANCHISE OPERATOR
TSFR APPLE VENTURE
WHICH IS OWNED BY
TEAM SCHOSTAK FAMILY RESTAURANTS

HEADQUARTERS
Livonia, MI

FOUNDED
1981

APPLEBEE'S LOCATIONS
60

teamschostak.com

TEAM Schostak
Family Restaurants

TOP WORKPLACE... AGAIN!

8 Consecutive Years
Top Workplace
Michigan



5 Consecutive Years
Top Workplace USA



3 Culture Excellence Awards:

- Employee Well-being Award
- Employee Appreciation Culture Award
- Employee Professional Development Award

👉 What Makes Us a Top Workplace?
Our People, High Engagement and Culture in Action 🇺🇸

TEAM SCHOSTAK
FAMILY RESTAURANTS LEAD THE WAY



Based out of Livonia, Michigan, TSFR Apple Venture which is owned by TEAM Schostak Family Restaurants operates an expansive portfolio of casual dining, family dining, fast casual, and quick-service restaurants throughout Michigan, including Applebee's, Olga's Kitchen, Olga's Fresh Grille, and MOD Pizza.

With a strong focus on development and career pathing at every level of the organization, TSFR is guided by its Core Purpose: Create Opportunities That Make Lives Better. This commitment has earned TSFR widespread recognition as an employer of choice, including designation as a Top Workplace in Michigan for eight consecutive years and national recognition as a Top Workplace USA for five consecutive years.

The TSFR Care Fund provides TEAM Members the opportunity to contribute a portion of each paycheck to support colleagues facing challenging circumstances, with company matching. To date, the Care Fund has distributed more than 800 grants totaling over \$1,000,000.

FRANCHISOR SUMMARY

COMPANY

APPLEBEE'S NEIGHBORHOOD GRILL & BAR

HEADQUARTERS
Pasadena, CA

FOUNDED
1980

LOCATIONS
~1,600

NYSE
DIN

applebees.com



Applebee's Neighborhood Grill and Bar is one of the largest casual dining restaurant brands in the United States, offering a broad menu of American cuisine in a neighborhood-focused dining environment. Founded in 1980, Applebee's has grown into a widely recognized national brand with approximately 1,600 locations across the United States, the majority of which are franchised.

Applebee's is owned by Dine Brands Global Inc. a publicly traded company listed on the New York Stock Exchange under the ticker DIN. Dine Brands also owns and operates IHOP and Fuzzy's Taco Shop. The company operates an asset-light, franchise-driven model that emphasizes unit-level profitability, disciplined capital allocation, and brand reinvestment initiatives.

According to Dine Brands Global's Fourth Quarter and Fiscal Year 2024 results, Applebee's continued to generate substantial systemwide sales supported by off-premise dining, value-oriented menu offerings, and a strong bar and beverage program. Off-premise sales remain a meaningful component of the brand's revenue mix, reflecting ongoing consumer demand for takeout and delivery options. Dine Brands reported strong free cash flow generation in 2024, highlighting the resilience of its franchise platform through varying economic conditions.

Applebee's restaurants are typically positioned in established retail corridors with strong traffic counts and regional visibility, supporting consistent customer access and long-term brand presence. The brand continues to focus on operational execution, guest experience improvements, and targeted marketing initiatives designed to maintain relevance within the casual dining segment.

PLANNED GREENHOUSE REMODEL

PROGRAM OVERVIEW



The 2026 planned Greenhouse Remodel is designed to enhance the restaurant through improvements to both the exterior and interior of the property while aligning the site with current Applebee's brand standards. The remodel program focuses on updating existing conditions, improving functionality, and addressing guest areas and operational spaces that are identified within the scope of the design guide. The intent of the remodel is to refresh the restaurant environment and support continued use of the facility in accordance with brand requirements.

Exterior improvements include updates to façade elements, lighting features, and entry components, along with site-related enhancements that support guest access and circulation. These updates are intended to improve the overall appearance of the building, support visibility along the retail corridor, and enhance the approach to the restaurant. Exterior lighting upgrades contribute to improved illumination around the building and site, supporting both daytime and evening use. Entry upgrades focus on providing a clear and functional point of access for guests.

Interior renovations address multiple guest-facing areas of the restaurant, including the dining room, bar, greenhouse, waiting area, and vestibule. Planned interior improvements include updated finishes, flooring, lighting, furnishings, and artwork, as outlined in the remodel guide. These updates are intended to refresh interior spaces while maintaining consistency with approved design specifications. Redesigned interior areas focus on improving layout, circulation, and use of space, supporting functionality across dining periods.

Updates to dining and seating areas are designed to improve guest comfort and usability. Flooring replacements and finish upgrades are applied throughout interior areas to align with current material standards. Lighting improvements support appropriate illumination levels across dining and bar areas, while updated furnishings and seating components are incorporated based on programmed layouts. Artwork and wall treatments are included to complete interior spaces in accordance with the design framework.

The remodel also includes interior improvements to the bar and greenhouse areas. These spaces are addressed with updated finishes, flooring, lighting, and seating elements to support their intended use. The greenhouse area includes finish and ceiling updates as specified in the design guide, while bar areas receive upgrades consistent with approved layouts and material selections. These improvements are intended to align these areas with the overall interior design program.

Operational improvements include the incorporation of a Carside To Go function, which is addressed through designated exterior and interior elements identified in the remodel guide. Interior To Go areas include updated wall finishes, POS components, and artwork. Exterior Carside To Go elements support customer pickup and vehicle access. These improvements are intended to support off-premise dining operations and accommodate To Go activity within the site layout.

Restroom improvements are included within the remodel scope and address finishes, fixtures, lighting, and interior conditions. Renovations to restroom areas are intended to update existing spaces and align them with current interior standards outlined in the design guide. These improvements support continued use and maintain consistency with other guest areas.

Additional site improvements include parking area updates and circulation-related elements that support vehicle movement and access. These improvements are intended to maintain functionality of the site and support restaurant operations during peak use periods. Site-level updates are coordinated with other exterior improvements as part of the remodel program.

By completing the interior and exterior improvements outlined in the Greenhouse Remodel Guide, the restaurant is aligned with current brand requirements and design standards. The remodel addresses guest areas, operational spaces, and site elements identified within the scope of work, supporting ongoing use of the property in its current configuration. The planned improvements reflect a structured update to the restaurant environment as defined by the Greenhouse Remodel program.

Note: Exterior elements may be subject to community approval. Applebee's logo elements shown on the building façade and awnings are considered signage in many jurisdictions and may be removed if required by the local community or governing authority. All other exterior elements are anticipated to be delivered as shown.



MAPLE HILL PAVILLION

OVERVIEW (KALAMAZOO, MI)

Maple Hill Pavilion is an established open-air retail center located along West Main Street approximately three miles west of downtown Kalamazoo. The center functions as one of the market's primary retail corridors, alongside the Drake Road retail concentration, and extends west along Main Street for approximately two miles.

Originally developed in 1971 as Maple Hill Mall, the property was redeveloped in the early 2000s into its current open-air format. The redevelopment repositioned the site into a modern retail destination anchored by national tenants and supported by a mix of daily needs retail, dining, and service-oriented uses.

The center totals approximately 295,000 square feet of gross leasable area and is anchored by Target, the primary traffic driver for the property. Additional national and regional tenants include Marshalls, Hobby Lobby, PetSmart, Old Navy, Starbucks, McDonald's, Firestone Complete Auto Care, Dunham's Sports, Ulta Beauty, Aldi, Kohl's, and Applebee's, among others. The tenant mix emphasizes necessity-based and value-oriented retail, supporting consistent visitation and long-term corridor stability. Maple Hill Pavilion benefits from prominent frontage and direct access along West Main Street, one of Kalamazoo's primary east-west commercial corridors. The site features multiple points of ingress and egress, ample parking, and an open layout that enhances visibility, circulation, and tenant exposure.

The center is located within Kalamazoo, the largest city in Southwest Michigan and a regional economic hub positioned midway between Chicago and Detroit. The surrounding market is supported by a diversified employment base anchored by health sciences, higher education, medical devices, manufacturing, agriculture, and food processing. Additional demand is generated by nearby institutional employers, including Western Michigan University and major regional healthcare providers, which contribute significant employment and daytime population.

Maple Hill Pavilion's scale, Target anchoring, dense national co-tenancy, and location within one of Kalamazoo's most established retail corridors reinforce its role as a durable regional retail destination.

MAPLE HILL PAVILION





KALAMAZOO | MICHIGAN

THE LOCATION

KALAMAZOO, MICHIGAN



Kalamazoo serves as a major regional center in Southwest Michigan, positioned about 50 miles south of Grand Rapids and supported by a diverse and resilient economic base. The metro spans Kalamazoo and Van Buren counties and benefits from nine colleges and universities, including Western Michigan University, which helps maintain a younger median age and provides a steady supply of educated workers for employers throughout the region.

The local economy is anchored by a broad mix of industries, including life sciences, healthcare, advanced manufacturing, business services, and food processing. The presence of major healthcare systems, along with nationally recognized companies in pharmaceuticals, medical devices, and scientific research, reinforces the area's role as a hub for regulated manufacturing and specialized technical employment. This foundation supports a stable labor force with strong representation across engineering, medical sciences, logistics, professional services, and industrial production. Higher education and healthcare institutions contribute meaningfully to Kalamazoo's long-term stability. Western Michigan University brings ongoing research activity, steady student-driven spending, and a continuous influx of early-career talent, while the region's hospital systems provide a wide spectrum of clinical and administrative employment. These institutions help maintain population stability and limit the economic volatility often seen in other Midwestern markets.

Kalamazoo also benefits from its strategic transportation position. Interstate 94 and US-131 provide direct regional access to major Midwest population centers, while rail connections and the local airport support corporate travel and time-sensitive operations. With more than 100 million people located within overnight delivery distance, the region is well situated for distribution, logistics, and manufacturing activity.

Adding to its appeal, Kalamazoo offers a cost of living significantly below the national average, enhancing household purchasing power and supporting consumer-facing businesses. The area includes a blend of established residential neighborhoods, student-oriented districts, and manufacturing-linked communities, creating a broad and balanced base of consumers.

Overall, Kalamazoo functions as Southwest Michigan's primary economic and institutional anchor. Its diversified employer base, strong educational infrastructure, and strategic connectivity create a stable environment for long-term growth and sustained commercial activity.



DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
POPULATION			
2025 POPULATION ESTIMATE	55,900	109,321	227,107
2030 POPULATION PROJECTION	56,180	109,727	228,101
DAYTIME POPULATION	65,107	130,440	253,034
HOUSEHOLD			
2025 HOUSEHOLDS ESTIMATE	23,587	47,084	96,287
2030 HOUSEHOLDS PROJECTION	23,709	47,341	97,017
INCOME			
2025 AVERAGE HH INCOME	\$82,539	\$89,377	\$99,349



THE LOCATION

KALAMAZOO COUNTY | MICHIGAN



Kalamazoo County is located in southwest Michigan approximately halfway between Detroit and Chicago, benefiting from strong regional connectivity and access to major Midwest markets. The county is anchored by the City of Kalamazoo, which serves as the economic, educational, and cultural center of the region. The area is supported by a diverse economy with strengths in health care, education, manufacturing, life sciences, and logistics, contributing to long term employment stability and consistent population demand.

The county is home to major institutions including Western Michigan University, Bronson Healthcare, Ascension Borgess Hospital, Stryker, Pfizer, and Zoetis. These employers provide a strong professional employment base and attract a steady influx of students, workers, and visitors. Western Michigan University enrolls more than 20,000 students and plays a significant role in supporting housing demand, retail spending, and service oriented businesses throughout the county. The presence of nationally recognized medical systems and global manufacturers further reinforces the area's economic depth and resilience.

Kalamazoo County has also developed a reputation for innovation and workforce development, supported by collaboration between higher education institutions, private employers, and research organizations. This environment has fostered continued investment in advanced manufacturing, medical research, and technology driven industries. As a result, the region benefits from a skilled and educated labor pool that supports both existing employers and future development.

The county is well positioned along key transportation corridors, including Interstate 94, US Route 131, and proximity to Interstate 69, allowing efficient access to Chicago, Detroit, Grand Rapids, and other major Midwest markets. The Kalamazoo Battle Creek International Airport further enhances regional connectivity, supporting business travel and logistics operations. Established infrastructure, ease of access, and consistent traffic flow continue to attract commercial investment and support retail and service based uses.

Combined with an educated workforce, strong institutional presence, diversified employment base, and established transportation network, Kalamazoo County offers a stable, well supported environment for commercial real estate investment and long term growth.



WMU SUMMARY

Western Michigan University is a public research university in Kalamazoo, Michigan.

QUICK FACTS

LOCATION
Kalamazoo, MI

ESTABLISHED
1903

STUDENTS
16,343

PROGRAMS
250+

BUILDINGS
134

ACRES
1,304

wmich.edu

TOP RANKINGS

Top 100

in the Nation for
6 Grad Programs

Best for Vets

Ranked Top 100
Since 2010

ONLY

Fully Accredited
Fine Arts College in MI

1 of only 2

Aerospace Engineering
Programs in MI



Western Michigan University is a learner-centered, research university, building intellectual inquiry and discovery into undergraduate, graduate, and professional programs in a way that fosters knowledge and innovation, and transforms wisdom into action. As a public university, WMU provides leadership in teaching, research, learning, and service, and is committed to enhancing the future of our global citizenry.

- WMU's College of Aviation is the third largest aviation program in the country and is considered one of the best in the world.
- The Haworth College of Business is one of the few business schools accredited at both undergraduate and graduate levels, putting it in an elite group of less than 5% worldwide.
- Study.com ranked WMU #1 among Top U.S. Sales Schools, and the sales and business marketing program is recognized as a Top University Sales Program by the Sales Education Foundation.
- WMU has the largest premiere blindness and low vision studies program of its kind.



W MAIN STREET (28,259 VPD)

Prime Location Near Western Michigan University

Only 3 Miles From Campus



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