

FOR LEASE MAPLE HILL PAVILION

5022 W. MAIN ST, KALAMAZOO, MI 49009



PROPERTY DETAILS

LOCATION:	5022 W. Main St, Kalamazoo, MI 49009	
PROPERTY TYPE:	Power Center	
DATE AVAILABLE:	Immediately	
RENT:	Contact Broker	
NNN EXPENSE:	\$5.88/SF	
BUILDING SIZE:	280,359 SF	
AVAILABLE SPACE:	±3,980 SF	Suite 160
	±17,732 SF	Suite B2
ZONING:	C (Local Business District)	
GROSS LEASABLE AREA:	280,359 SF	
TRAFFIC COUNT:	W Main St (31,404 CPD) N Drake Rd (22,241 CPD)	

EXCLUSIVELY LISTED BY:



**GORDON S.
HYDE**

Director
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248 488 2620

CONTACT BROKER

\$5.88/SF

RENT

NNN

ANCHORS



TENANT ROSTER

- Target
- Ulta
- PetSmart
- Hobby Lobby
- Burlington
- Dunham's
- Marshalls
- Five Below
- Dollar Tree
- Bath & Body Works

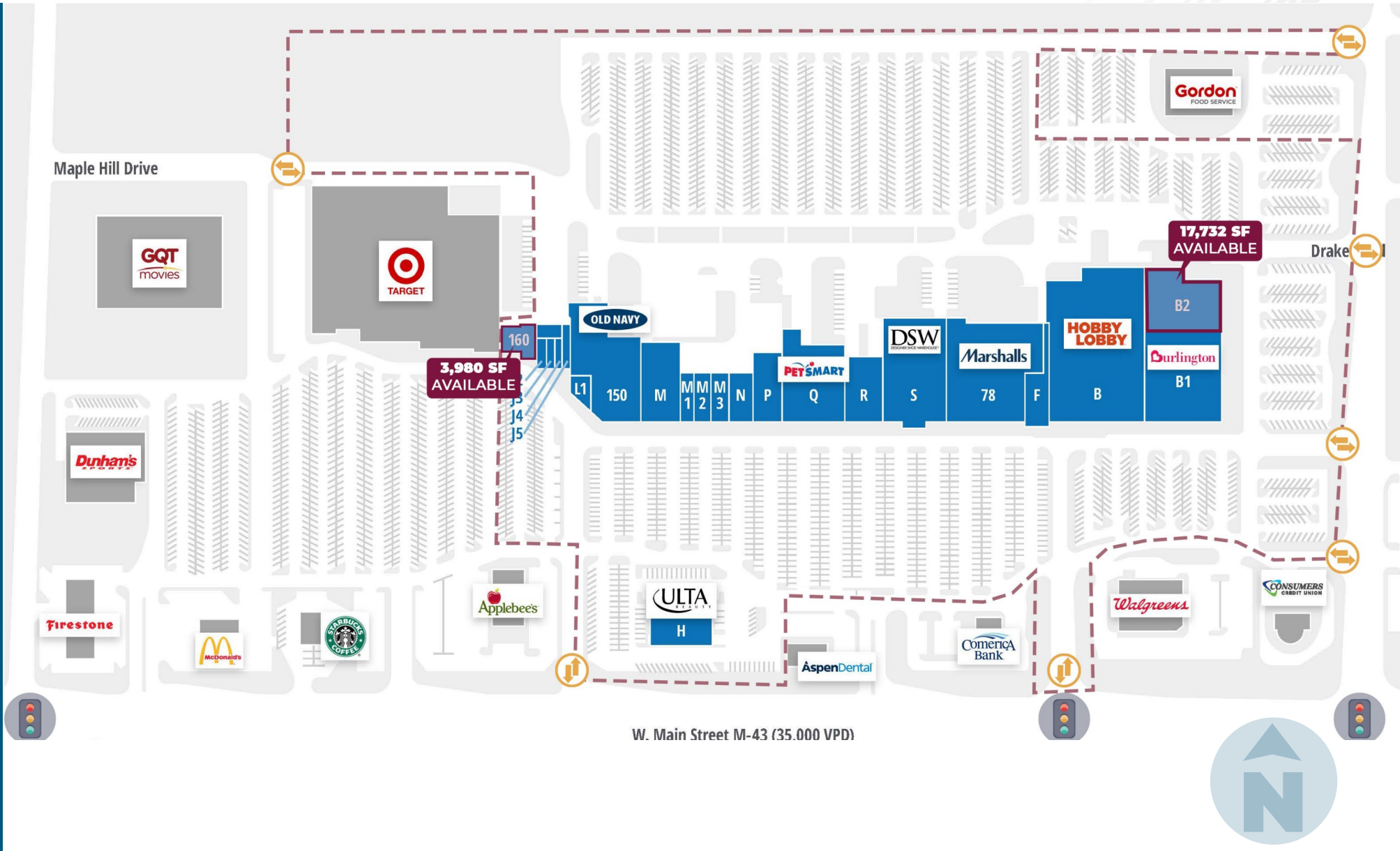
HIGHLIGHTS

- Prime Retail Space – Shadow Anchored by Target & Dunham's Sports
- High-Traffic Location | Situated just 3.3 miles from Western Michigan University, which boasts an enrollment of over 15,000 students.
- Ideally located at the corner of W Main and Drake Rd, two of the most heavily traveled corridors in the area, this site offers maximum exposure to local and regional traffic.

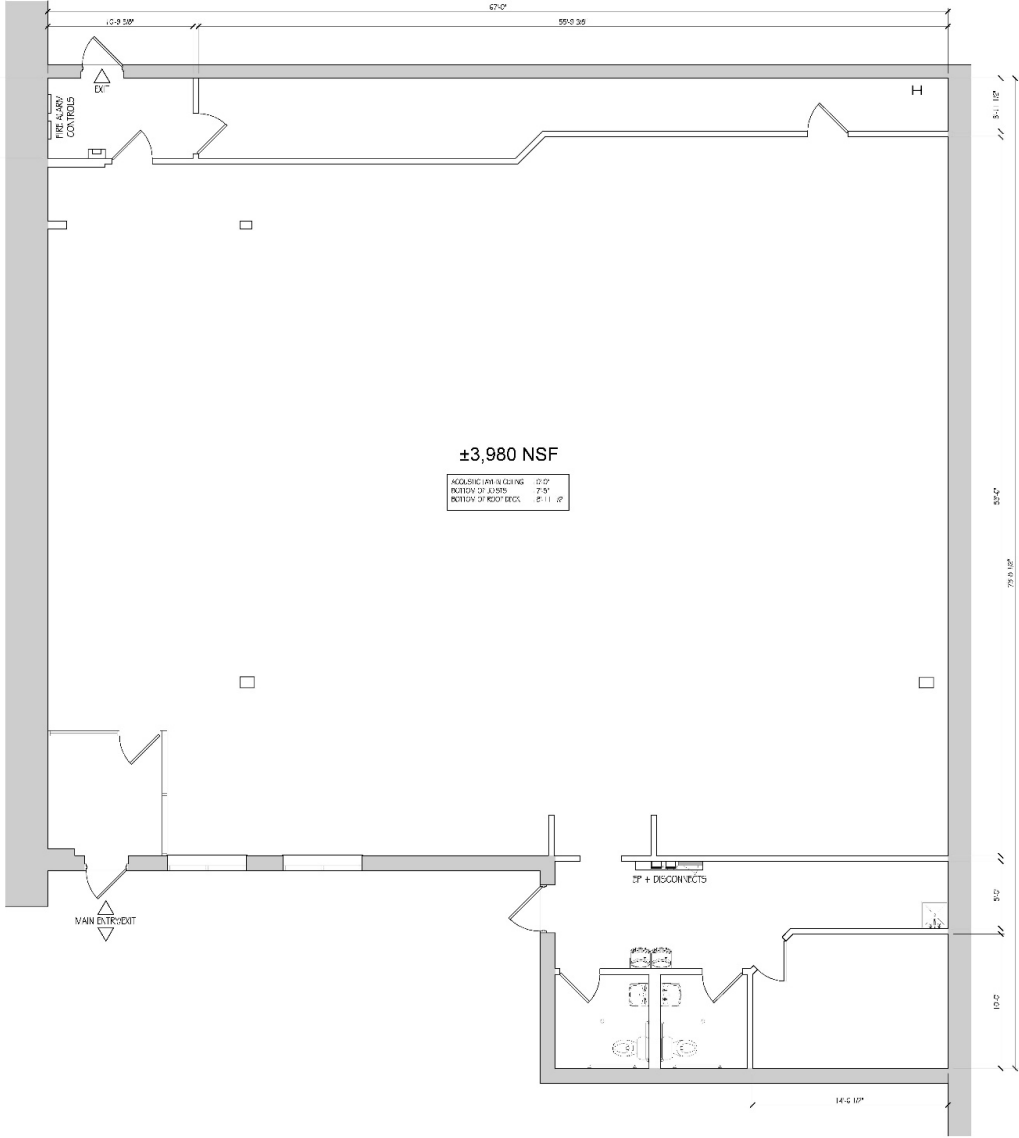
MACRO AERIAL



SITE PLAN



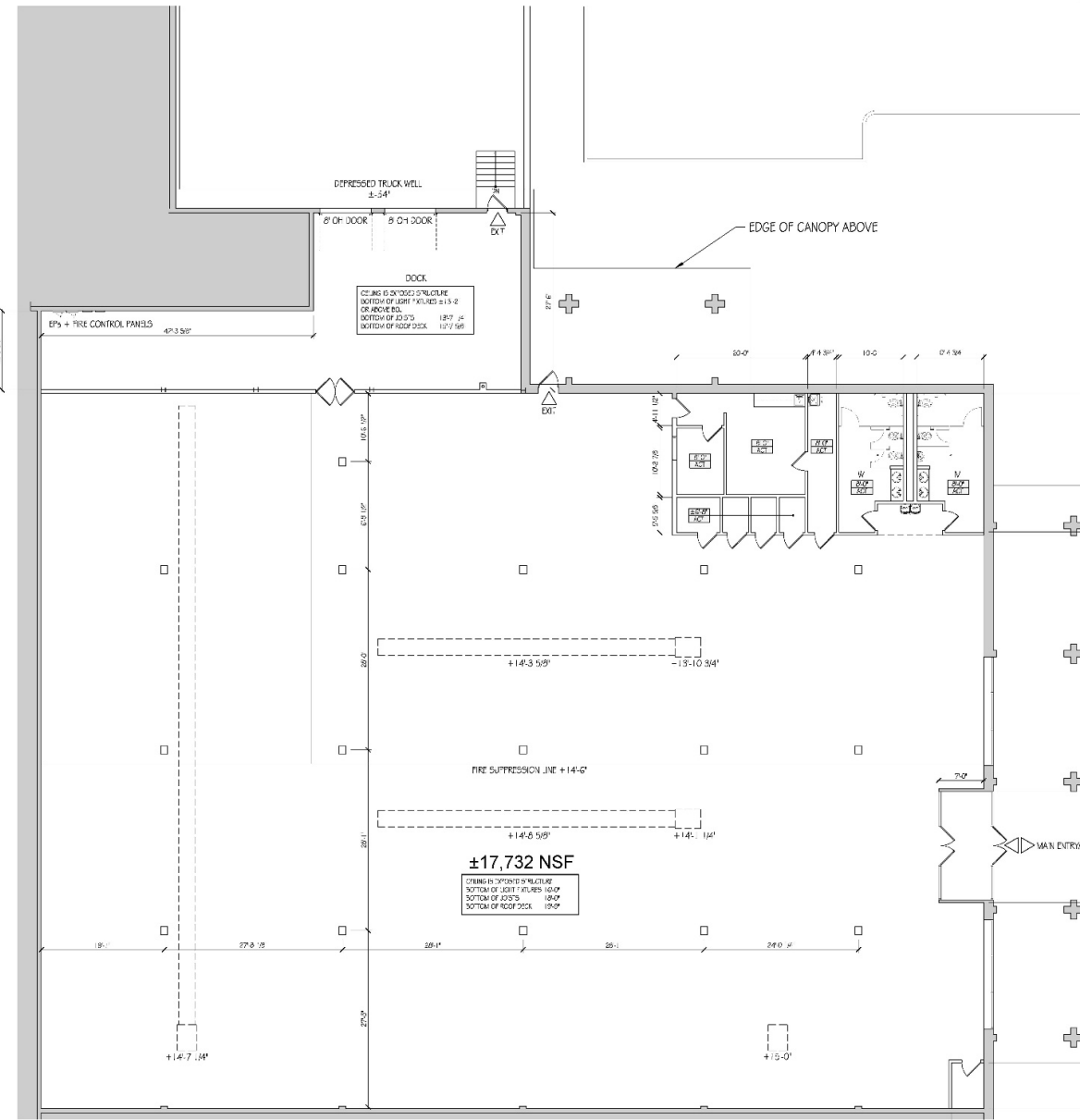
FLOOR PLAN



±3,980 SF

AVAILABLE SPACE
SUITE 160

FLOOR PLAN



±17,732 SF

AVAILABLE SPACE
SUITE B2

DEMOGRAPHICS



MAPLE HILL PAVILION

5022 W. Main St, Kalamazoo, MI 49009

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	8,795	61,892	119,490
2029 Projected Population	8,663	60,903	118,025
2020 Census Population	8,449	61,318	116,677
2010 Census Population	7,556	58,780	113,654
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	1.1%	0.4%	0.3%

HOUSEHOLDS

2024 Estimated Households	4,351	25,386	49,408
2029 Projected Households	4,458	25,979	50,864
2020 Census Households	4,185	25,254	48,423
2010 Census Households	3,754	23,865	46,243
Projected Annual Growth 2024 to 2029	0.5%	0.5%	0.6%
Historical Annual Growth 2010 to 2024	1.1%	0.4%	0.5%

RACE

2024 Est. White	71.4%	68.4%	68.5%
2024 Est. Black	16.5%	18.9%	18.9%
2024 Est. Asian or Pacific Islander	5.0%	4.1%	3.3%
2024 Est. American Indian or Alaska Native	0.3%	0.3%	0.4%
2024 Est. Other Races	6.8%	8.4%	9.0%

INCOME

2024 Est. Average Household Income	\$84,936	\$81,362	\$86,964
2024 Est. Median Household Income	\$68,759	\$61,772	\$66,251
2024 Est. Per Capita Income	\$42,282	\$34,855	\$36,792

BUSINESS

2024 Est. Total Businesses	323	1,409	3,815
2024 Est. Total Employees	3,537	15,116	45,154

CONTACT US



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