

FOR SALE

# .94 Acre Walmart Outparcel

RETAIL



## PROPERTY INFO

**1013 S KALAMAZOO STREET  
PAW PAW, MI 49079  
STORE #4439 - PAD #2**

- + Shadow anchored by only grocery super center within 15 miles
- + Highway visibility
- + Easily accessible from I-94 which connects Detroit to Chicago
- + Paw Paw is the county seat of Van Buren County (pop. over 76,000) and submarket of the greater Kalamazoo regional MSA



### Total Population

5 Minutes	4,568
10 Minutes	19,459
15 Minutes	44,197

Source: Esri, 2019 Estimates

### Number of Households

5 Minutes	1,746
10 Minutes	7,485
15 Minutes	16,651

### Average HH Income

5 Minutes	\$72,264
10 Minutes	\$75,265
15 Minutes	\$92,337

## CONTACT US

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### CBRE, Inc.

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Licensed Real Estate Broker

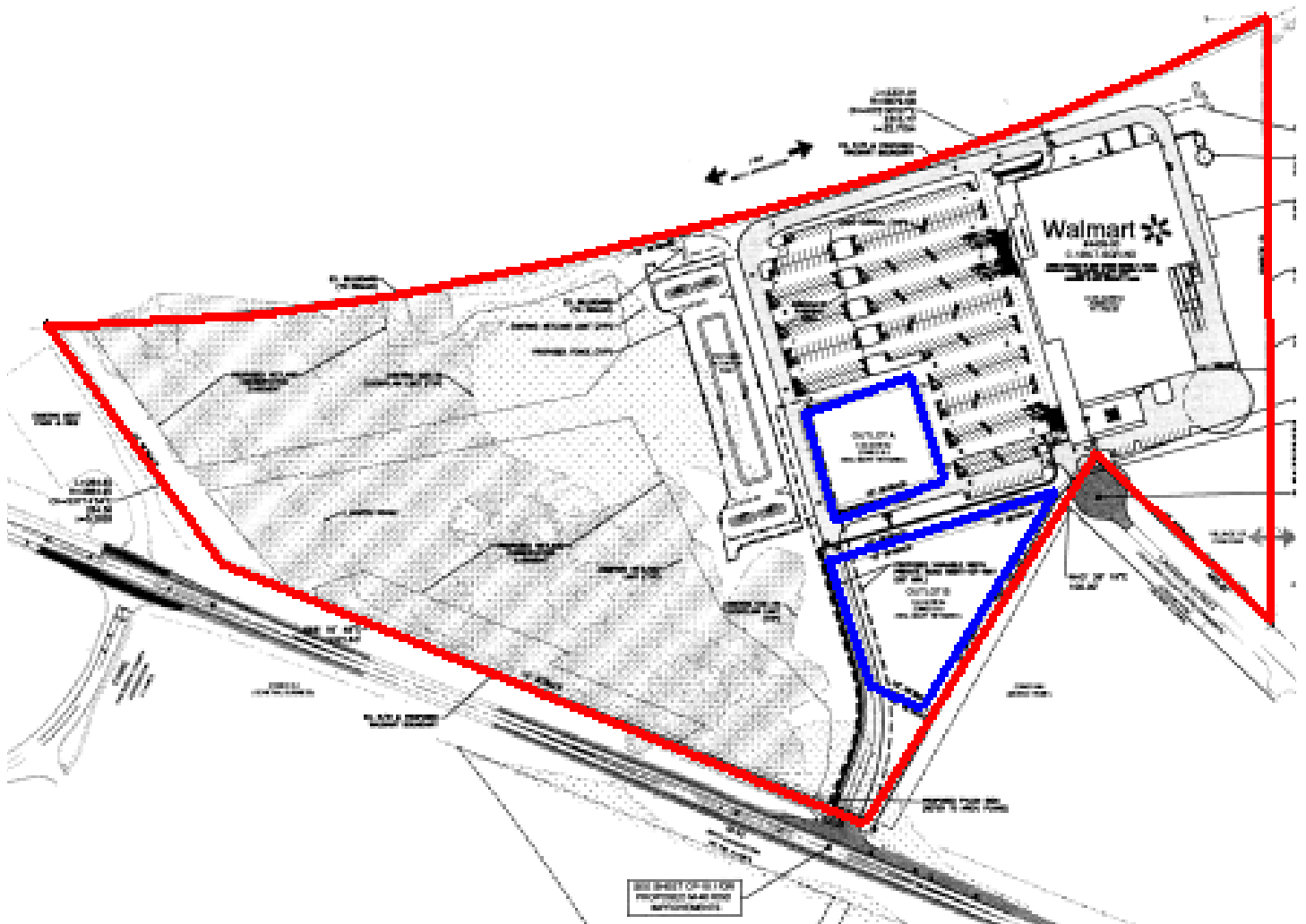
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## SITE PLAN



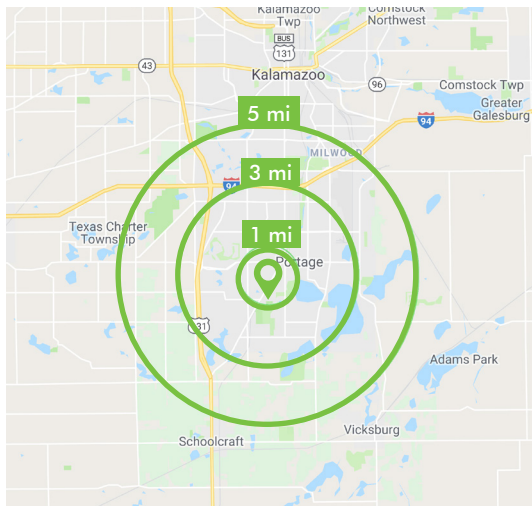
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## RETAIL TRADE AREA



### Demographics

	1 Mile	3 Miles	5 Miles
Total Population	2,022	9,610	19,491
Number of Households	793	3,757	7,500
Average HH Income	\$52,560	\$70,651	\$74,195

Source: Esri, 2019 Estimates