

# RETAIL SPACE FOR LEASE

# WILLOW CREEK

5132 S. WESTNEDGE AVENUE | PORTAGE, MI 49002

### SPACE AVAILABLE: 2,535 SF

- 47,551 SF RETAIL SHOPPING CENTER DEVELOPMENT LOCATED ON BUSY SOUTH WESTNEDGE AVENUE NEAR I-94
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- MANY HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
- LOCATED IN FRONT OF LOWE'S & ACROSS FROM MEIJER
- PROMINENT, HIGHLY VISIBLE PYLON & BUILDING SIGNAGE
- NUMEROUS RETAILERS & RESTAURANTS IN SURROUNDING AREA
- ABUNDANT AMOUNT OF CUSTOMER PARKING AVAILABLE
- TENANTS INCLUDE BATTERIES PLUS BULBS, BIGGBY, CHECK 'N GO, DENTAL DREAMS, DOLLAR TREE, H&R BLOCK, INOVELLI, JERSEY GIANT SUBS, LAKE EFFECT, MEDICAL WEIGHT LOSS, SPECIALIZED STAFFING, VLADIMIR ARTS, WILD BILL'S TOBACCO, & WINGSTOP

	1 MILE	3 MILE	5 MILE
<b>DAYTIME POPULATION</b>	6,900	70,524	148,806
<b>AVERAGE HH INCOME</b>	\$60,207	\$66,095	\$64,203
<b>HOUSEHOLDS</b>	3,070	29,248	60,608



JOIN



& OTHER NATIONAL RETAILERS



RETAIL TRADE AREA SERVES A POPULATION OF OVER **922,700** PEOPLE & **42,340** HIGHER EDUCATION STUDENTS



VISIBLE TO APPROXIMATELY **37,783** VEHICLES PER DAY ON S. WESTNEDGE AVENUE



OVER **1,000,000** SF OF CRITICAL RETAIL & RESTAURANT MASS ADJACENCIES TO WILLOW CREEK SHOPPING CENTER



13 PROJECTS LAST YEAR WORTH OVER **\$2.7 BILLION** CREATING **2,243** NEW, HIGH PAYING JOBS IN THE REGION



VISIBILITY EQUIVALENT TO BILLBOARD ADVERTISING COSTS OF **\$71,850** PER YEAR

LEASING // 750 TRADE CENTRE WAY, SUITE 100, KALAMAZOO, MI 49002

HINMANCOMPANY.COM



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## SITE PLAN



### BACK BUILDING

- 5228-C / JERSEY GIANT SUBS
- 5228-B / WING STOP
- 5228 / BATTERIES PLUS BULBS
- 5226 / WILD BILL'S TOBACCO
- 5224 / DOLLAR TREE
- 5220 / H&R BLOCK
- 5218 / **2,535 SF AVAILABLE**
- 5216 / LAKE EFFECT

### FRONT BUILDING

- 5200 / DENTAL DREAMS
- 5140 / INOVELLI
- 5138 / VLADIMIR ARTS
- 5136 / SPECIALIZED STAFFING
- 5136-A / CHECK 'N GO
- 5134 / MEDICAL WEIGHT LOSS
- 5132 / BIGGBY



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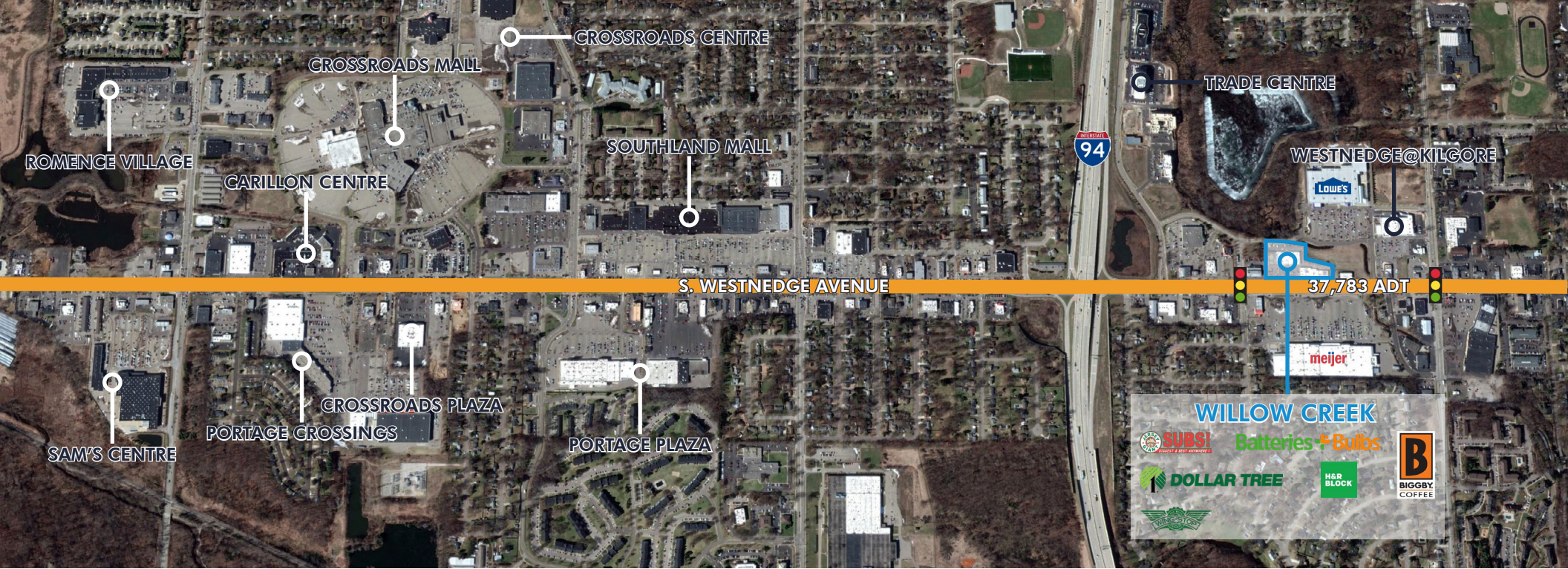
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WESTNEDGE CORRIDOR MAP



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