

# Offering Memorandum

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**701 East Michigan Avenue**

Kalamazoo, MI, 49048

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# Executive Summary

701 East Michigan Avenue, Kalamazoo, MI 49048



## Investment Summary

<b>Sale Price</b>	\$2,795,000
<b>Building Size</b>	29,000 SF
<b>Price/SF</b>	\$96.38/SF
<b>Lot Size</b>	2.65 Acres
<b>Zoning</b>	Live-Work 2 Distric

## Property Overview

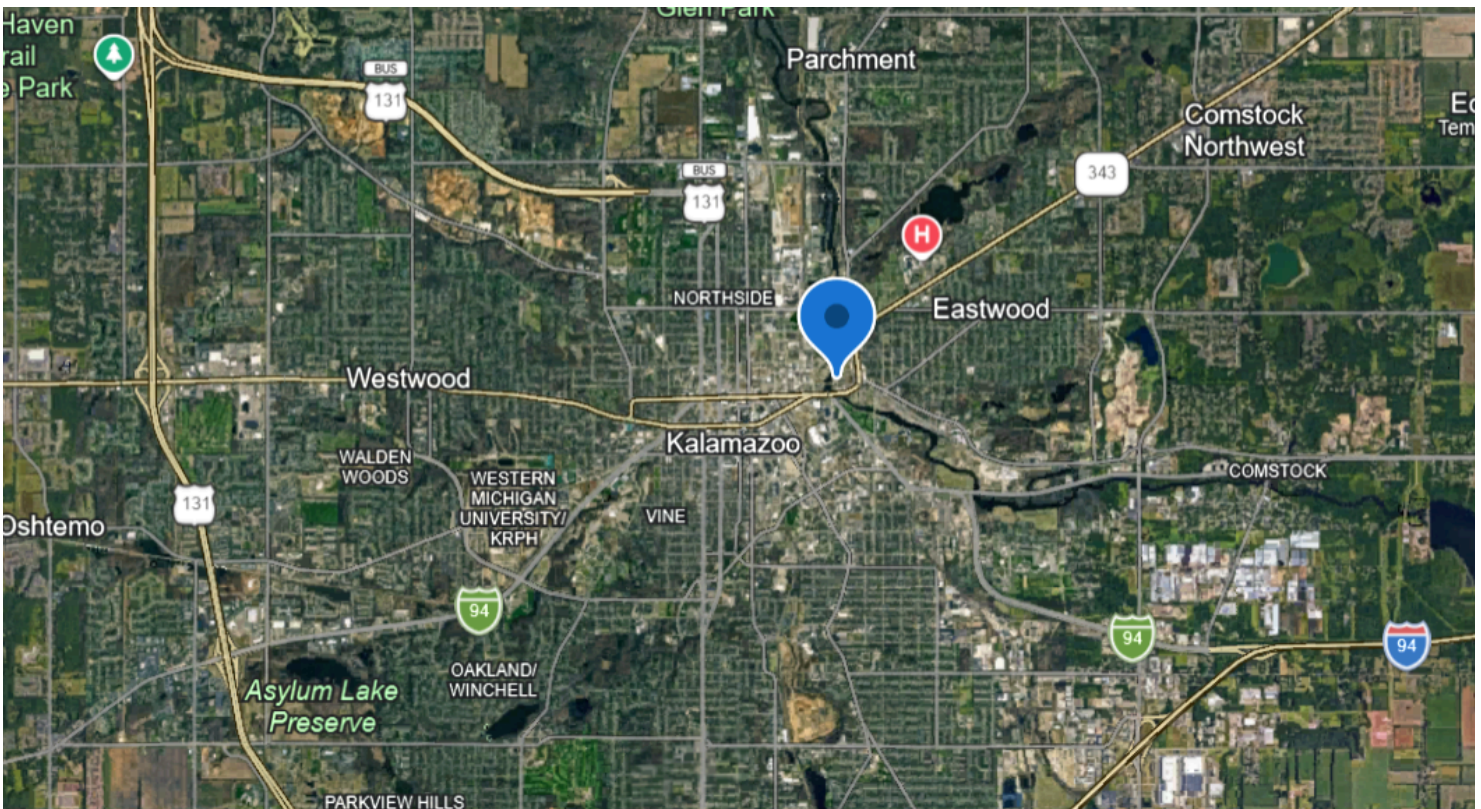
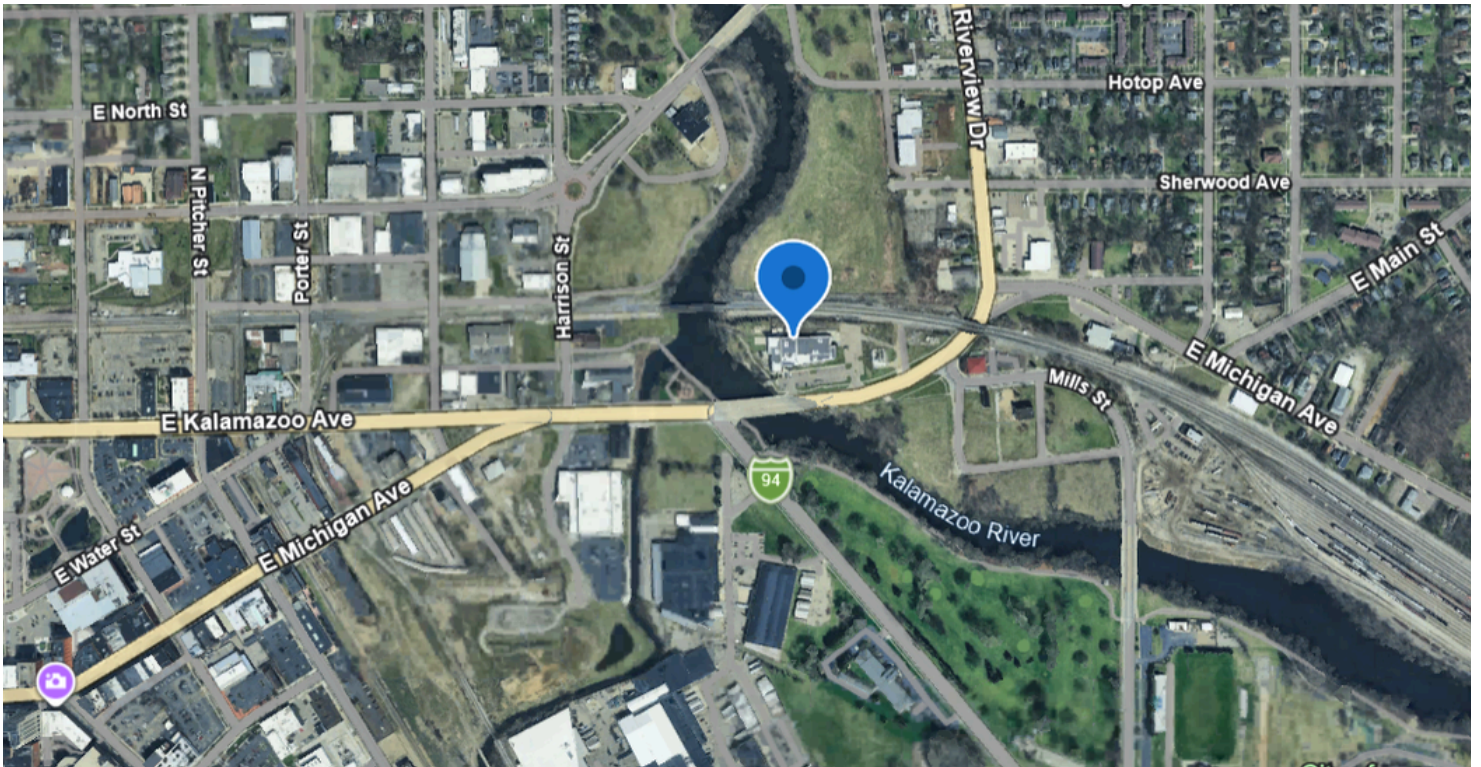
Rare riverfront property at 701 E Michigan Ave with prime visibility and direct access to downtown Kalamazoo. Former Arcadia Brewing headquarters featuring a turnkey restaurant and brewery, indoor/outdoor seating, and an amphitheater-style outdoor event space. Includes 20,000 SF of warehouse/production space with heavy power and clean water. Perfectly positioned to join the wave of downtown developments, including the new Kalamazoo Event Center and revitalization projects, combining riverfront charm with immediate operational readiness.

## Highlights

- Unparalleled location on the Kalamazoo River with connectivity to downtown Kalamazoo
- Turnkey Restaurant/Brewery with indoor/outdoor seating
- Outdoor event area with amphitheater venue
- 20,000 SF of warehouse/production space with heavy power and clean water supply
- Former Arcadia Brewery headquarters

# Location Map

701 East Michigan Avenue, Kalamazoo, MI 49048



# Drone Photos

701 East Michigan Avenue, Kalamazoo, MI 49048



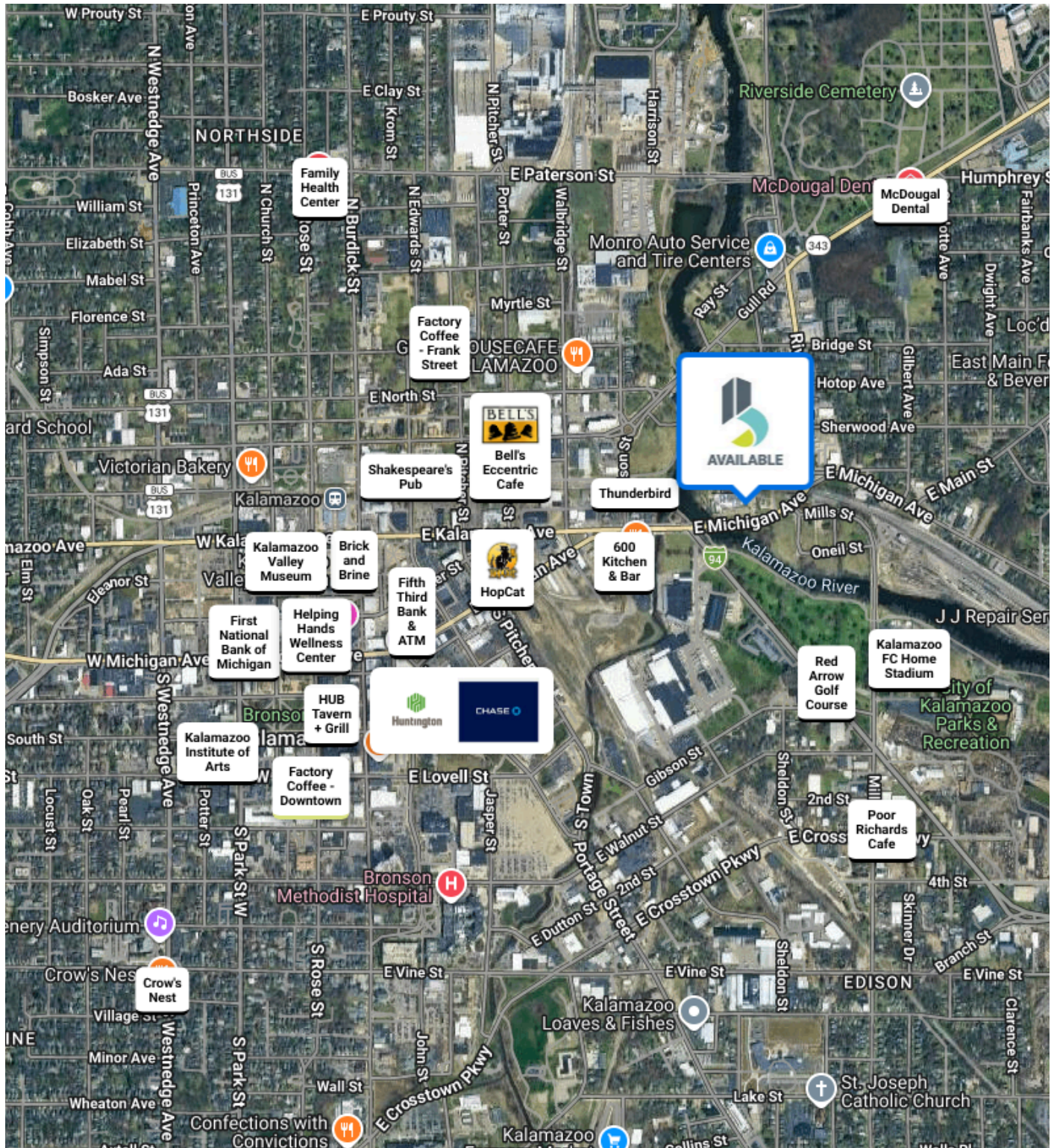
# Drone Photos

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# Retailer Map

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# Future Development

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# Exterior Restaurant

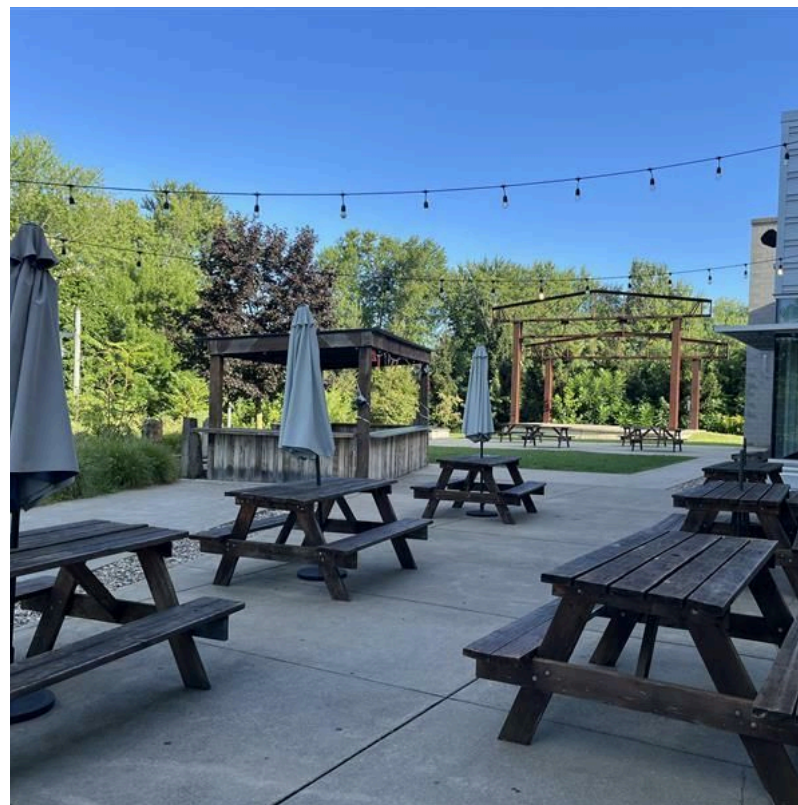
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# Exterior Restaurant



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# Interior Restaurant

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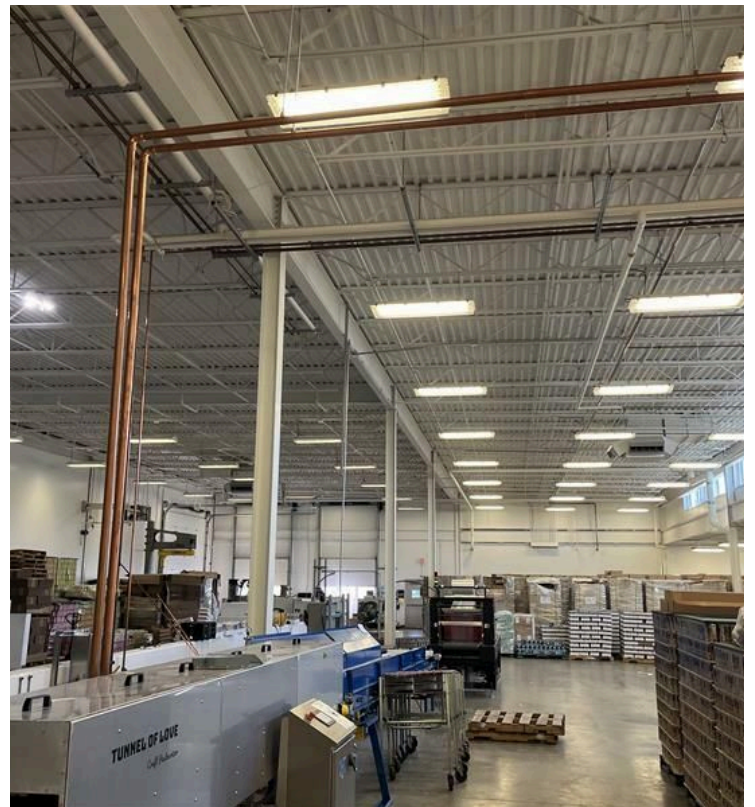
# Interior Restaurant

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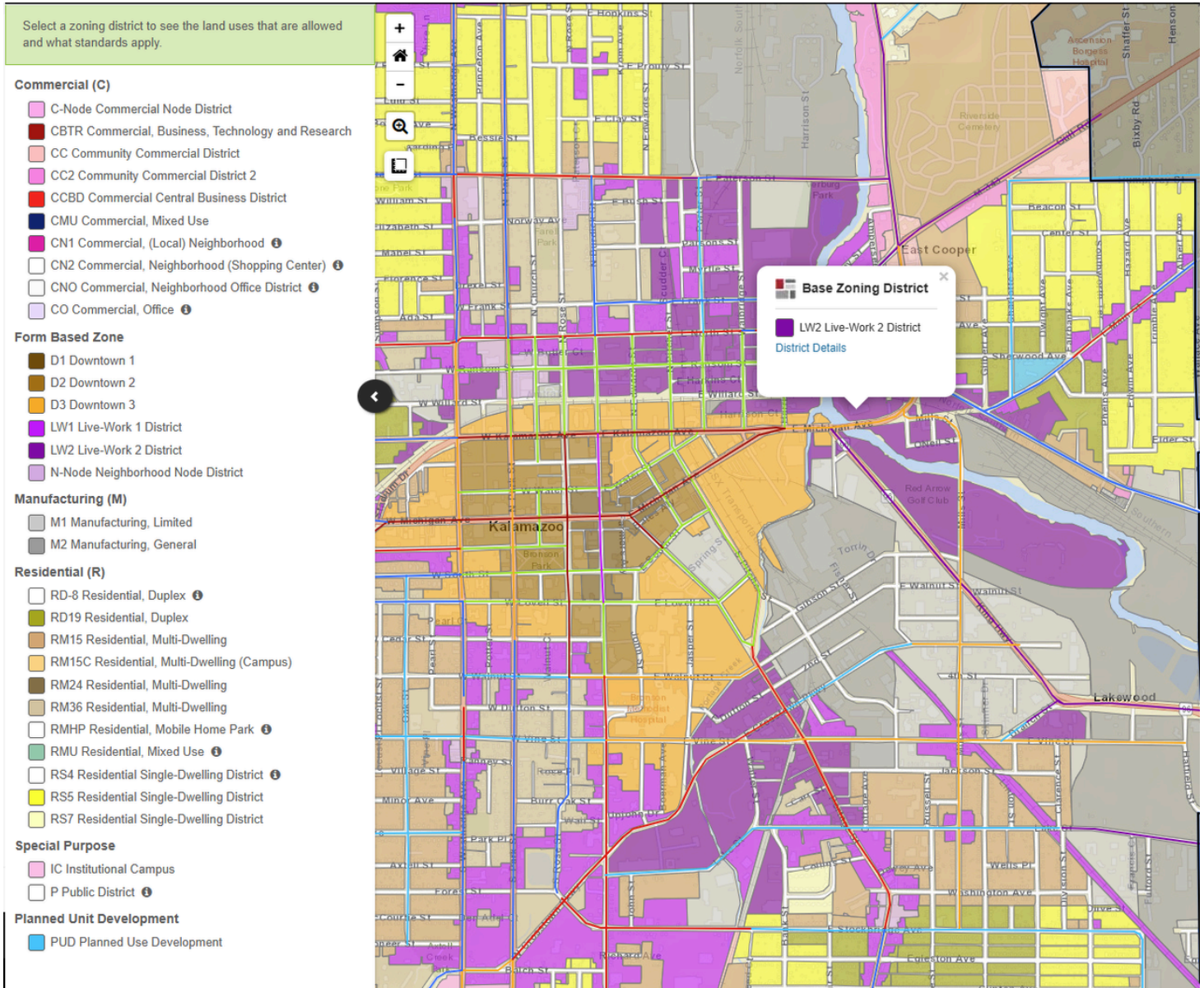
# Interior Warehouse

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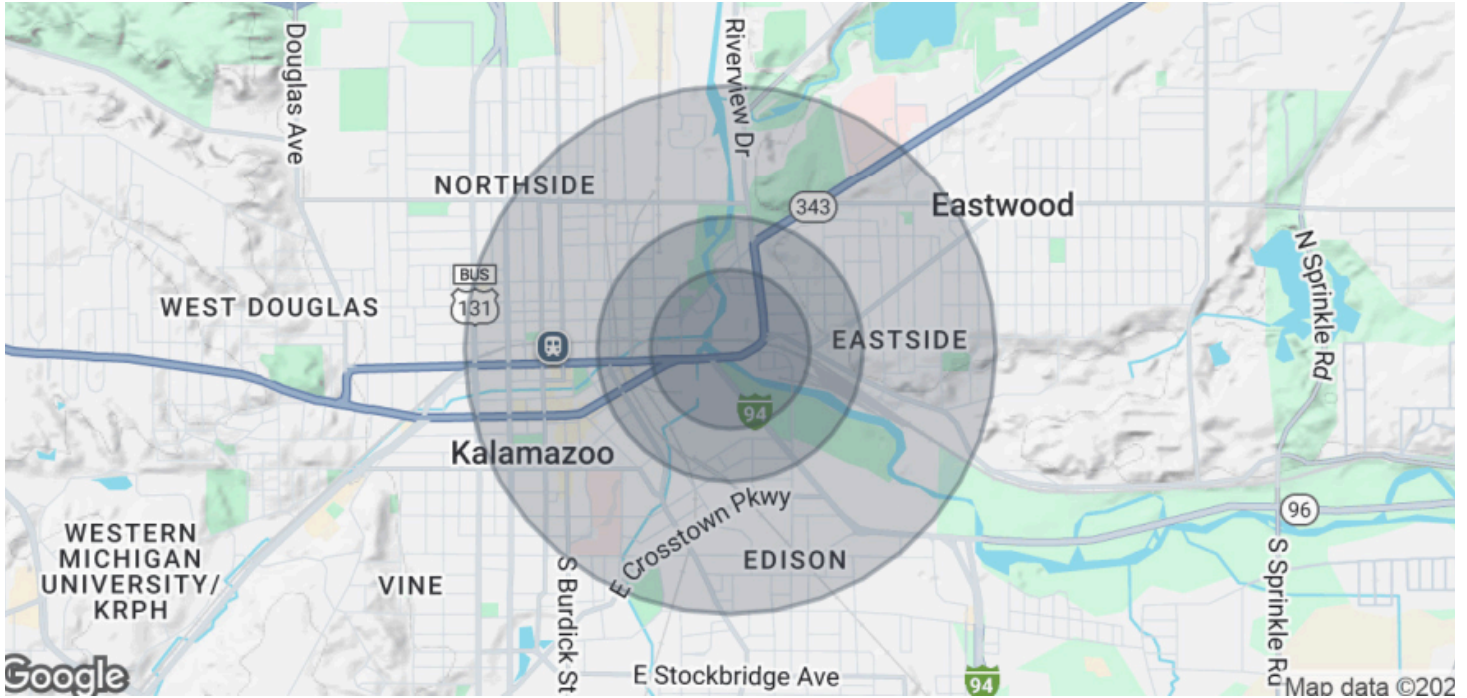
# Zoning

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## Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Population	213	1,201	7,679
Average Age	34	33	36
Average Age (Male)	34	32	36
Average Age (Female)	35	34	37
Total Households	72	412	3,111
# of Persons Per HH	3	2.9	2.5
Average HH Income	\$47,558	\$51,372	\$51,750
Average House Value	\$213,725	\$130,790	\$139,336

