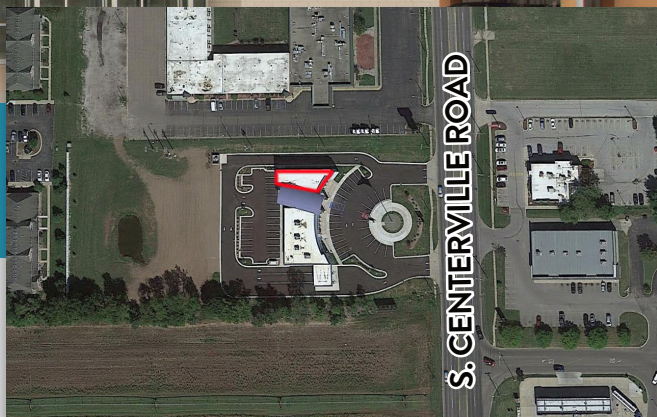


**FOR LEASE**  
1307 South Centerville Road  
Sturgis, Michigan



**NEW OFFICE | RETAIL SUITE  
AVAILABLE**

**THE PROPERTY:**

Class A office/retail space available next to the highly visible Omni Community Credit Union.

**THE SPACE:**

Great access from Centerville Road, one of the main thoroughfares leading into Sturgis. Well situated near Meijer and Walmart. Perfect for professional office or retail operation. Ample parking and signage available. Shared entrance drive with Omni Community Credit Union. Lease subject to Landlord's approval of tenant's use and credit, in its sole discretion.

**LEASE DETAILS:**

2,200 SF - \$19.95 PSF Modified Gross  
Landlord will work with tenant on build out. Currently in "vanilla box" condition. See Agent for details.

**AGENT INFORMATION**

**Andrew Gyorkos**  
Andrew@KalamazooCRE.com

**Office:**  
269-888-2755

501 West Willard Street  
Kalamazoo, MI 49007

[www.KalamazooCRE.com](http://www.KalamazooCRE.com)

**The BUILDING**

**Building Size:** 2,200 Total SF  
**Parking:** ~ 48 spots  
**Number of Stories:** 1  
**Year Built** 2020

**The PROPERTY**

**Location:** 1307 S. Centerville Road  
**City, State:** Sturgis, Michigan  
**Zoning:** City of Sturgis  
BH-1  
**Parcel Number:** 052-777-214-20  
**Acres:** 3.305

**Traffic Counts - ADT**

**Centerville Road** 14,930  
**W. Chicago Street** 9,600  
**Intersection of W. Chicago St  
and Centerville Rd** 16,930

**Lease INFORMATION**

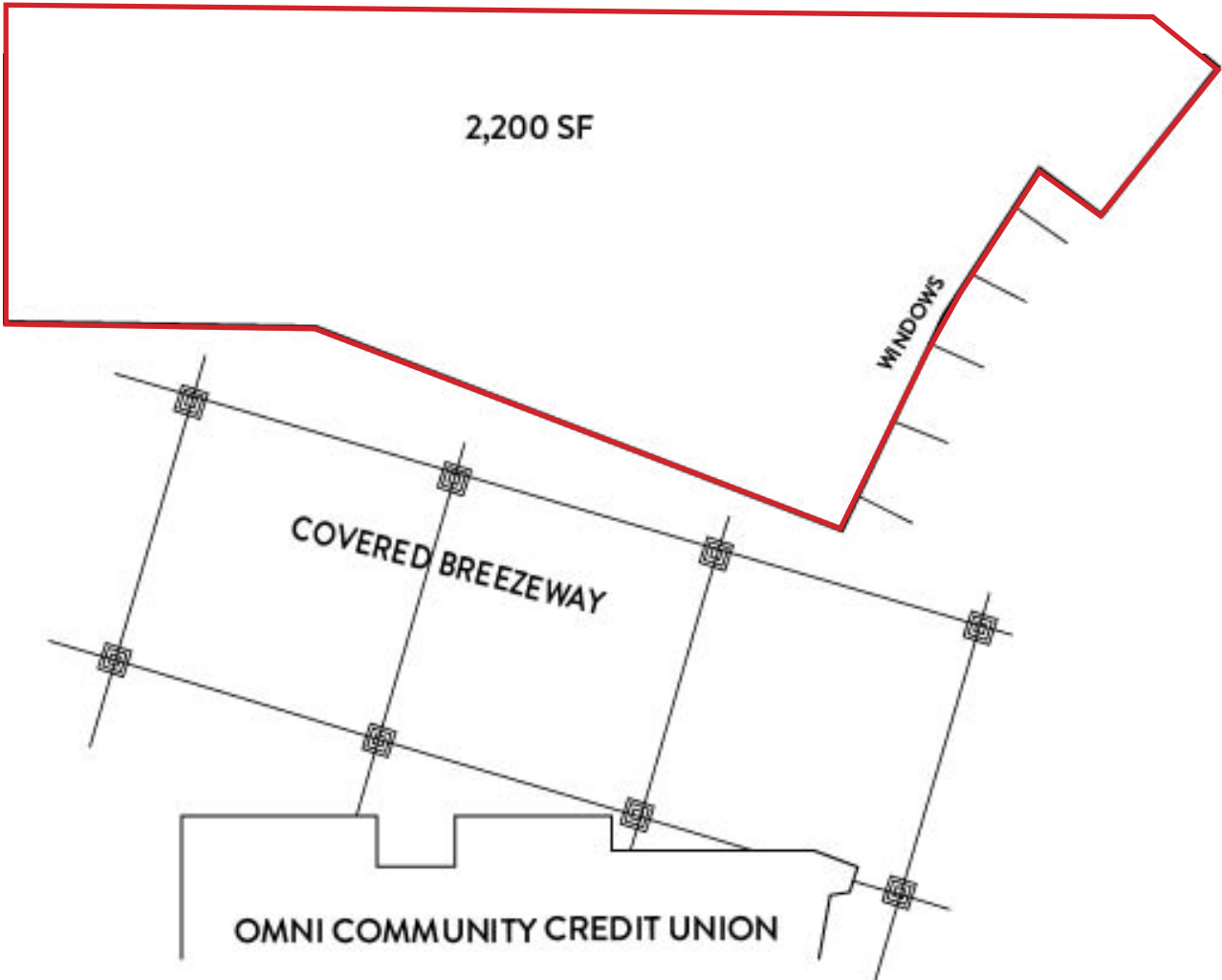
Square Feet	Lease Rate
2,200	\$19.95 Modified Gross

Leases are subject to Landlord's approval of Tenant's use and credit.





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1307 South Centerville Road  
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