

Now Available for **RENT** from



RETAIL STRIP CENTER

5965 SPRINKLE ROAD, PORTAGE, MI 49002

- ◆ 2,040 South End-Cap Available
- ◆ 19,459 ADT on Sprinkle Road
- ◆ Hard-Corner with Traffic Light
- ◆ Drive-Thru Option

Major Businesses Within 2 Miles:

- ◆ Stryker Corporation
- ◆ Pfizer
- ◆ Summit Polymers
- ◆ Thermo Fisher Scientific
- ◆ Charter Communications
- ◆ Aramark Uniform
- ◆ Mann+Hummell

Offered Rental Rate:

\$20.50 PSF/NNN

Rick DeKam, CCIM

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www.midwestrealty.com

2314 Helen Ave, Portage, MI 49002

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



Salient Facts

PROPERTY DESCRIPTION This beautifully renovated and landscaped retail center offers a 2,040 SF end-cap suite for rent in the Sprinkle Road plaza, located in the City of Portage, Kalamazoo County, Michigan. This property is perfectly located in a commercial business district, surrounded by thriving businesses and neighborhoods.

AREA INFORMATION Within two miles, there are 637 businesses employing over 14,500 people. The property is located next to Stryker Instruments, and directly behind the Battle Creek-Kalamazoo International Airport, just two miles South of I-94.

TRAFFIC Sprinkle Road: 19,459 ADT (2016)

RENT DETAILS 2,040 SF available at \$20.50 PSF/NNN (End-Cap)
Net charges estimated at \$6.47 for 2024

PARKING Paved asphalt surface with 69 parking spots

PLAZA SIZE 9,120 SF

UTILITIES Water, sewer, cable, gas, and electric are attached to each suite.

ZONING City of Portage: B-3 General Business District

SIGNAGE Tenant is permitted to install a logo sign (back-lit individual can letters) above their suite and is provided a single position on both sides of the main road sign.

CONDITIONS The subject end-cap is finished to a “vanilla-box” condition and includes a new HVAC system, distributed electric, and plumbing throughout. New bathrooms have been installed, the ceiling is finished with LED can lights installed. The floor is ready for the tenants wanted treatment.

LISTING AGENT *Contact Midwest Realty Group for more details on this property.*

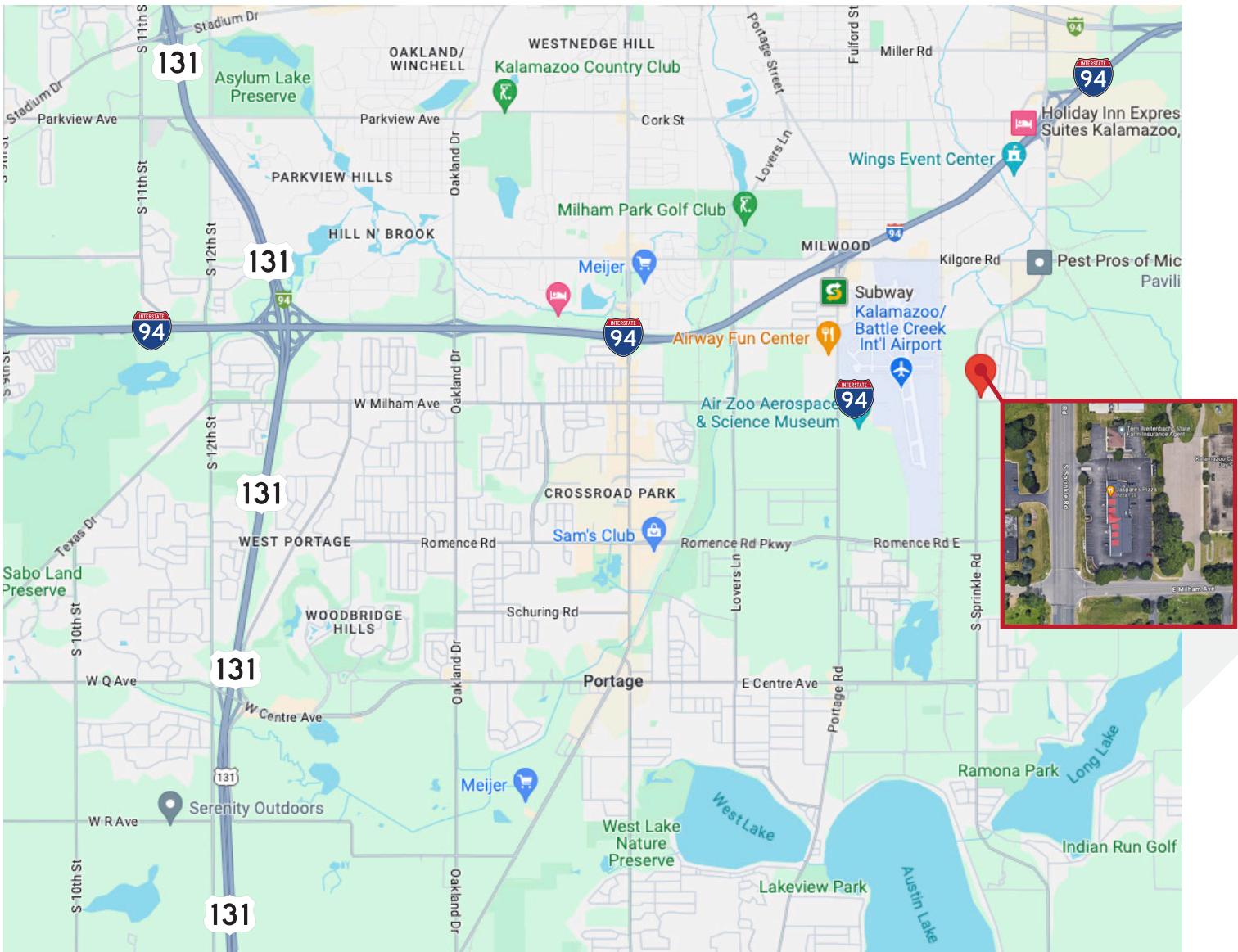
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Area Aerial Map



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Area Aerial Map

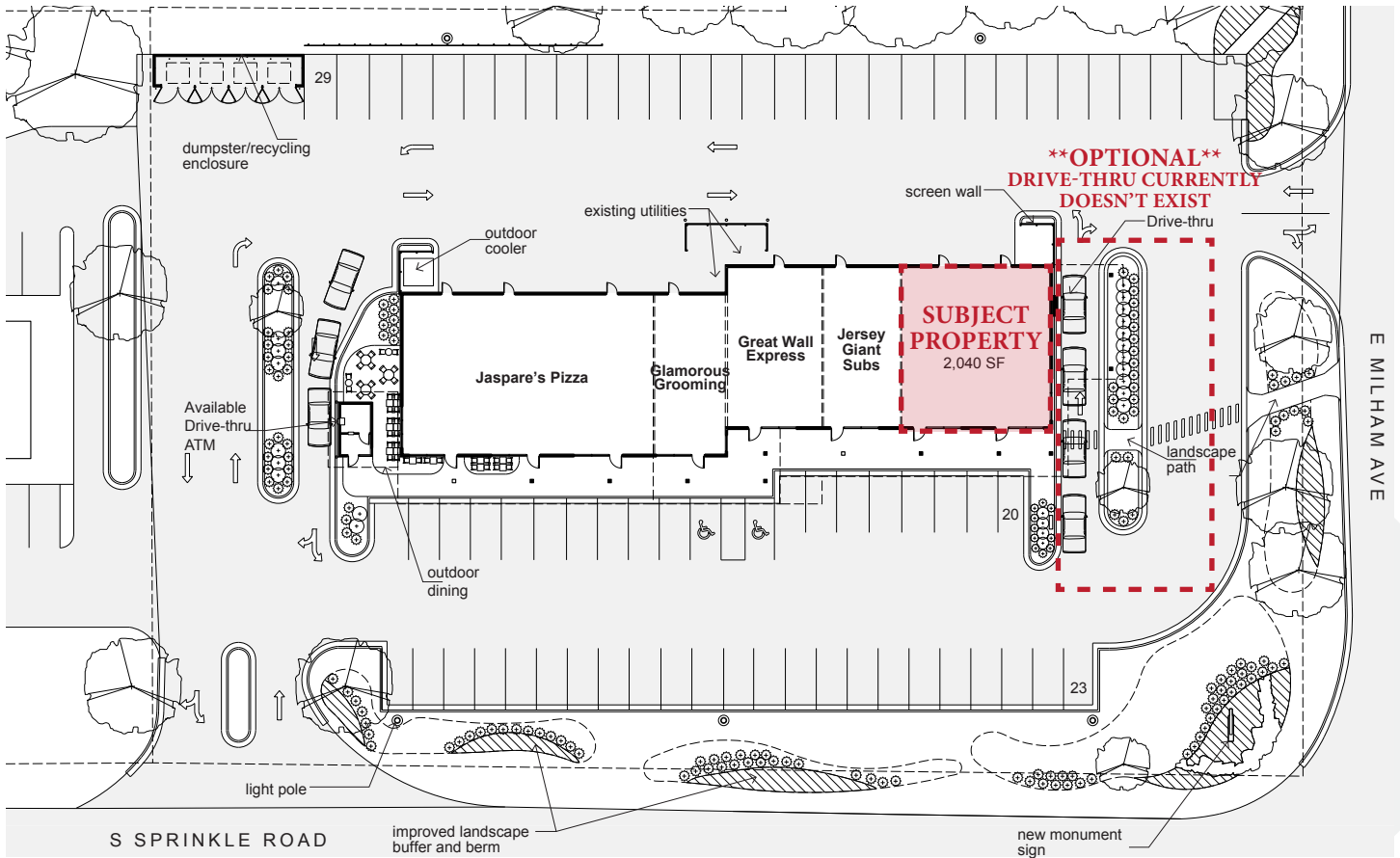


**SUBJECT
PROPERTY**

Businesses Within 1 Mile

- Stryker Instruments
- Pfizer
- Soccer Zone
- Thermo Fisher Scientific
- FedEx Shipping Center
- State Farm
- Mann+Hummel
- Summit Polymers
- Charter Communications
- Aramark Uniform Services
- Bowers Manufacturing
- Jungle Joe's Family Fun Center
- Portage Soccer Complex
- Depatie Fluid Power
- Primerica Financial Services
- Kalamazoo Country Day School
- Dan Wood Plumbing
- Michigan Department of Transportation
- Rollie Williams Paint Spot
- General Fasteners
- Kalamazoo Machine Tool
- Kelly Services

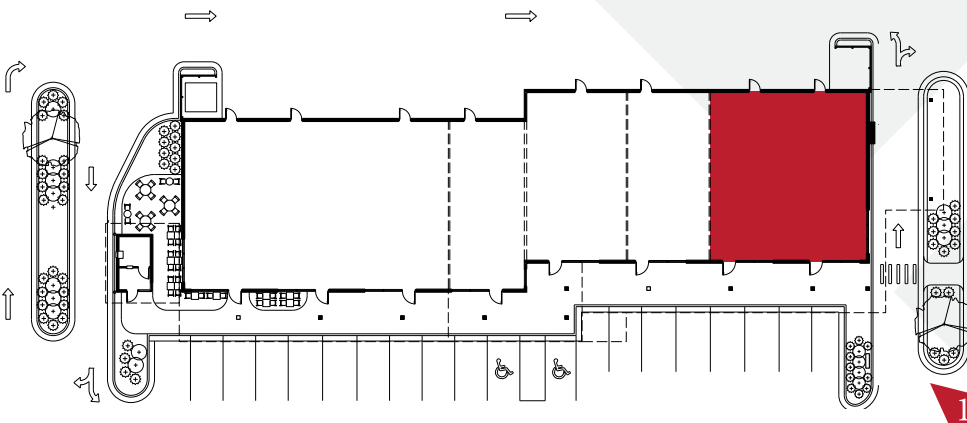
Redevelopment Plan



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Available End-Cap Drive-Thru Suite

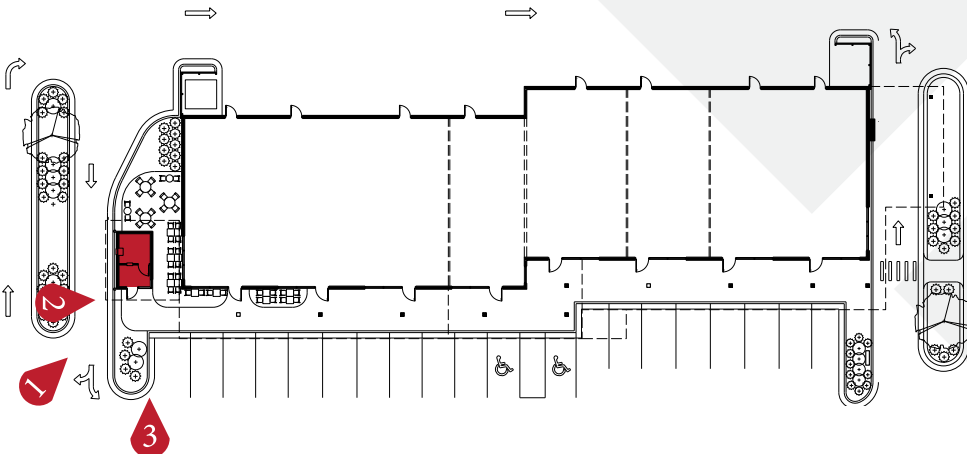


Details
South End-Cap Suite
2,040 SF
Drive-Thru Option
Offered at \$20.50 PSF/NNN

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Available Bank Suite With Drive-Thru ATM



Details

160 SF with Drive-Thru

Offered at \$2,000/Month/NNN

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Current Condition, South End-Cap Suite Photos

