

# 3744 GULL RD

KALAMAZOO, MI 49048

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Nestled in the vibrant city of Kalamazoo, the area around the property embodies a bustling environment ripe with potential for retail. With prominent landmarks such as the Air Zoo Aerospace & Science Museum and Western Michigan University in close proximity, the area offers a rich tapestry of attractions to draw in patrons and customers.

### PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	16.3 Acres
Lot Size:	16.3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,613	14,784	34,075
Total Population	5,685	35,603	84,149
Average HH Income	\$59,701	\$69,404	\$73,276

Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com



**LEGACY**

COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
http://legacypro.com

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ADDITIONAL PHOTOS



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RETAILER MAP



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# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

