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

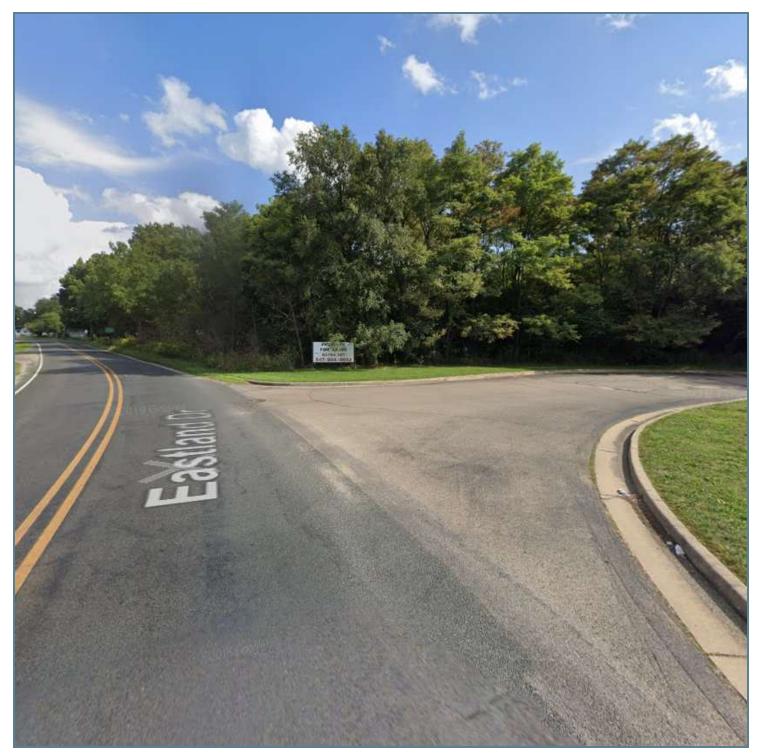


Presented By: Legacy Commercial Property 847-904-9200 info@legacypro.com

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

3744 GULL RD KALAMAZOO, MI 49048

ADDITIONAL PHOTOS



Presented By: Legacy Commercial Property 847-904-9200 info@legacypro.com



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

3744 GULL RD KALAMAZOO, MI 49048

RETAILER MAP



Presented By: Legacy Commercial Property 847-904-9200 info@legacypro.com



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



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





•T··Mobile· StateFarm



Why Legacy



Large Portfolio

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



Prime Locations

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



One Partner

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



True Operators

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