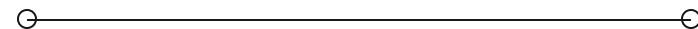




SALE / LEASE

501 Mall Dr

PORTAGE, MI 49024



PRESENTED BY:

PATRICK WEST

O: 419.540.8888

C: 734.344.2317

patrick.west@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,050,000
LEASE RATE:	\$9.00 SF/yr (NNN)
BUILDING SIZE:	13,350 SF
LOT SIZE:	1.03 Acres
BUILT/RENOVATED:	1993/2012
ZONING:	B2 - Community Business
APN:	10-00009-015-S & 10-90009-016-L

PROPERTY OVERVIEW

13,350 SF warehouse/showroom building with basement, for sale or lease. An outparcel of the Crossroads Mall, located at the signalized intersection of Mall Dr and JC Penny Dr, 1 mile south of I-94 interchange. Adjacent to major and local retailers and restaurants along the main retail corridor. Situated Community Business zoning allows for numerous uses.

PROPERTY HIGHLIGHTS

- Excellent visibility with 273 ft of frontage and both monument and fascia signage opportunities
- Easy access with 2 curb cuts
- 65+ surface parking onsite
- Building is fully sprinklered
- 3 dock doors, 9'x10'
- VPD's: S Westnedge- 32,932 (23) & I-94-95,721 (24)

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SVN | ASCENSION COMMERCIAL REALTY 2

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PROPERTY DETAILS

SALE PRICE	\$1,050,000
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LEASE RATE	\$9.00 SF/YR
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LOCATION INFORMATION

STREET ADDRESS	501 Mall Dr
CITY, STATE, ZIP	Portage, MI 49024
COUNTY	Kalamazoo

PROPERTY INFORMATION

PROPERTY TYPE	Warehouse/Showroom
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	B2 - Community Business
LOT SIZE	1.03 Acres
APN #	10-00009-015-S & 10-90009-016-L
LOT FRONTAGE	272.5 ft
LOT DEPTH	165 ft

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BUILDING INFORMATION

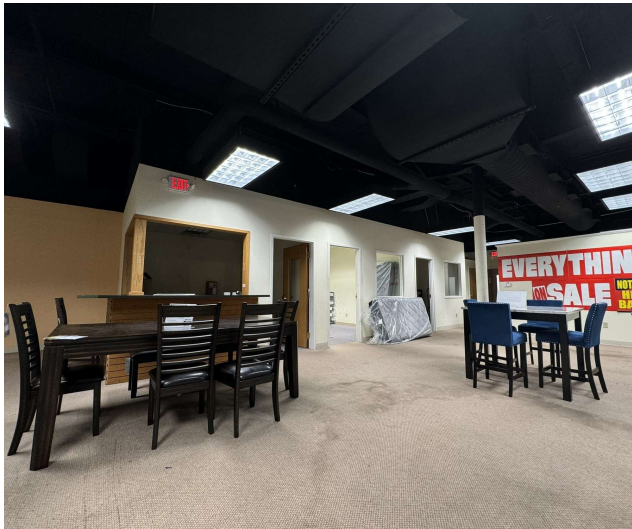
BUILDING SIZE	13,350 SF
MAIN FLOOR LAYOUT 6,625 SF	Showroom, Breakroom/Kitchenette, & 4 Offices
BASEMENT LAYOUT 6,725 SF	2 Restrooms, Warehouse Stairwell & Elevator Access
CEILING HEIGHT	20 ft
YEAR BUILT	1993
YEAR LAST RENOVATED	2012
ROOF	Flat Steel
FLOOR COVERINGS	Vinyl Composite Tile
PARKING	65+ Surface Spots
HVAC	RTU
POWER	260 Amps
ELEVATOR	1
UTILITY METERS	1
OVERHEAD DOORS	3 Loading Docks: 9'x10'
WET FIRE SUPPRESSION SYSTEM	Sprinkler System Wilkins Backflow Valve

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SVN | ASCENSION COMMERCIAL REALTY 3

ADDITIONAL PHOTOS



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SVN | ASCENSION COMMERCIAL REALTY 4

ADDITIONAL PHOTOS



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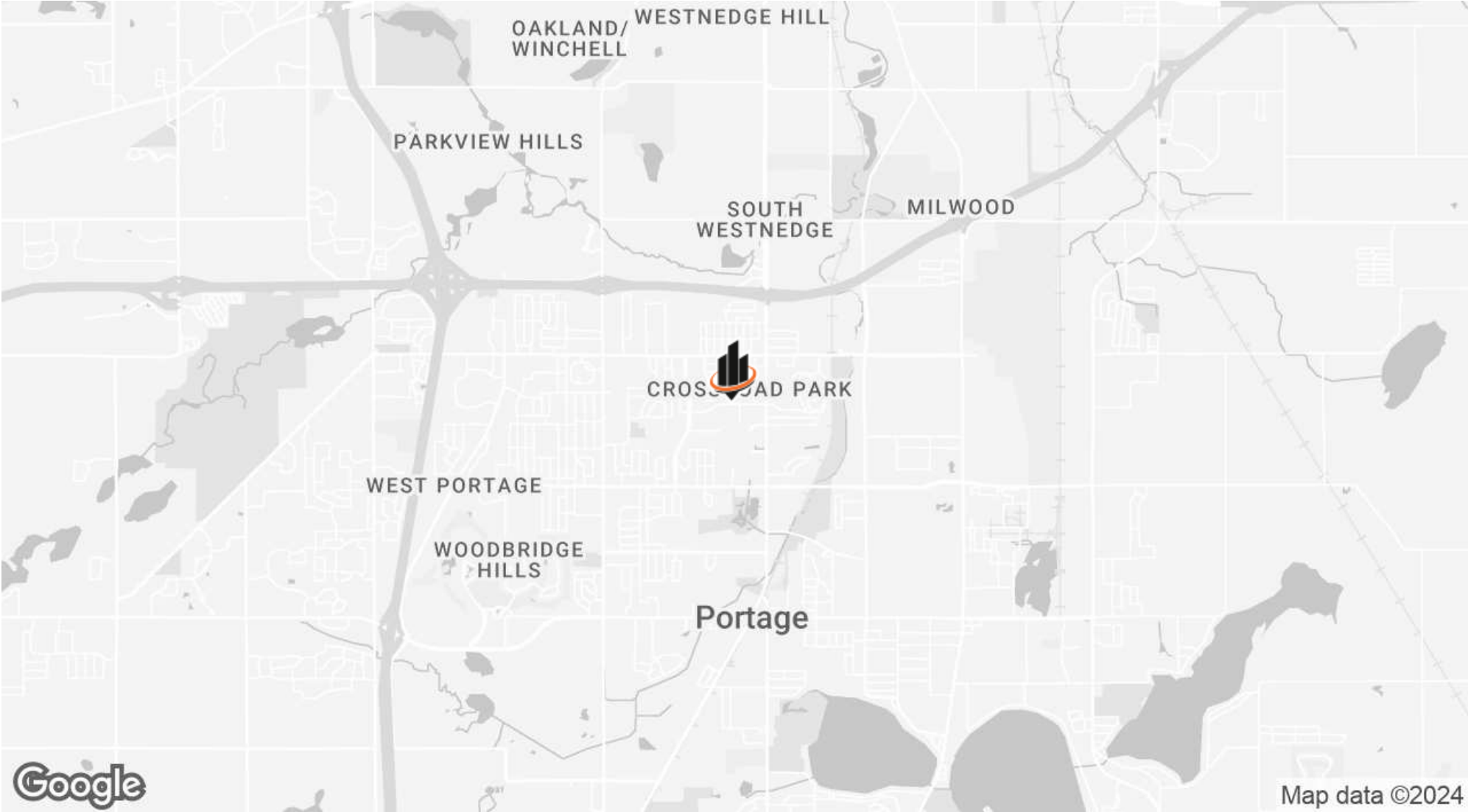
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SVN | ASCENSION COMMERCIAL REALTY 5

LOCATION MAP



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SVN | ASCENSION COMMERCIAL REALTY 6

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RETAILER MAP



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SVN | ASCENSION COMMERCIAL REALTY 7

AREA ANALYTICS

POPULATION

5 MINUTES 10 MINUTES 15 MINUTES

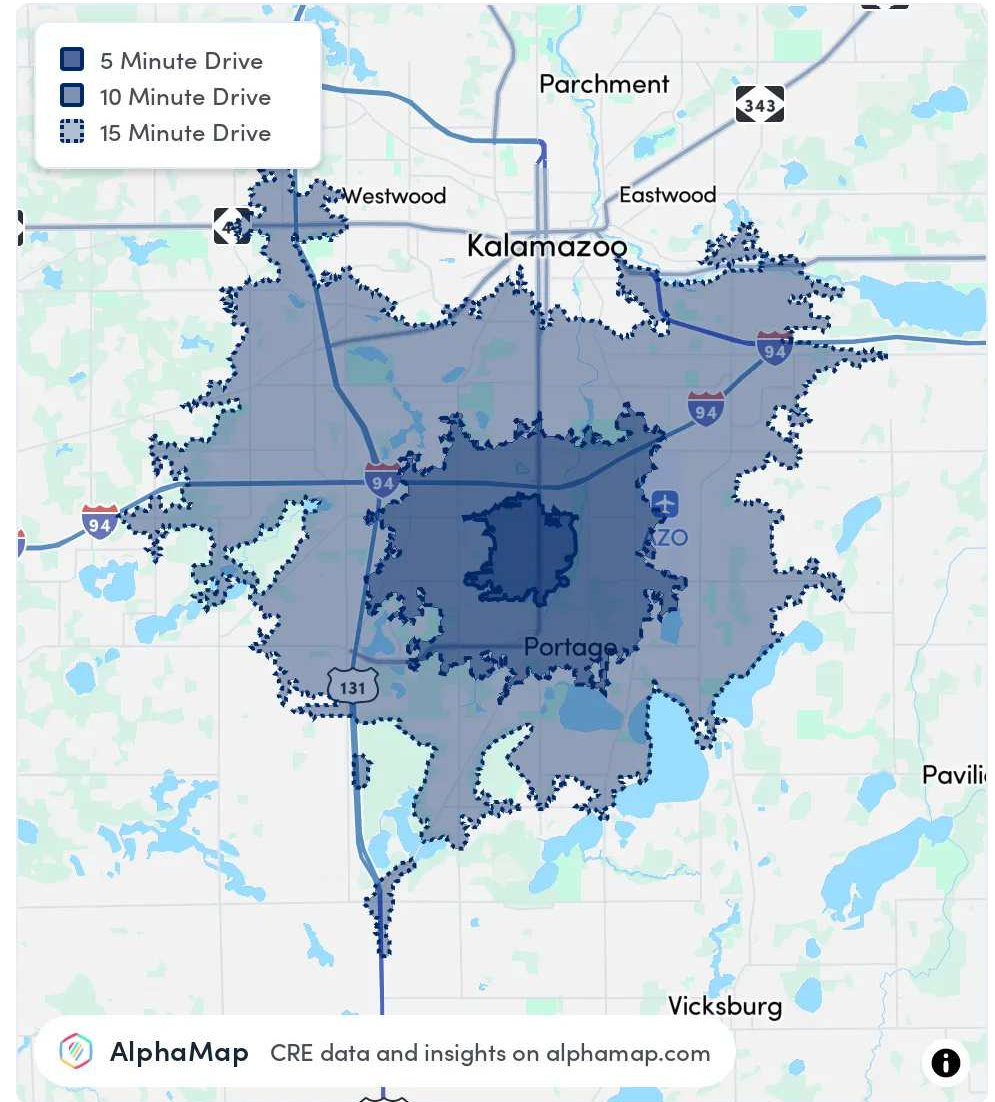
	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	5,461	26,198	99,026
AVERAGE AGE	39	41	39
AVERAGE AGE (MALE)	37	39	38
AVERAGE AGE (FEMALE)	40	42	41

HOUSEHOLD & INCOME

5 MINUTES 10 MINUTES 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	2,721	11,206	42,472
PERSONS PER HH	2	2.3	2.3
AVERAGE HH INCOME	\$72,661	\$94,734	\$91,731
AVERAGE HOUSE VALUE	\$247,522	\$273,195	\$277,959
PER CAPITA INCOME	\$36,330	\$41,188	\$39,883

Map and demographics data derived from AlphaMap



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