

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

Office: 269.323.0717

Mobile: 269.400.3360

Email: rickieronald007@gmail.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 SP 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.

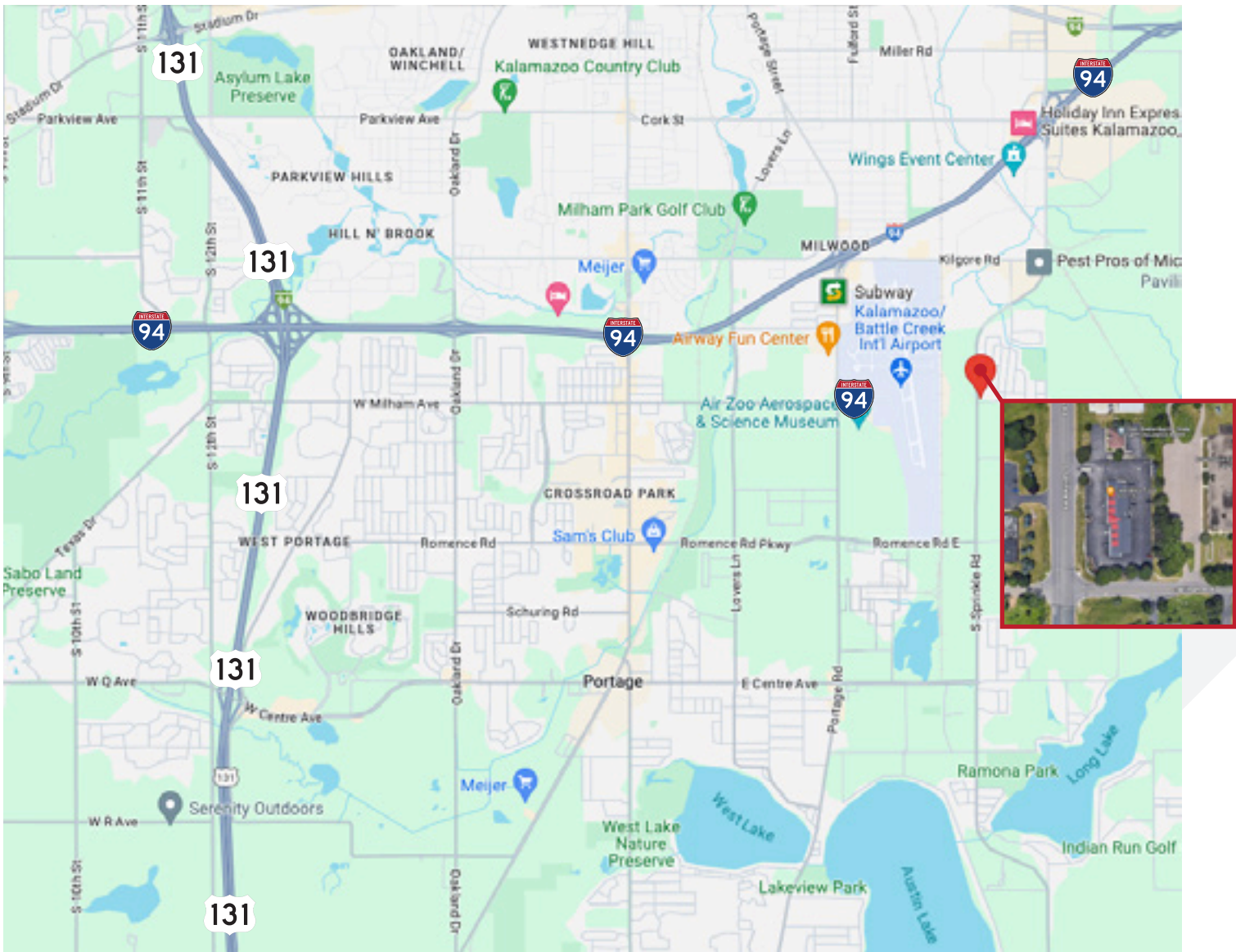
CONDITIONS The subject end-cap is finished to a “vanilla-box” condition and includes a new HVAC system, distributed electric, and plumbing throughout. New bathrooms have been installed, the ceiling is finished with LED can lights installed. The floor is ready for the tenants wanted treatment.

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



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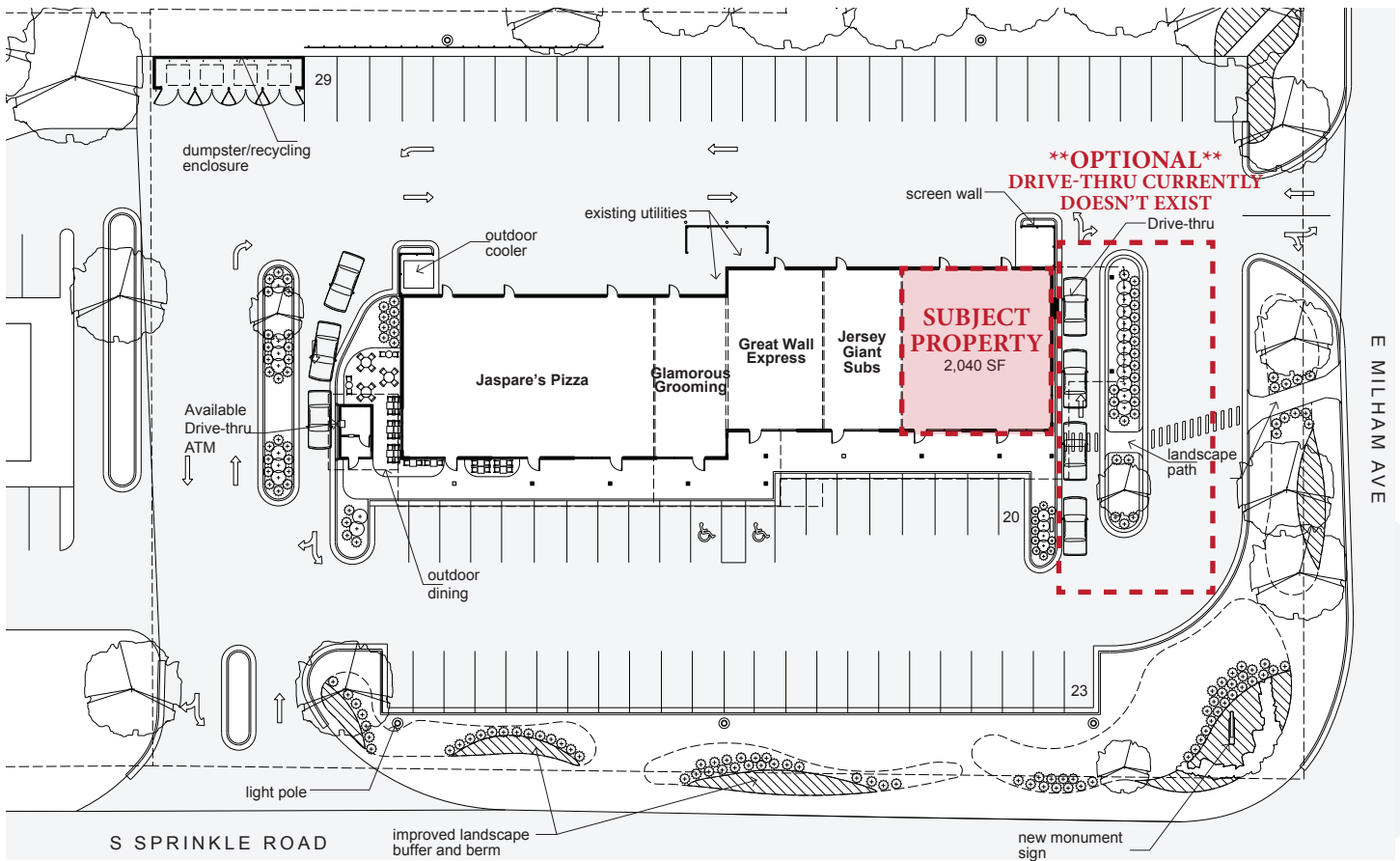
Businesses Within 1 Mile

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

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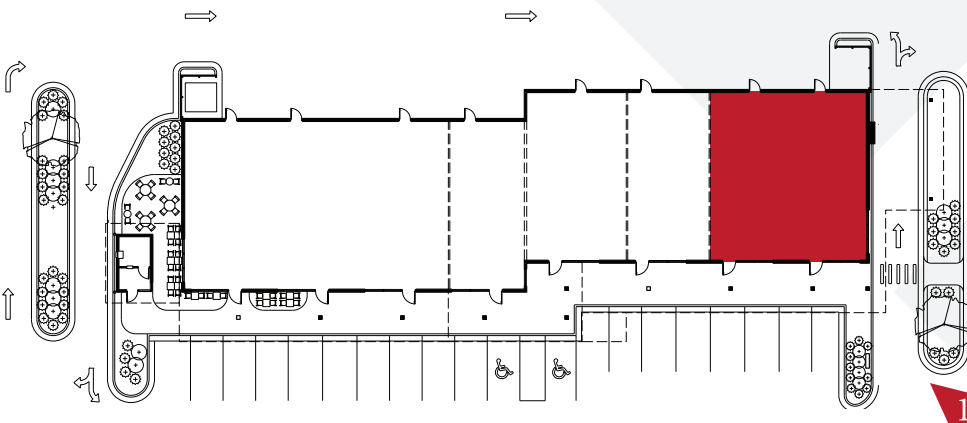
Redevelopment Plan



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Available End-Cap Drive-Thru Suite



Details

South End-Cap Suite

2,040 SF

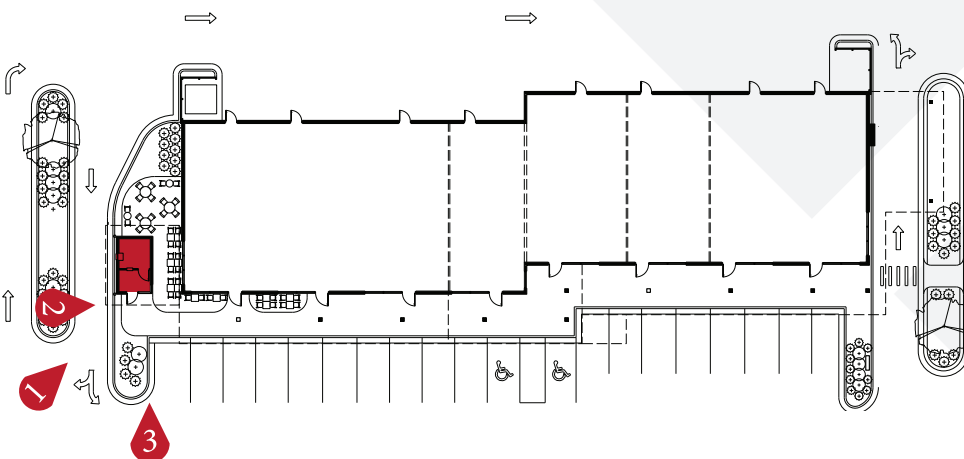
Drive-Thru Option

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

