

**WALGREENS SUBLEASE**  
**918 RIVERVIEW DRIVE**  
**KALAMAZOO, MICHIGAN 49048**  
**13,500 SF – 1.32 AC**



**STORE 3147**

- SEC RIVERVIEW & GULL ROAD
- SIGNALIZED FULL ACCESS
- NEAR ASCENSION HOSPITAL
- SUBLEASE THRU 03/31/25 WITH POTENTIAL WRAP LEASE
- ASKING RENT \$12.00 PSF
- \$162,000/YR NNN
- **CALL GARY 248.985.0323**

**T R A F F I C   C O U N T S**

RIVERVIEW DR	15,149 VPD
GULL ROAD	16,527 VPD
<b>Composite</b>	<b>31,676 VPD</b>

**D E M O G R A P H I C S**

DRIVETIME	1 MILE	3 MILE	5 MILE
Population	7,741	68,882	129,342
Average HH Income	\$47,522	\$57,935	\$63,767
Employees	21,615	74,392	105,458