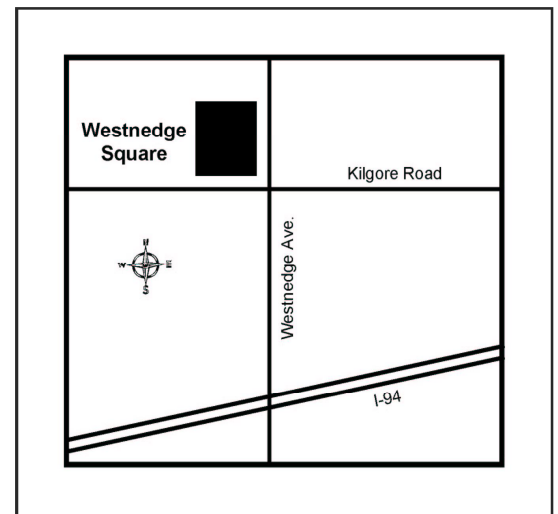




# FOR LEASE Westnedge Square



**4430 S. Westnedge Ave.  
Kalamazoo, MI 49008**



**Suite 4430:** 2,400 sf  
**Office/Showroom:** 1,917 sf  
**Warehouse:** 483 sf

**# of Buildings:** 1  
**Building Total:** 11,137 sf

**Exterior:** Cement Block / Dryvit  
**Sewer / Water:** Public / Public  
**Electrical:** 110/220V Single Phase

**Zoning:** Commercial/Community

Highly visible retail center located on  
busy South Westnedge!

Signalized corner.

Easy Interstate Access.

Great signage opportunities.

For more information,  
contact:

MAUREEN DANIEL  
Director of Leasing  
Cell: (269) 491-0336  
mdaniel@alliedcapitalcorp.com

## Allied Capital Corporation

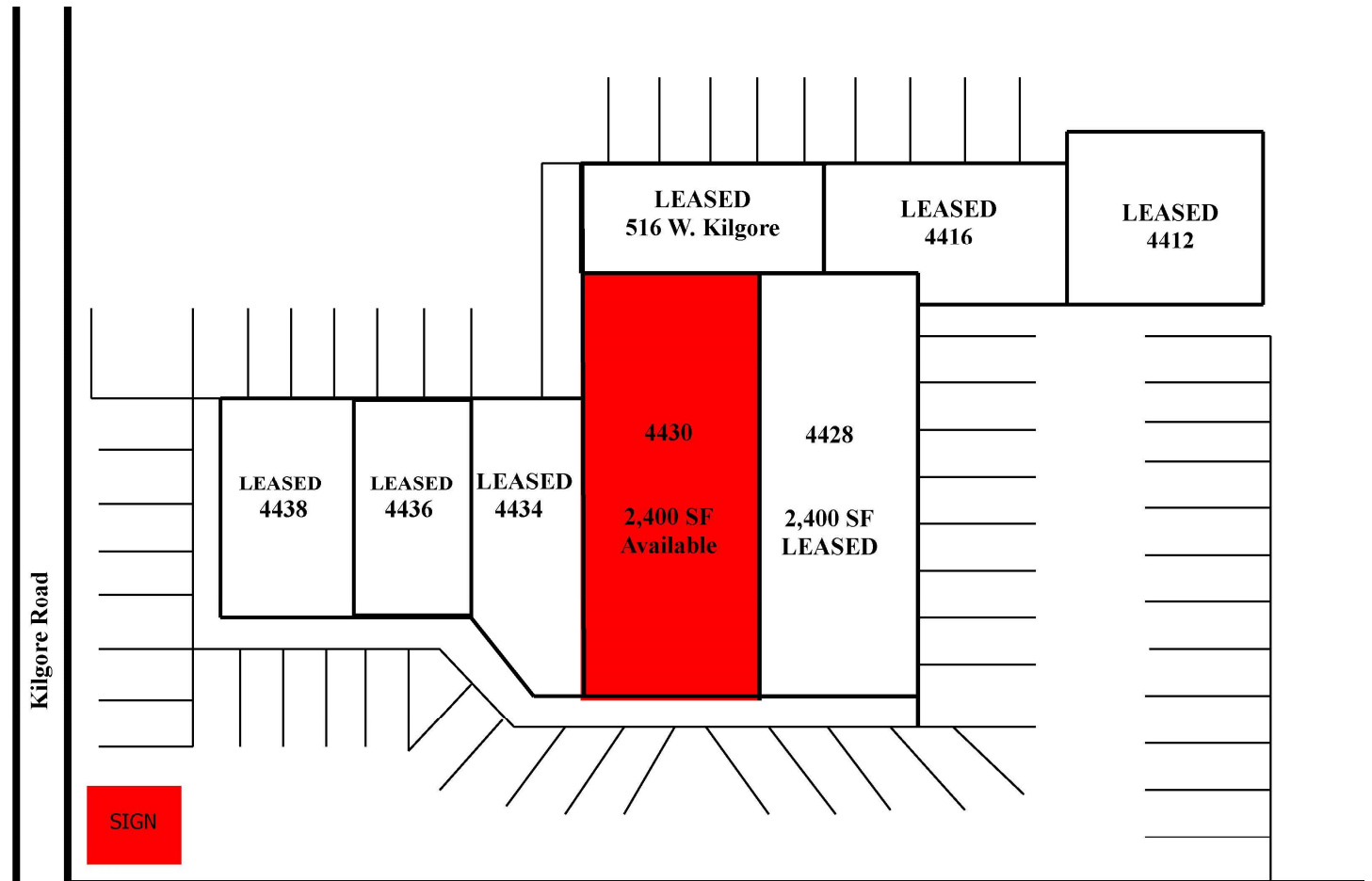
Developers of Retail/Commercial, Professional Office, Industrial/Warehouse

2620 West Michigan Avenue, Ste A Kalamazoo, Michigan 49006

Office: (269) 343-0336 Fax: (269) 343-1702

[www.alliedcapitalcorp.com](http://www.alliedcapitalcorp.com)





South Westnedge Avenue

WESTNEDGE SQUARE RETAIL CENTER  
Kalamazoo, Michigan





# FOR LEASE Westnedge Square

## Demographics / Traffic Counts

DESCRIPTION	1 MILE	3 MILES	5 MILES
Population	8,217	66,853	147,635
Households	3,723	28,167	60,214
Median Age	36.3	32.4	30.5
Median Household Income	\$42,402	\$42,168	\$41,374

### TRAFFIC COUNTS:

**Westnedge Avenue: 21,462**

**Kilgore Road: 10,808**

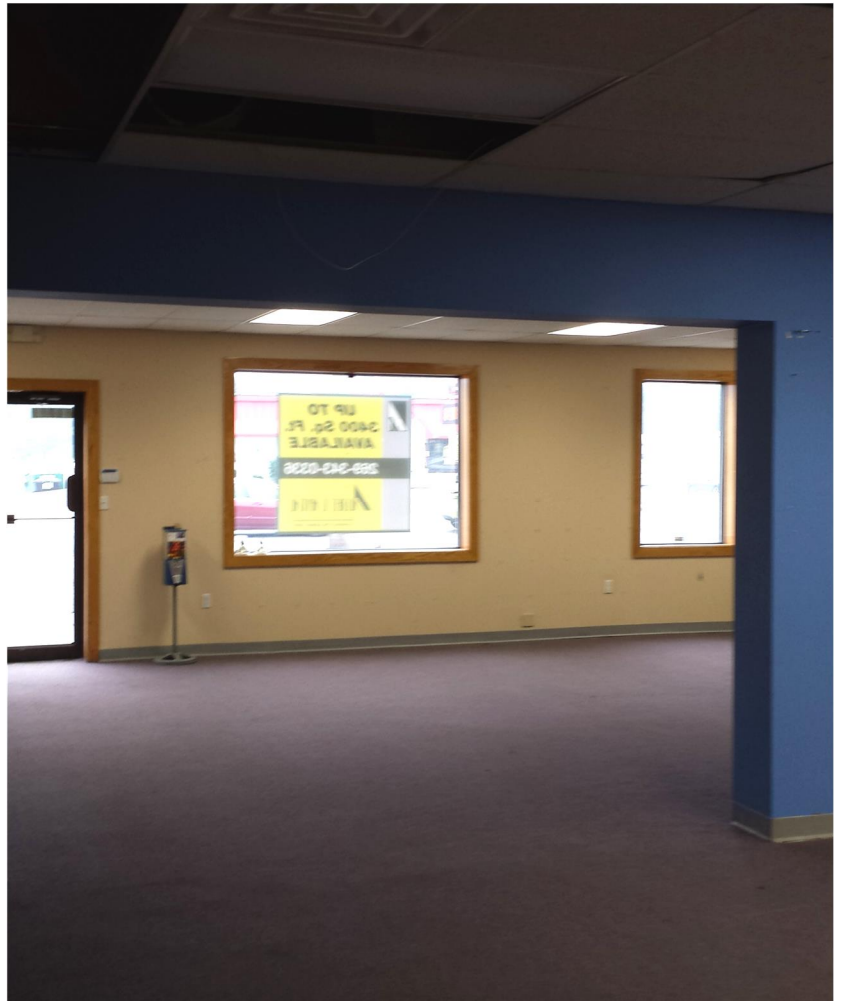
# FOR LEASE Westnedge Square

## Exterior Photos



# FOR LEASE Westnedge Square

## Interior Photos



Rear Warehouse  
has separate  
Double Door  
Entrance!