

5995 KALAMAZOO AVE, SE  
KENTWOOD, MICHIGAN

RETAIL INVESTMENT FOR SALE  
17,787 Square Feet Available



**SIGNATURE ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**NNN INVESTMENT**

**PRICE REDUCED**



## PROPERTY FEATURES

- 17,787 total building square feet
- Located on 2.17 acres
- 20' ceiling height
- Zoned C-2
- Sale Price: \$3,950,000 (\$222.07/sf)
- NOI (2024): \$249,307.50

**Comments:** Brand New Dollar Tree Triple Net lease tenant inside Former Rite Aid suite, situated on a hard, lighted corner intersection of 60th and Kalamazoo Avenue. Over 250' of frontage with ingress/egress on both 60th and Kalamazoo Avenue. Property is a half mile from M-6 interchange. Zoning is C-2 and allows for a variety of uses including, grocery, restaurant, liquor store, big box retailer, clothing and more!



For more information, please contact:

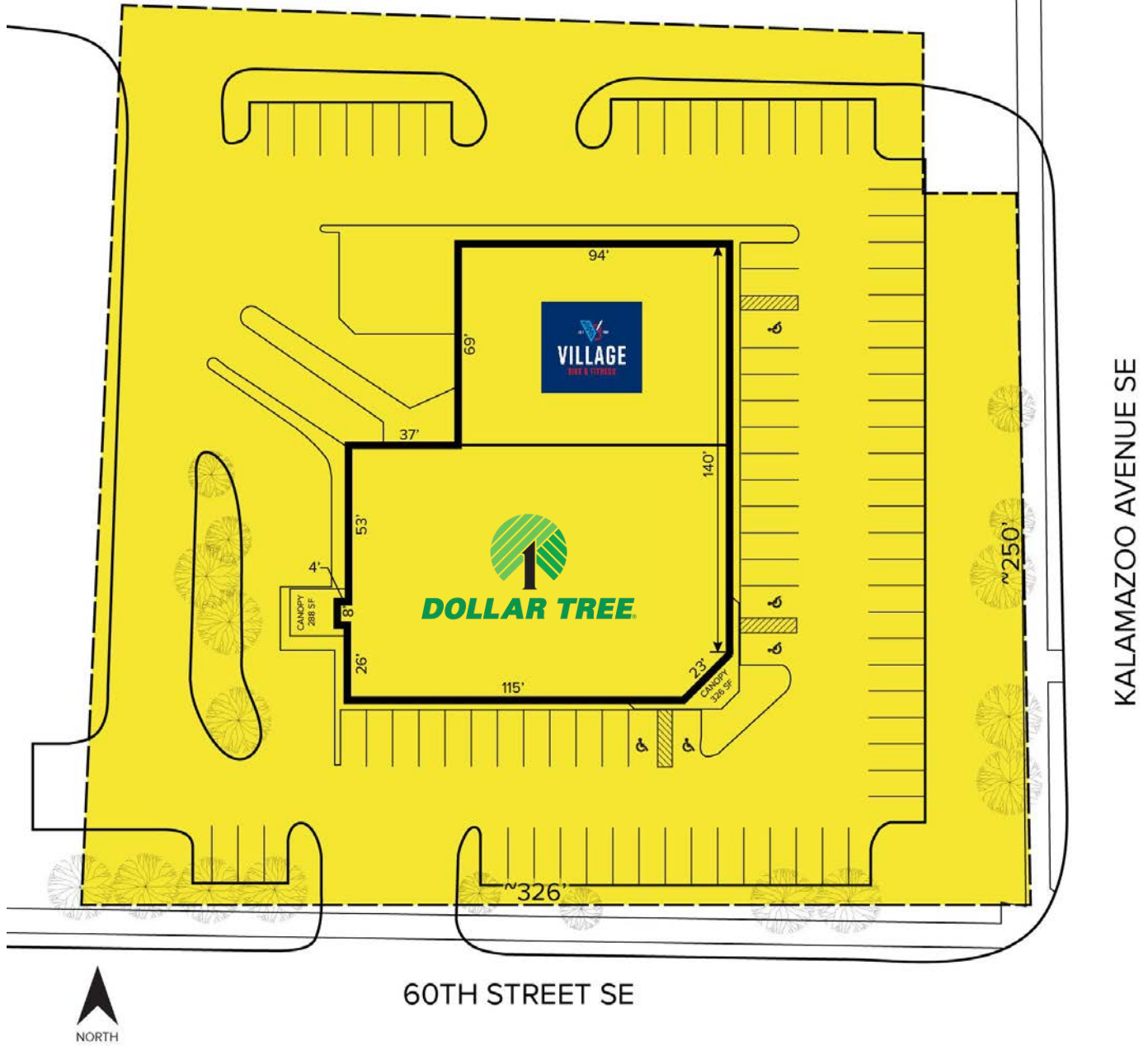
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Site Plan



Rent Roll

TENANT	SQUARE FEET	LEASE TERM	RENT PER SQ. FT.	ANNUAL RENT
DOLLAR TREE	11,370	10 YEAR LEASE	\$14.75 NNN	\$167,707.50
VILLAGE BIKE SHOP	6,417	3 YEARS REMAIN*	\$12.72 NNN	\$81,600.00
			TOTAL:	\$249,307.50

\*Willing to sign a new 5-year lease with increased terms too for the right deal.

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### Additional Photos



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### Aerial



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	12,493	\$71,771
3 MILE	83,183	\$73,437
5 MILE	152,822	\$72,811

TRAFFIC COUNTS (TWO-WAY)	
14,322	60 <sup>th</sup> St SE west of Kalamazoo Ave SE
24,424	Kalamazoo Ave SE north of 60 <sup>th</sup> St SE
12,983	60 <sup>th</sup> St SE east of Kalamazoo Ave SE
24,044	Kalamazoo Ave SE south of 60 <sup>th</sup> St SE

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### Nearby Retail



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