



**Retail | For Sale / Lease | 1,307 - 9,641 SF**

## **The Shops @ Stadium Village Class A Retail Community**

**4210 W Stadium Drive  
Kalamazoo, MI 49008**

### **Overview**

This premier commercial retail development is located in the critical Stadium Drive corridor in Kalamazoo MI. The asset is being re-imagined by floor plan and tenant mix! Can also be purchased. Offering includes flexible sizes and excellent signage / visibility on Stadium Drive! Large outdoor patio, class fit and finish, restaurant infrastructure, etc, make this perfect for any retail use / user! Tenant improvement allowance available for a creditworthy, long term tenant. Attractive opportunity for any Tenant, Buyer, or as a partial redevelopment site.

|                    |                                 |                   |                                  |
|--------------------|---------------------------------|-------------------|----------------------------------|
| <b>Lease Price</b> | <b>\$13.95 - \$21.95/SF NNN</b> | <b>Sale Price</b> | <b>\$1,700,000 - \$3,500,000</b> |
|--------------------|---------------------------------|-------------------|----------------------------------|

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## PROPERTY FEATURES



|                            |                        |
|----------------------------|------------------------|
| County:                    | Kalamazoo              |
| Municipality:              | City of Kalamazoo      |
| Gross Size:                | 21,543 SF              |
| Retail SF:                 | 1,307 up to 9,641 SF   |
| Buildings / Units:         | 2 Buildings / 7 Units  |
| Building Levels:           | 1 Level                |
| Total Acres:               | 3.10 Acres             |
| Zoning Code / Description: | C / Commercial         |
| Construction:              | Siding / Brick / Frame |
| Sewer / Water:             | Public / Public        |
| Heat Type / Source:        | Forced Air / Gas       |
| Parking # / Type:          | 180 / Asphalt          |
| Air Conditioning:          | Central Air            |
| Utilities Available:       | All Public Utilities   |
| Power:                     | 400 / 220 / 3          |



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## OVERVIEW

This premier commercial retail development is located in the critical Stadium Drive corridor in Kalamazoo MI. The asset is being re-imagined by floor plan and tenant mix! Can also be purchased. Offering includes flexible sizes and excellent signage / visibility on Stadium Drive!

- For Sale or Lease
- Adjacent to such users as Costco, At Home, McDonald's, Starbucks, etc.
- Great Visibility on a Critical Regional Retail Artery
- Spatial Flexibility
- Tremendous Signage
- High Traffic Counts

### Available Space

| Space:             | Size:     | Type:  | Availability:                               |
|--------------------|-----------|--------|---------------------------------------------|
| 1) North 1         | 3,800 SF  | Retail | For Lease @ \$16.95/SF NNN (\$5,368/Month)  |
| 2) North 2         | 1,720 SF  | Retail | For Lease @ \$16.95/SF NNN (\$2,430/Month)  |
| 3) North Building  | 11,042 SF | Retail | For Sale @ \$1,700,000 (\$153.96/SF)        |
| 4) North Combo     | 5,520 SF  | Retail | For Lease @ \$16.95/SF NNN (\$7,797/Month)  |
| 5) South 1         | 2,000 SF  | Retail | For Lease @ \$19.95/SF NNN (\$3,325/Month)  |
| 6) South 2         | 2,625 SF  | Retail | For Lease @ \$13.95/SF NNN (\$3,052/Month)  |
| 7) South 3         | 1,307 SF  | Retail | For Lease @ \$21.95/SF NNN (\$2,391/Month)  |
| 8) South 4         | 2,244 SF  | Retail | For Lease @ \$13.95/SF NNN (\$2,609/Month)  |
| 9) South 5         | 1,465 SF  | Retail | For Lease @ \$21.95/SF NNN (\$2,680/Month)  |
| 10) South Building | 9,890 SF  | Retail | For Sale @ \$2,100,000 (\$212.34/SF)        |
| 11) South Combo    | 9,641 SF  | Retail | For Lease @ \$14.95/SF NNN (\$12,011/Month) |

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## PROPERTY PHOTOS



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## SOUTH BUILDING FLOOR PLAN

16078- Stadium Drive Retail - South Building

### SUITE COLOR LEDGEND

- COMMON SPACE
- LEASE SPACE 1
- LEASE SPACE 2
- LEASE SPACE 3
- LEASE SPACE 4
- LEASE SPACE 5



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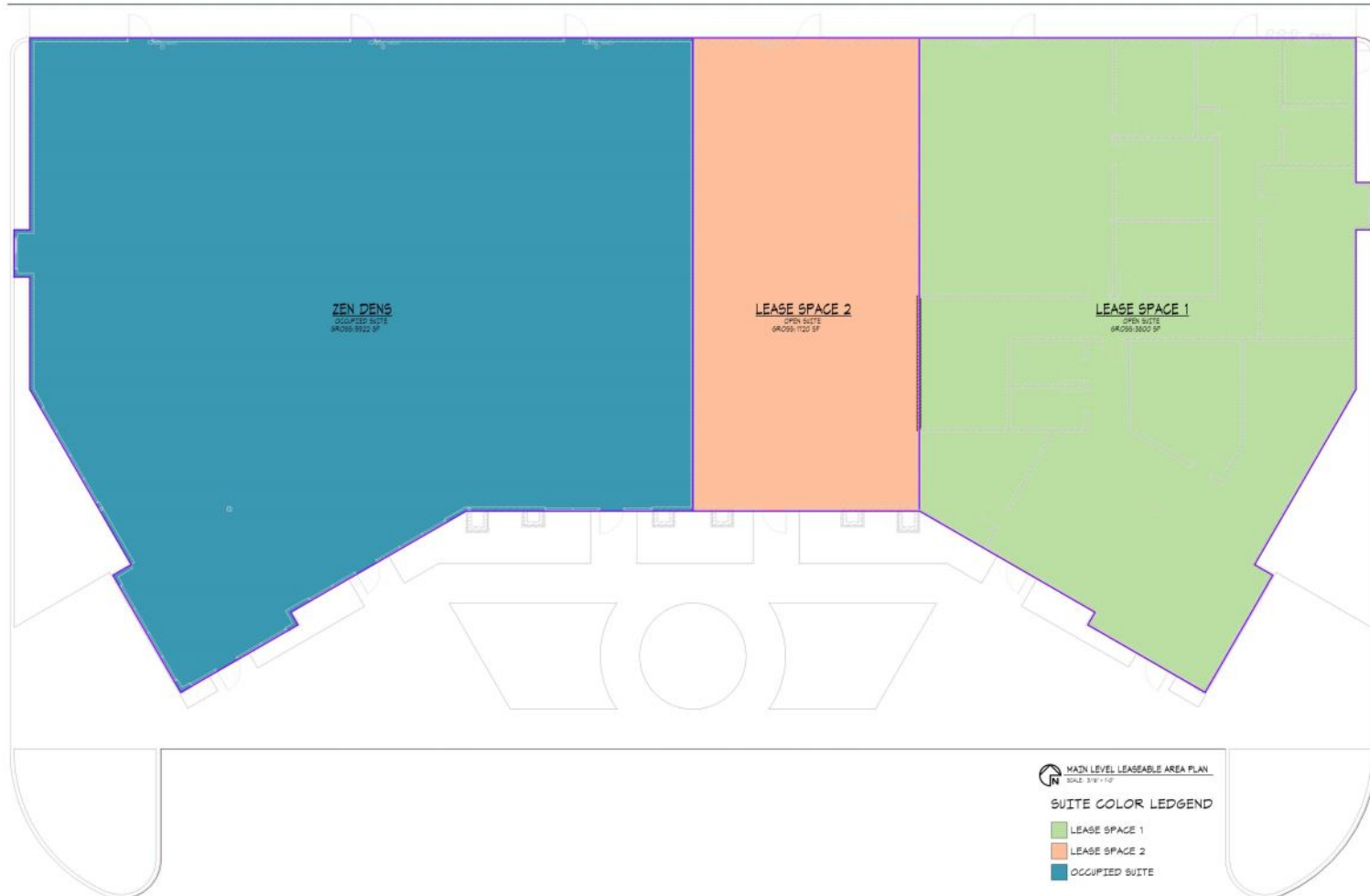
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## NORTH BUILDING FLOOR PLAN

16078- Stadium Drive Retail - North Building



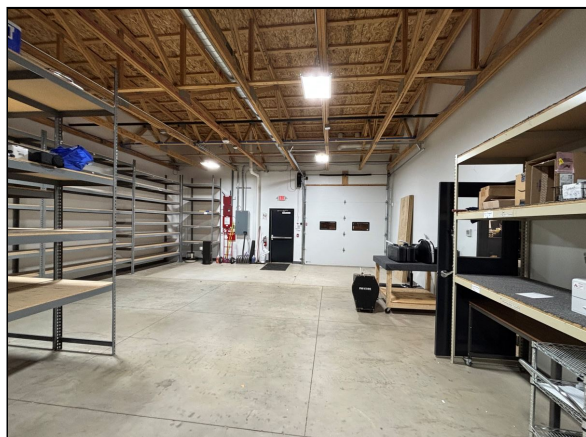
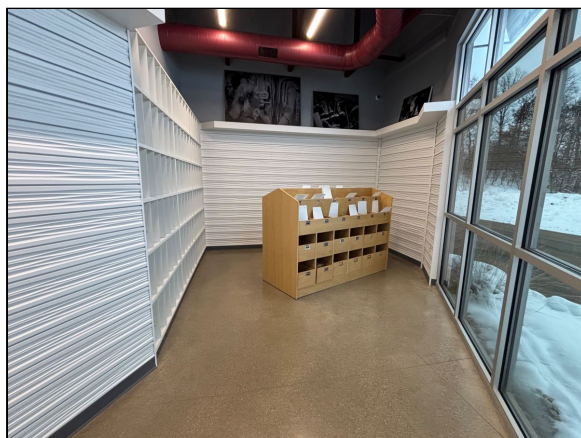
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## NORTH BUILDING SUITE 1 - PHOTOS



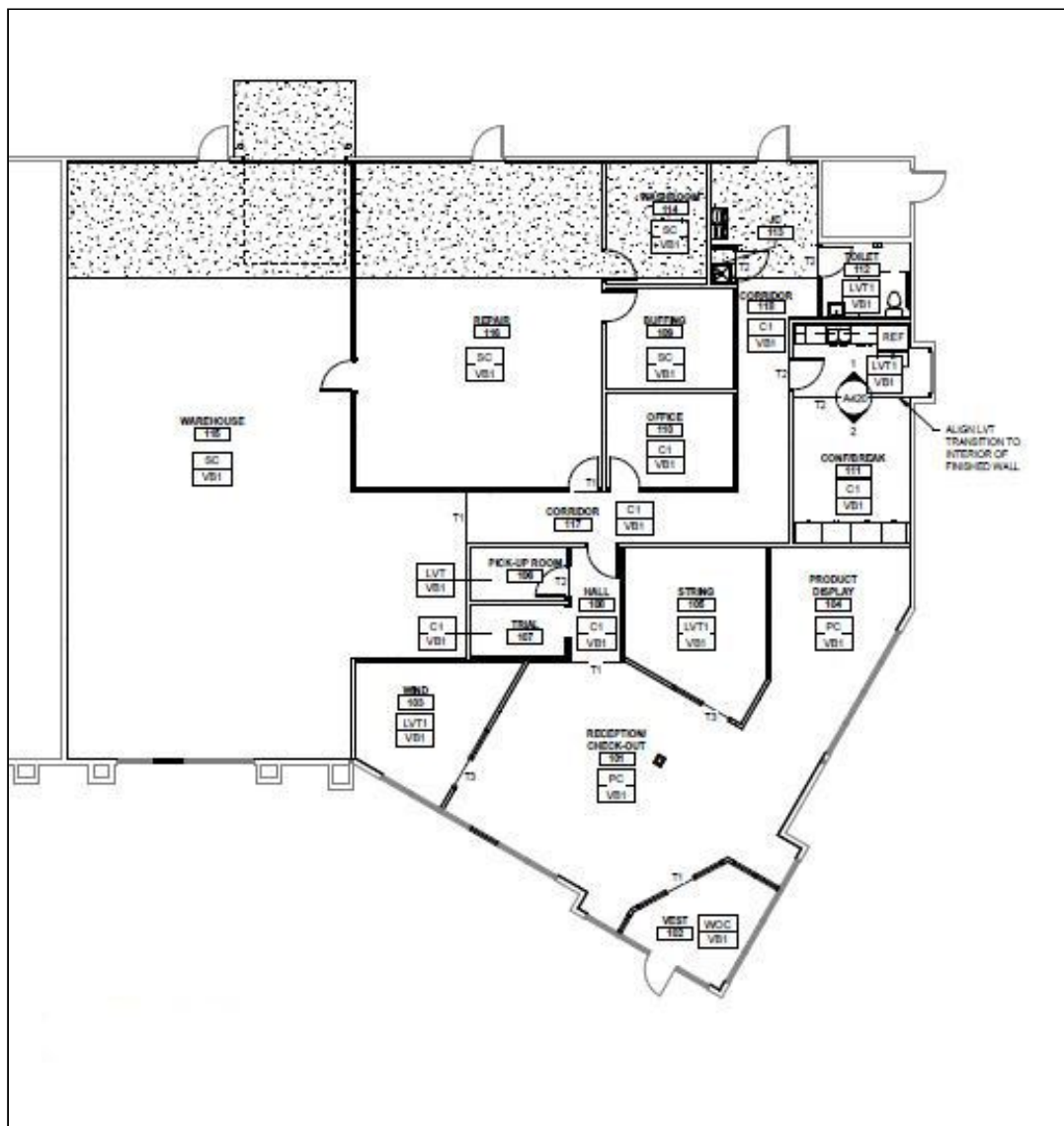
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## AERIAL PHOTOS



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