



FOR SALE/LEASE

FORMER ART VAN/LOVES FURNITURE

550 RING RD, PORTAGE, MI 49024

**FOR
SALE/LEASE**



LANDMARK
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PROPERTY DETAILS

Location:	500 Ring Rd Portage, MI 49024
Property Type:	Freestanding
Date Available:	TBD
Property Taxes:	\$118,700.58 (2020)
Building Size:	50,686 SF
Lot Size:	5.13 AC
Lot Dimensions:	410' x 545'
Available Space:	50,686 SF
Zoning:	B2
GLA:	50,686 SF
Traffic Count:	Westnedge Ave (31,961 CPD) Mall Rd (8,187 CPD)
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DESCRIPTION

Freestanding building in the heart of Kalamazoo/Portage's dominant shopping district. This former furniture store is adjacent to the Crossroads Mall and has great signage including pylon signage. The building has 3 recessed truck wells for product delivery to the building. The building has signage on multiple faces of the building with a grand entrance with signage above the storefront.

Site is ideal for retailers and any alternative users who need a large footprint with delivery capabilities.



MICRO

SITE

BARNES NOBLE petco
LANE BRYANT
T.J. MAXX five BELOW
FIVE GUYS BURGERS and FRIES carter's
ULTA Office DEPOT OfficeMax
Hallmark FRESH THYME MARKET
Tuesday Morning

noodles & COMPANY
BLAZE PIZZA
T.J. MAXX

MATRESS FIRM

JOANN
BIG LOTS! CHUCK E. CHEESE'S

WESTNEDGE AVE (32,304 CPD)

MALL RD (8,187 CPD)

(31,961 CPD)

Dunham's

CROSSROADS MALL
766K SF, \$400/SF

AMERICAN REGENT FURNITURE - MATTRESS

fitness
DOLLAR TREE

ALDI DICK'S SPORTING GOODS
HOBBY LOBBY

verizon

BURGER KING



MACRO

I-94 (89,017 CPD)

(845,462 CPD)

MILHAM AVE (17,809 CPD)

(11,649 CPD)

WESTNEDGE AVE (32,304 CPD)

ROMENCE RD (16,299 CPD)

(14,470 CPD)

(26,279 CPD)

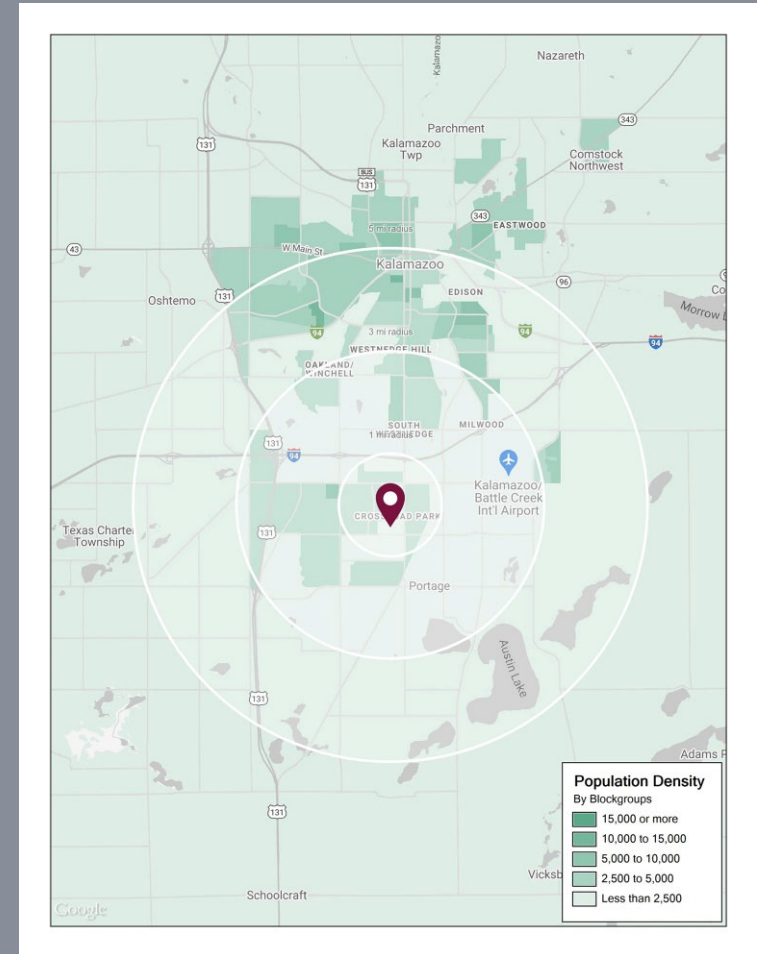
CROSSROADS MALL
766K SF, \$400/SF

SITE



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	8,471	51,020	128,889
	2025 Projected Population	8,597	51,489	131,148
	2010 Census Population	7,955	47,870	121,908
	2000 Census Population	8,155	47,931	120,195
	Projected Annual Growth 2020 to 2025	0.3%	0.2%	0.4%
	Historical Annual Growth 2000 to 2020	0.2%	0.3%	0.4%
HOUSEHOLDS	2020 Estimated Households	3,902	22,199	52,790
	2025 Projected Households	3,993	22,650	54,369
	2010 Census Households	3,631	20,627	49,434
	2000 Census Households	3,703	20,248	47,393
	Projected Annual Growth 2020 to 2025	0.5%	0.4%	0.6%
	Historical Annual Growth 2000 to 2020	0.3%	0.5%	0.6%
RACE	2020 Est. White	79.6%	80.3%	77.2%
	2020 Est. Black	7.4%	8.7%	11.6%
	2020 Est. Asian or Pacific Islander	5.9%	5.0%	4.1%
	2020 Est. American Indian or Alaska Native	0.6%	0.5%	0.5%
	2020 Est. Other Races	6.5%	5.5%	6.5%
INCOME	2020 Est. Average Household Income	\$59,047	\$86,159	\$81,220
	2020 Est. Median Household Income	\$54,063	\$69,942	\$64,144
	2020 Est. Per Capita Income	\$27,200	\$37,538	\$33,885
BUSINESS	2020 Est. Total Businesses	571	2,331	5,300
	2020 Est. Total Employees	6,447	31,480	71,764



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