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**MIDWEST
REALTY
GROUP**



RETAIL STRIP CENTER

5965 SPRINKLE ROAD, PORTAGE, MICHIGAN

www.midwestrealty.com

Major Businesses Within 2 Miles

- Stryker Corporation
- Pfizer
- Summit Polymers
- Thermo Fisher Scientific
- Charter Communications
- Aramark Uniform
- Mann+Hummell

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- ◆ Recently Redeveloped
- ◆ 1,320 to 2,040 SF Available
- ◆ 19,459 ADT on South Sprinkle Road
- ◆ Hard-Corner with Traffic Light
- ◆ Over 14,500 Daytime Employees (Within 2 Miles)

Rick DeKam, CCIM

Phone: (269) 323-0717
Mobile: (269) 207-5430
Email: rick@midwestrealty.com

2314 Helen Avenue
Portage, Michigan 49002

Leases Starting At:

\$15.⁵⁰ PSF/NNN

The information contained in this offering is believed to be accurate, but remains subject to errors, omissions, and/or withdrawal without prior notice. Prospective buyers should complete their own due diligence and should not rely on seller-provided materials or representations.



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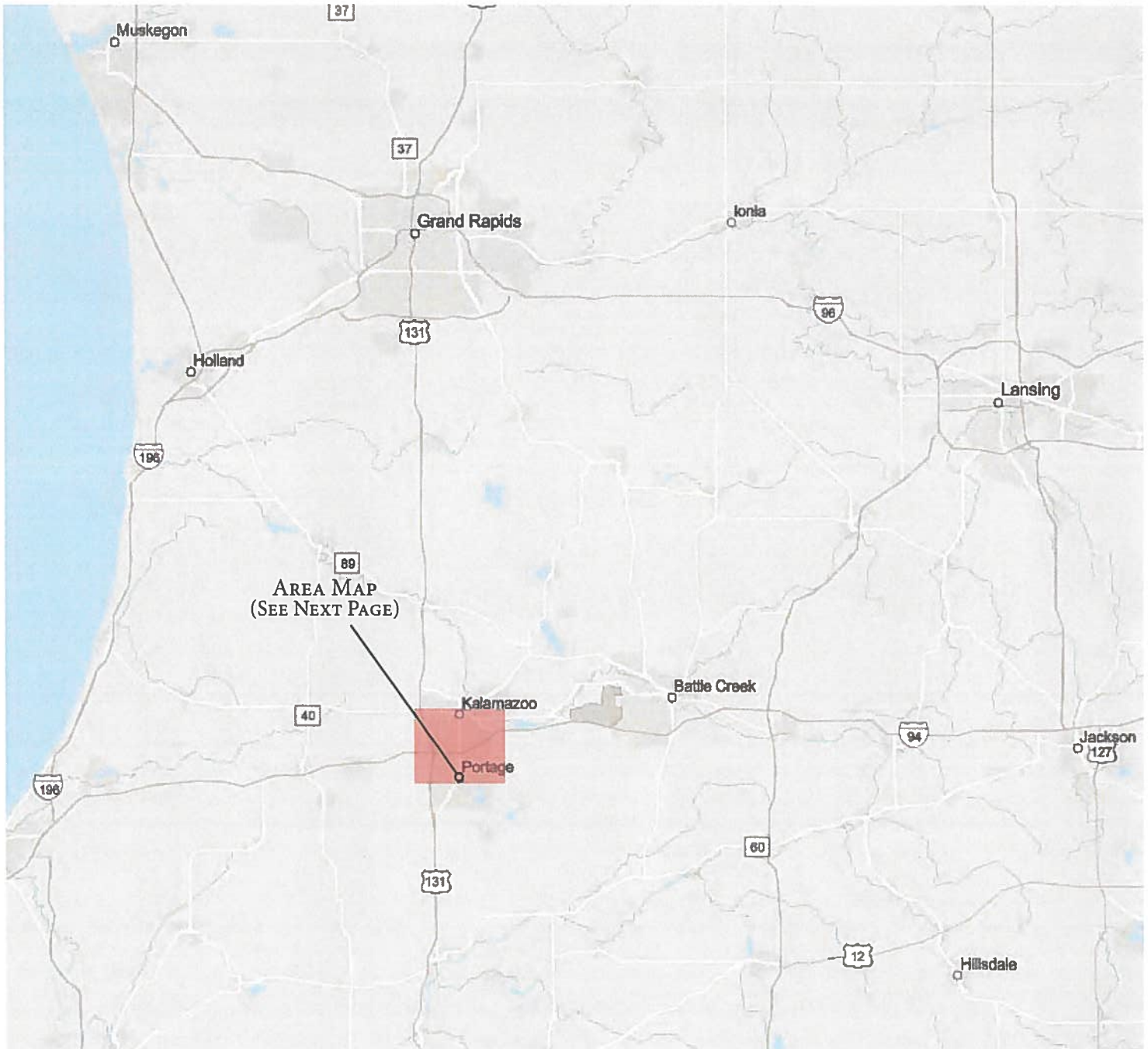
SALIENT FACTS

PROPERTY DESCRIPTION	This beautifully renovated and landscaped retail center offers 1,320 to 2,040 SF of retail space for lease in the Sprinkle Road Plaza, located in City of Portage, Kalamazoo County, Michigan. This property is perfectly located in a commercial business district, surrounded by thriving businesses and neighborhoods.
AREA INFORMATION	Within two miles there are 637 businesses employing over 14,500 people. The property is located next to Stryker Instruments facilities and directly behind the Battle Creek-Kalamazoo International Airport, just two miles South of I-94. The population estimated within a three-mile radius of the site is 26,072, with 11,613 households. Population for the City of Portage is 46,292 persons (2010 Census).
TRAFFIC	Sprinkle Road: 19,459 ADT (2016).
LEASE DETAILS	1,320 SF available at \$15.50 PSF/NNN (inline). 2,040 SF available at \$20.50 PSF/NNN (end-cap). Net charges estimated at \$6.25 PSF for 2021.
PARKING	Paved asphalt surface with 69 parking spaces.
PLAZA SIZE	9,120 SF
UTILITIES	Water, sewer, cable, gas, and electric are attached to each suite.
ZONING	City of Portage: B-3 - General Business District
SIGNAGE	Tenant is permitted to install a logo sign (back-lit individual can letters) above their suite and is provided a single position on both sides of the main road sign.
RENOVATIONS	Suites will be finished to a "vanilla-box" condition and will include new HVAC, electric, and plumbing throughout. The parking lot will feature new lighting and will be resurfaced, sealed, and striped.
LISTING AGENTS	Contact Midwest Realty Group for more details on this property. Agent: Rick DeKam, CCIM Phone: (269) 323-0717 Mobile: (269) 207-5430 Email: rick@midwestrealty.com

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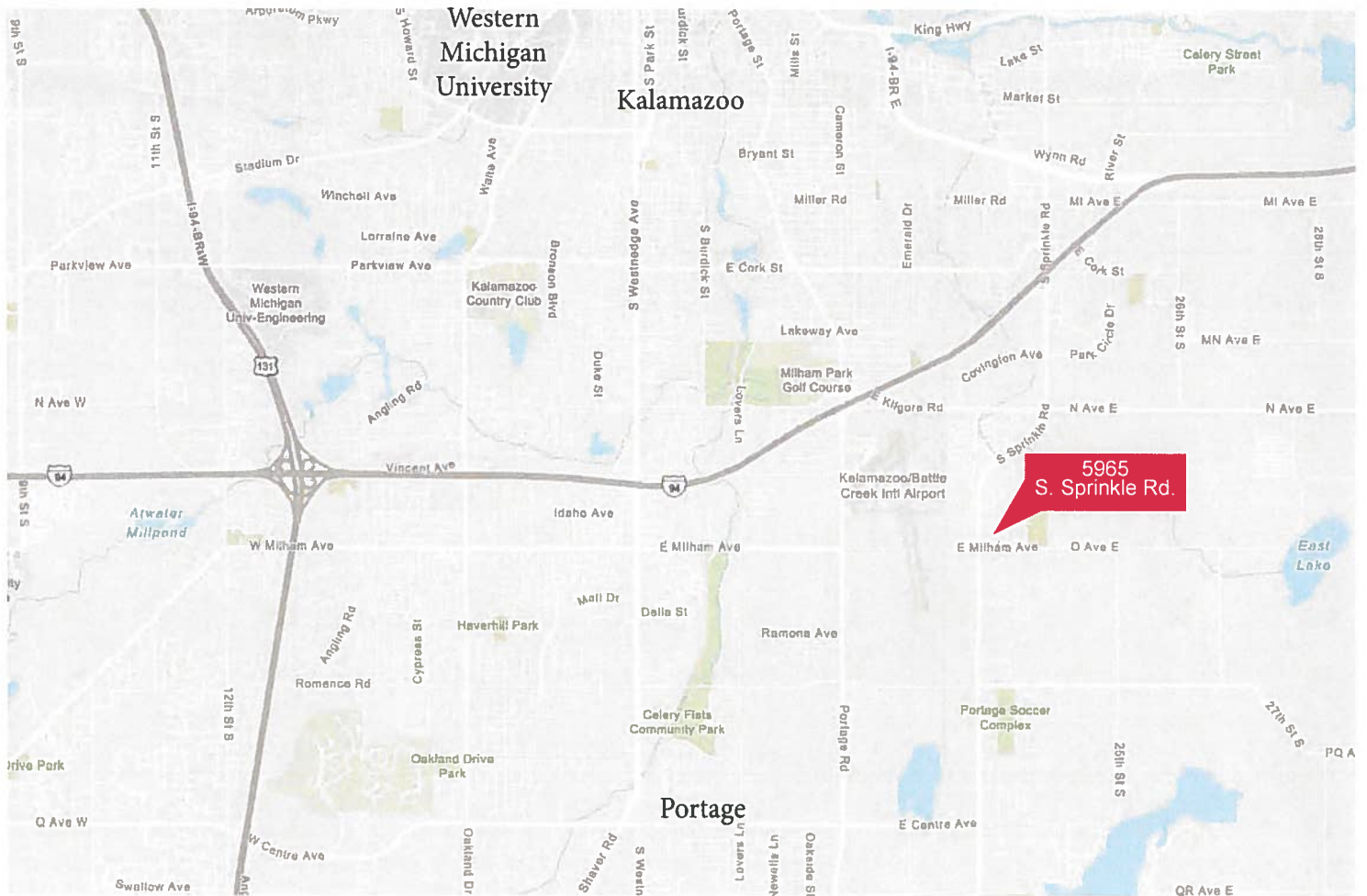
REGIONAL MAP



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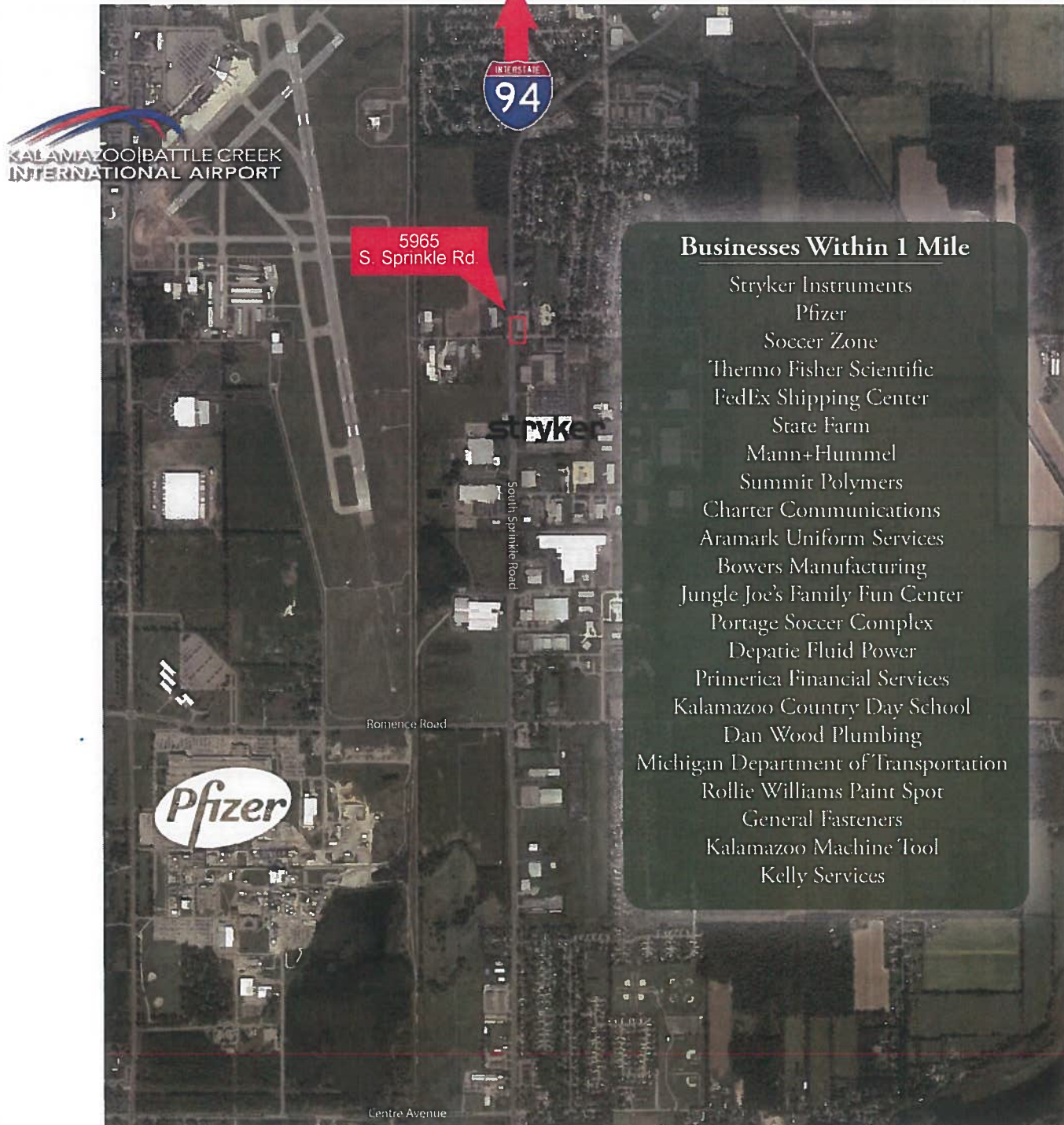
AREA MAP



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CORRIDOR MAP



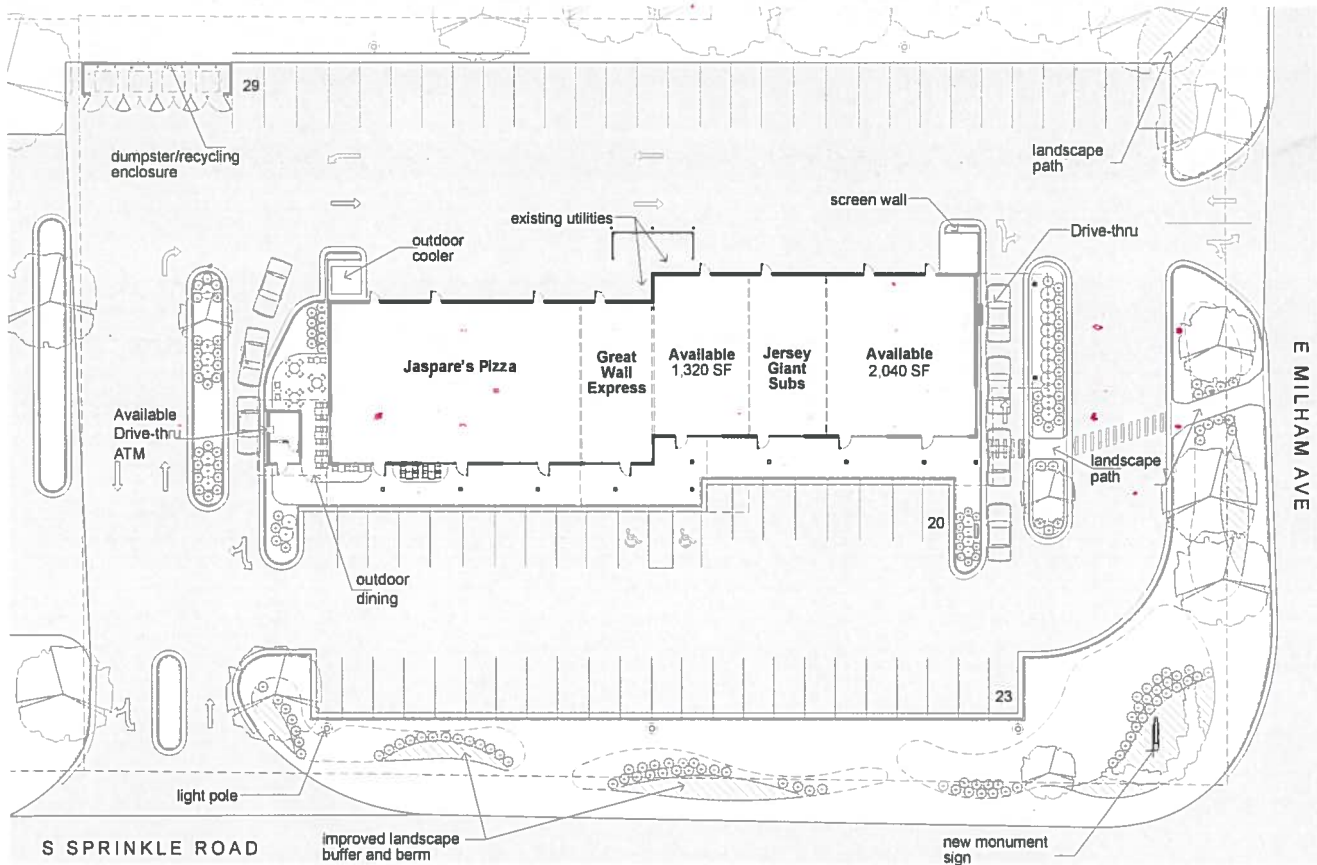
Businesses Within 1 Mile

- Stryker Instruments
- Pfizer
- Soccer Zone
- Thermo Fisher Scientific
- FedEx Shipping Center
- State Farm
- Mann+Hummel
- Summit Polymers
- Charter Communications
- Aramark Uniform Services
- Bowers Manufacturing
- Jungle Joe's Family Fun Center
- Portage Soccer Complex
- Depatie Fluid Power
- Primerica Financial Services
- Kalamazoo Country Day School
- Dan Wood Plumbing
- Michigan Department of Transportation
- Rollie Williams Paint Spot
- General Fasteners
- Kalamazoo Machine Tool
- Kelly Services

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REDEVELOPMENT PLAN



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AVAILABLE END-CAP DRIVE-THRU SUITE



Details

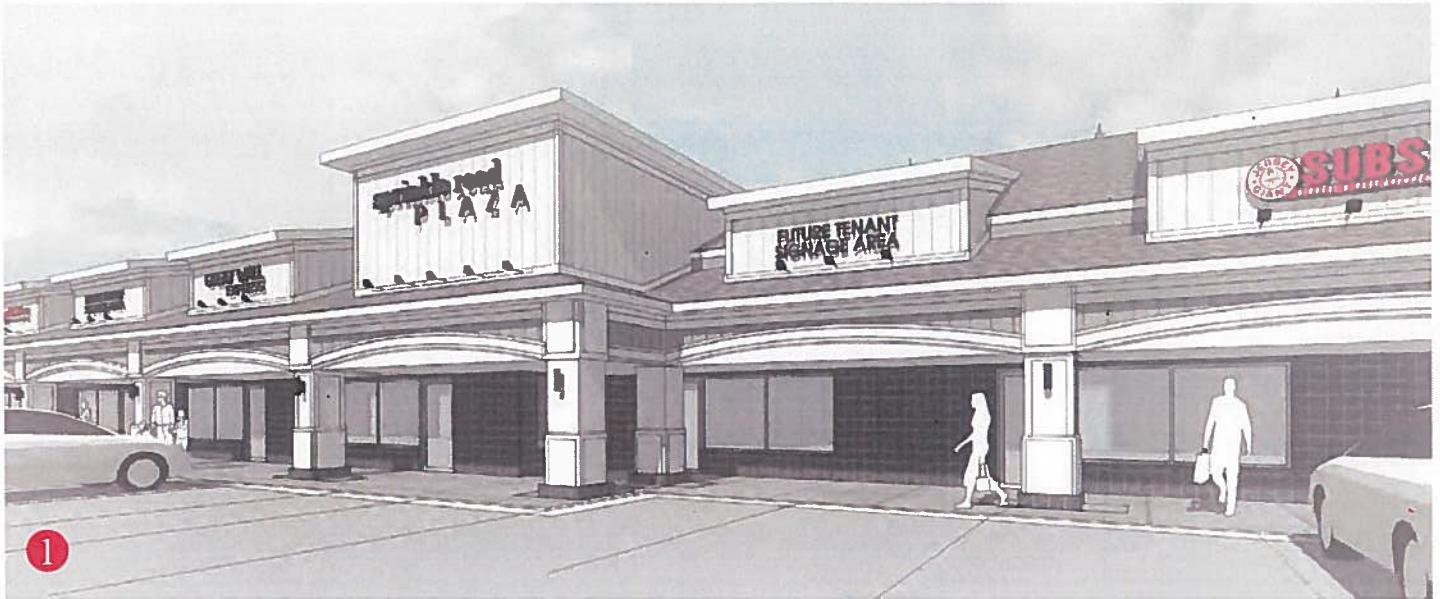
- South End-Cap Suite
- 2,040 SF
- Drive-Thru
- Offered at \$20.50 PSF/NNN



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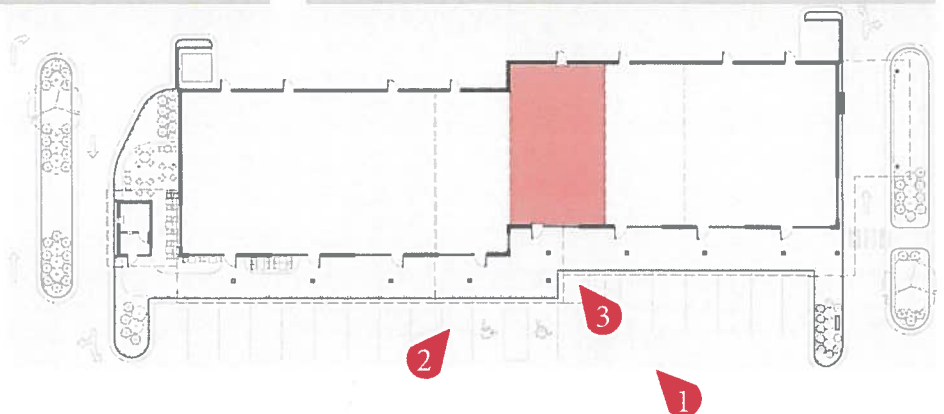


AVAILABLE IN-LINE RETAIL SUITE



Details

- 1,320 SF Inline Suite
- Offered at \$15.50 PSF/NNN



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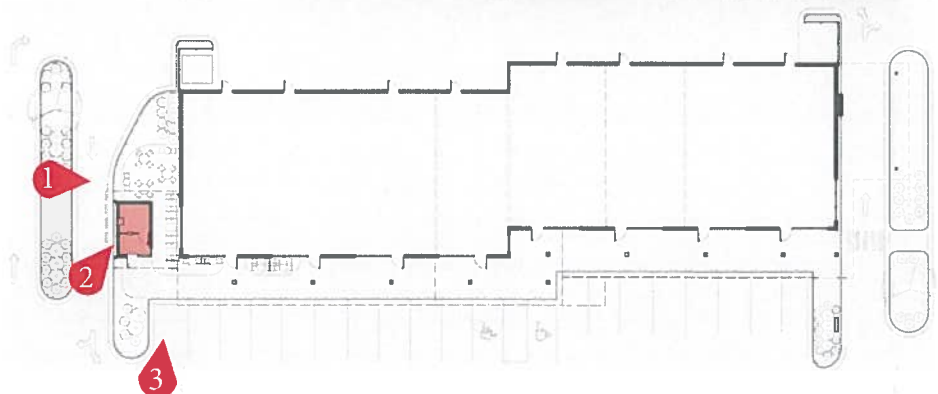


AVAILABLE BANK SUITE WITH DRIVE-THRU ATM



Details

- 160 SF with Drive-Thru
- Offered at \$2,000/Month/NNN



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2021 BUDGETED OPERATING EXPENSES

Account Description	Actual 2019		Actual 2020		Budget 2021	
	\$	PSF	\$	PSF	\$	PSF
Building Maintenance	2,938	0.32	3,133	0.34	2,400	0.26
HVAC Maintenance	109	0.01	695	0.08	500	0.05
Trash Collection	5,202	0.57	5,326	0.58	5,500	0.60
Utilities-Electric & Gas	1,431	0.16	1,389	0.15	1,500	0.16
Water and Sewer	5,647	0.62	4,742	0.52	5,000	0.55
Grounds Maintenance	8,505	0.93	6,889	0.76	9,000	0.99
Property Management	3,850	0.42	4,970	0.54	5,000	0.55
Snow and Ice Removal	10,740	1.18	5,337	0.59	9,000	0.99
Insurance	-		1,782	0.20	2,100	0.23
Property Taxes	15,944	1.75	16,261	1.78	17,000	1.86
	54,366	5.96	50,523	5.54	57,000	6.25

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Demographic and Income Profile

5965 S Sprinkle Rd, Portage, Michigan, 49002
Ring: 3 mile radius

Prepared by Esri
Latitude: 42.23077
Longitude: -85.54050

Summary	Census 2010		2015		2020	
Population	26,072		26,233		26,787	
Households	11,613		11,713		11,962	
Families	6,407		6,361		6,439	
Average Household Size	2.20		2.19		2.19	
Owner Occupied Housing Units	6,817		6,695		6,824	
Renter Occupied Housing Units	4,796		5,019		5,138	
Median Age	34.7		36.0		37.0	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.42%		0.15%		0.75%	
Households	0.42%		0.21%		0.77%	
Families	0.24%		0.06%		0.69%	
Owner HHs	0.38%		0.19%		0.70%	
Median Household Income	3.12%		2.79%		2.66%	
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	1,749	14.9%	1,704	14.2%		
\$15,000 - \$24,999	1,885	16.1%	1,559	13.0%		
\$25,000 - \$34,999	1,810	15.5%	1,665	13.9%		
\$35,000 - \$49,999	1,571	13.4%	1,520	12.7%		
\$50,000 - \$74,999	2,413	20.6%	2,519	21.1%		
\$75,000 - \$99,999	1,139	9.7%	1,413	11.8%		
\$100,000 - \$149,999	871	7.4%	1,224	10.2%		
\$150,000 - \$199,999	192	1.6%	260	2.2%		
\$200,000+	82	0.7%	99	0.8%		
Median Household Income	\$38,069		\$44,391			
Average Household Income	\$49,781		\$56,403			
Per Capita Income	\$21,940		\$24,831			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,972	7.6%	1,832	7.0%	1,834	6.8%
5 - 9	1,682	6.5%	1,779	6.8%	1,718	6.4%
10 - 14	1,484	5.7%	1,540	5.9%	1,733	6.5%
15 - 19	1,474	5.7%	1,452	5.5%	1,546	5.8%
20 - 24	2,018	7.7%	1,796	6.8%	1,845	6.9%
25 - 34	4,514	17.3%	4,319	16.5%	3,938	14.7%
35 - 44	3,377	13.0%	3,555	13.6%	3,730	13.9%
45 - 54	3,449	13.2%	3,228	12.3%	3,067	11.4%
55 - 64	2,787	10.7%	2,953	11.3%	3,023	11.3%
65 - 74	1,507	5.8%	1,934	7.4%	2,375	8.9%
75 - 84	1,111	4.3%	1,089	4.2%	1,192	4.4%
85+	695	2.7%	757	2.9%	786	2.9%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,457	82.3%	21,192	80.8%	21,204	79.2%
Black Alone	2,451	9.4%	2,526	9.6%	2,647	9.9%
American Indian Alone	157	0.6%	155	0.6%	155	0.6%
Asian Alone	452	1.7%	556	2.1%	660	2.5%
Pacific Islander Alone	11	0.0%	14	0.1%	20	0.1%
Some Other Race Alone	519	2.0%	626	2.4%	749	2.8%
Two or More Races	1,025	3.9%	1,164	4.4%	1,352	5.0%
Hispanic Origin (Any Race)	1,266	4.9%	1,559	5.9%	1,922	7.2%

Data Note: Income is expressed in current dollars.

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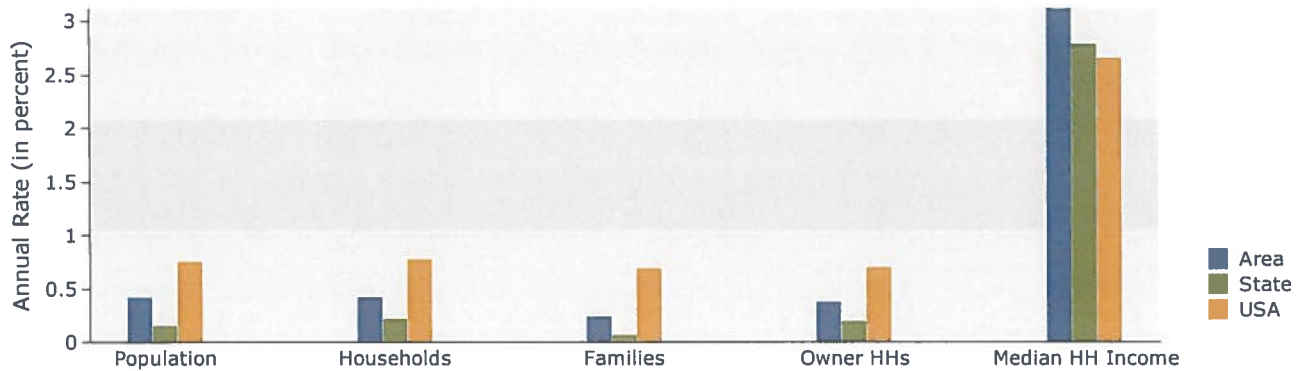


Demographic and Income Profile

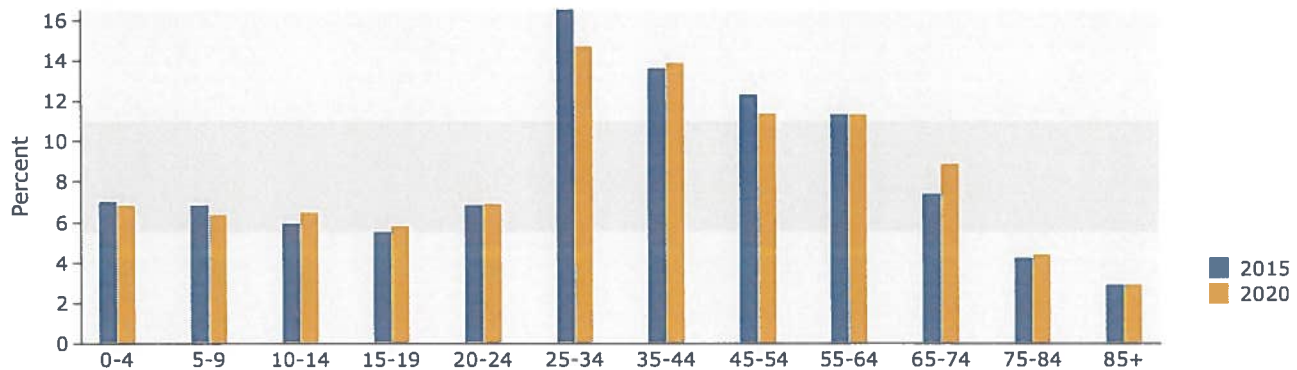
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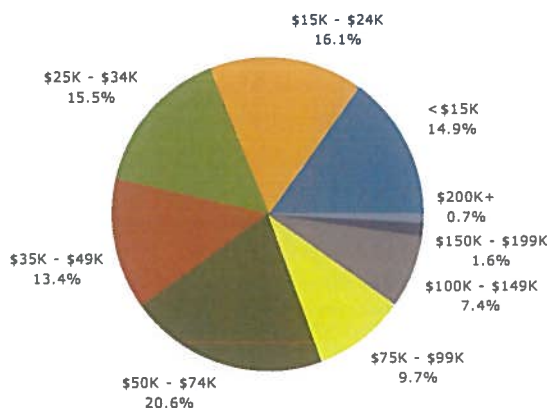
Trends 2015-2020



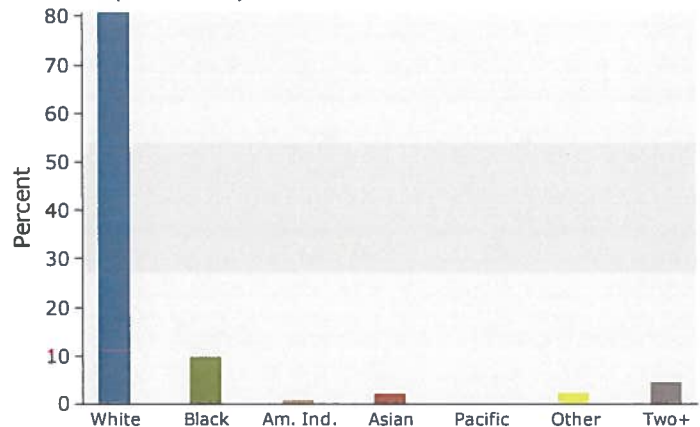
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 5.9%