

Office Space



Presented by
Gardner Group of Michigan

4155 9th Street, Kalamazoo, MI 49009



Office Space

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Property Details

sits on 1.85 acres just north of N Avenue on Kalamazoo's growing 9th Street corridor.

Price: Negotiable

View the full listing here: www.gardnermi.com

Total Space Available: 2,000 SF

Rental Rate: Negotiable

Property Type: Office

Property Sub-type: Office Building

Construction Status: Under
Construction/Proposed

Building Size: 9,000 SF

Build to Suit: Yes

Lot Size: 1.85 AC

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Listing space

Space 1

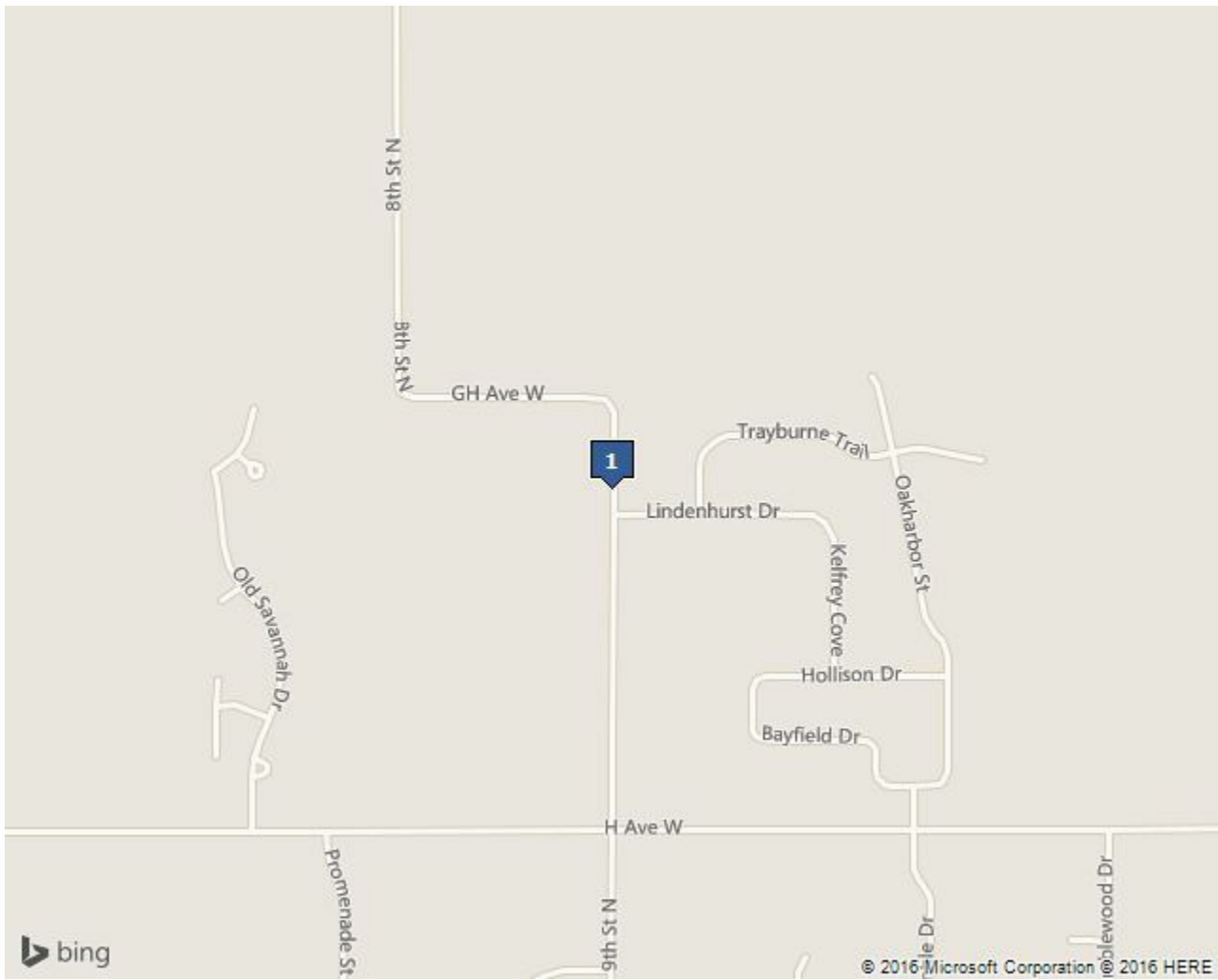
Space Available:	2,000 SF
Rental Rate:	Negotiable
Space / Lot Type:	Office Building
Additional Space / Lot Types:	Office (land)
Date Available:	May 2016

Build to Suit approximately 2000-9000 SQ FT available

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Location



Location Description

S. 9th Street, between Stadium Drive and N Avenue, on east side of street.

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Property Photos

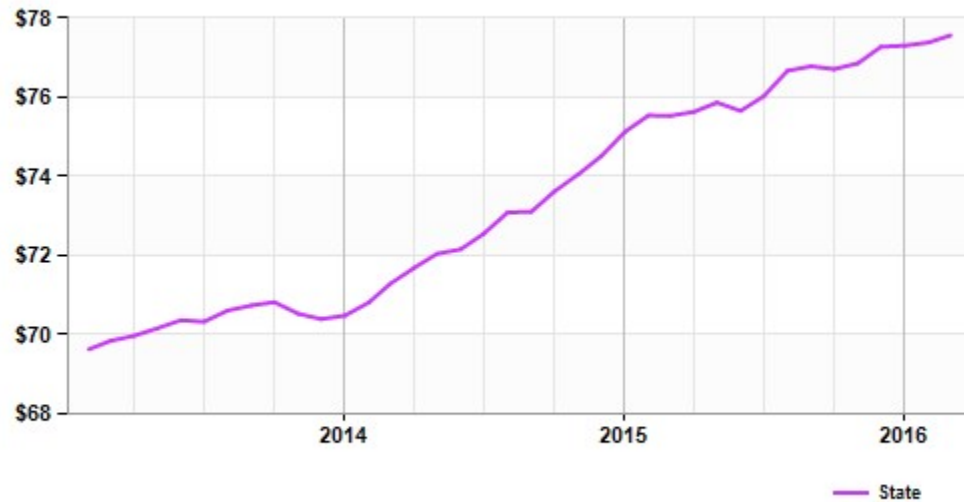


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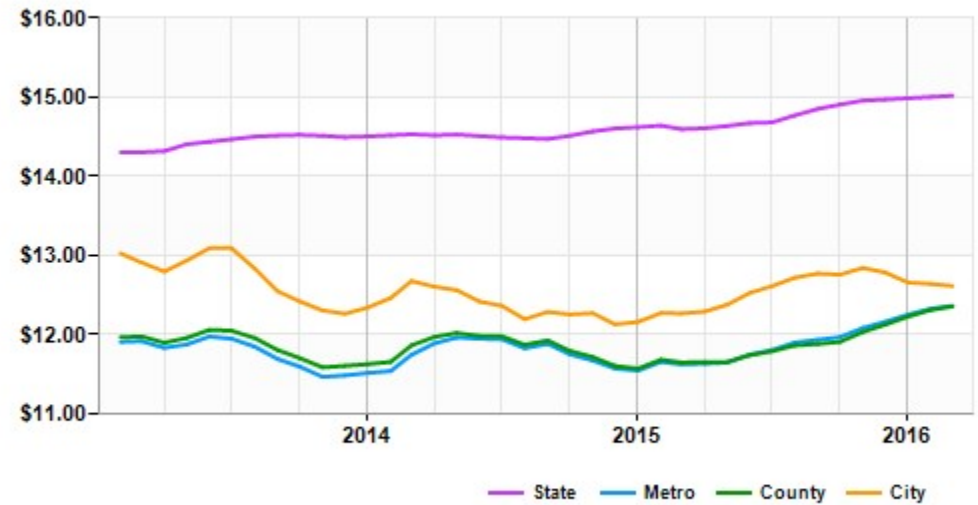
Market Trends

Asking Prices Office for Sale Kalamazoo, MI (\$/SF)



	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$78	+0.4%	+2.7%

Asking Rent Office for Lease Kalamazoo, MI (\$/SF/Year)



	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$15.02	+0.3%	+2.9%
Metro	\$12.37	+1.7%	+6.4%
County	\$12.36	+1.9%	+6.1%
City	\$12.61	-1.3%	+2.8%

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,564	7,871	34,806
2015 Female Population	1,541	8,663	36,263
% 2015 Male Population	50.37%	47.60%	48.97%
% 2015 Female Population	49.63%	52.40%	51.03%
2015 Total Population: Adult	2,419	13,802	59,231
2015 Total Daytime Population	3,144	17,860	76,595
2015 Total Employees	1,452	9,002	37,532
2015 Total Population: Median Age	48	32	26
2015 Total Population: Adult Median Age	55	44	35
2015 Total population: Under 5 years	157	751	3,449
2015 Total population: 5 to 9 years	192	773	3,324
2015 Total population: 10 to 14 years	213	748	3,240
2015 Total population: 15 to 19 years	170	1,204	6,788
2015 Total population: 20 to 24 years	124	3,412	18,228
2015 Total population: 25 to 29 years	98	1,050	4,871
2015 Total population: 30 to 34 years	137	882	3,834
2015 Total population: 35 to 39 years	152	672	2,944
2015 Total population: 40 to 44 years	200	691	2,916
2015 Total population: 45 to 49 years	182	702	2,724
2015 Total population: 50 to 54 years	271	905	3,337
2015 Total population: 55 to 59 years	368	971	3,543

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	317	931	3,118
2015 Total population: 65 to 69 years	219	663	2,554
2015 Total population: 70 to 74 years	148	536	1,811
2015 Total population: 75 to 79 years	61	442	1,384
2015 Total population: 80 to 84 years	58	450	1,259
2015 Total population: 85 years and over	38	751	1,745
% 2015 Total population: Under 5 years	5.06%	4.54%	4.85%
% 2015 Total population: 5 to 9 years	6.18%	4.68%	4.68%
% 2015 Total population: 10 to 14 years	6.86%	4.52%	4.56%
% 2015 Total population: 15 to 19 years	5.48%	7.28%	9.55%
% 2015 Total population: 20 to 24 years	3.99%	20.64%	25.65%
% 2015 Total population: 25 to 29 years	3.16%	6.35%	6.85%
% 2015 Total population: 30 to 34 years	4.41%	5.33%	5.39%
% 2015 Total population: 35 to 39 years	4.90%	4.06%	4.14%
% 2015 Total population: 40 to 44 years	6.44%	4.18%	4.10%
% 2015 Total population: 45 to 49 years	5.86%	4.25%	3.83%
% 2015 Total population: 50 to 54 years	8.73%	5.47%	4.70%
% 2015 Total population: 55 to 59 years	11.85%	5.87%	4.99%
% 2015 Total population: 60 to 64 years	10.21%	5.63%	4.39%
% 2015 Total population: 65 to 69 years	7.05%	4.01%	3.59%
% 2015 Total population: 70 to 74 years	4.77%	3.24%	2.55%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	1.96%	2.67%	1.95%
% 2015 Total population: 80 to 84 years	1.87%	2.72%	1.77%
% 2015 Total population: 85 years and over	1.22%	4.54%	2.46%
2015 White alone	2,568	12,987	53,486
2015 Black or African American alone	277	2,151	11,329
2015 American Indian and Alaska Native alone	3	42	231
2015 Asian alone	164	546	2,077
2015 Native Hawaiian and OPI alone	n/a	14	33
2015 Some Other Race alone	21	258	1,239
2015 Two or More Races alone	72	536	2,674
2015 Hispanic	110	711	3,277
2015 Not Hispanic	2,995	15,823	67,792
% 2015 White alone	82.71%	78.55%	75.26%
% 2015 Black or African American alone	8.92%	13.01%	15.94%
% 2015 American Indian and Alaska Native alone	0.10%	0.25%	0.33%
% 2015 Asian alone	5.28%	3.30%	2.92%
% 2015 Native Hawaiian and OPI alone	0.00%	0.08%	0.05%
% 2015 Some Other Race alone	0.68%	1.56%	1.74%
% 2015 Two or More Races alone	2.32%	3.24%	3.76%
% 2015 Hispanic	3.54%	4.30%	4.61%
% 2015 Not Hispanic	96.46%	95.70%	95.39%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	1,934	10,170	47,753
2015 Not Hispanic: Black or African American alone	129	1,200	9,081
2015 Not Hispanic: American Indian and Alaska Native alone	5	29	172
2015 Not Hispanic: Asian alone	115	303	1,780
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	3	20
2015 Not Hispanic: Some Other Race alone	2	48	147
2015 Not Hispanic: Two or More Races	10	171	1,169
% 2015 Not Hispanic: White alone	87.39%	83.63%	77.29%
% 2015 Not Hispanic: Black or African American alone	5.83%	9.87%	14.70%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.23%	0.24%	0.28%
% 2015 Not Hispanic: Asian alone	5.20%	2.49%	2.88%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.02%	0.03%
% 2015 Not Hispanic: Some Other Race alone	0.09%	0.39%	0.24%
% 2015 Not Hispanic: Two or More Races	0.45%	1.41%	1.89%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Total Population	3,105	16,534	71,069
2015 Households	1,171	7,131	28,457
Population Change 2010-2015	352	1,086	3,987
Household Change 2010-2015	124	409	1,480
% Population Change 2010-2015	12.79%	7.03%	5.94%
% Household Change 2010-2015	11.84%	6.08%	5.49%
Population Change 2000-2015	892	4,373	9,286
Household Change 2000-2015	361	1,749	4,119
% Population Change 2000 to 2015	40.31%	35.96%	15.03%
% Household Change 2000 to 2015	44.57%	32.50%	16.92%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	828	5,617	25,860
2015 Occupied Housing Units	810	5,382	24,337
2015 Owner Occupied Housing Units	767	3,171	12,498
2015 Renter Occupied Housing Units	43	2,211	11,839
2015 Vacant Housings Units	18	235	1,445
% 2015 Occupied Housing Units	97.83%	95.82%	94.11%

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Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	94.69%	58.92%	51.35%
% 2015 Renter occupied housing units	5.31%	41.08%	48.65%
% 2000 Vacant housing units	2.17%	4.18%	5.59%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$59,328	\$37,791	\$34,740
2015 Household Income: Average	\$83,862	\$58,223	\$52,931
2015 Per Capita Income	\$31,781	\$25,492	\$23,232
2015 Household income: Less than \$10,000	77	873	4,037
2015 Household income: \$10,000 to \$14,999	67	528	2,293
2015 Household income: \$15,000 to \$19,999	63	694	2,541
2015 Household income: \$20,000 to \$24,999	39	294	1,713
2015 Household income: \$25,000 to \$29,999	54	552	2,043
2015 Household income: \$30,000 to \$34,999	67	395	1,689
2015 Household income: \$35,000 to \$39,999	52	411	1,484
2015 Household income: \$40,000 to \$44,999	27	223	1,089
2015 Household income: \$45,000 to \$49,999	63	289	1,201
2015 Household income: \$50,000 to \$59,999	82	509	1,878
2015 Household income: \$60,000 to \$74,999	125	544	2,194
2015 Household income: \$75,000 to \$99,999	114	632	2,441
2015 Household income: \$100,000 to \$124,999	133	535	1,712
2015 Household income: \$125,000 to \$149,999	53	228	812
2015 Household income: \$150,000 to \$199,999	81	235	745

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	74	189	585
% 2015 Household income: Less than \$10,000	6.58%	12.24%	14.19%
% 2015 Household income: \$10,000 to \$14,999	5.72%	7.40%	8.06%
% 2015 Household income: \$15,000 to \$19,999	5.38%	9.73%	8.93%
% 2015 Household income: \$20,000 to \$24,999	3.33%	4.12%	6.02%
% 2015 Household income: \$25,000 to \$29,999	4.61%	7.74%	7.18%
% 2015 Household income: \$30,000 to \$34,999	5.72%	5.54%	5.94%
% 2015 Household income: \$35,000 to \$39,999	4.44%	5.76%	5.21%
% 2015 Household income: \$40,000 to \$44,999	2.31%	3.13%	3.83%
% 2015 Household income: \$45,000 to \$49,999	5.38%	4.05%	4.22%
% 2015 Household income: \$50,000 to \$59,999	7.00%	7.14%	6.60%
% 2015 Household income: \$60,000 to \$74,999	10.67%	7.63%	7.71%
% 2015 Household income: \$75,000 to \$99,999	9.74%	8.86%	8.58%
% 2015 Household income: \$100,000 to \$124,999	11.36%	7.50%	6.02%
% 2015 Household income: \$125,000 to \$149,999	4.53%	3.20%	2.85%
% 2015 Household income: \$150,000 to \$199,999	6.92%	3.30%	2.62%
% 2015 Household income: \$200,000 or more	6.32%	2.65%	2.06%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$301,244	\$1,791,384	\$7,071,604
2015 Jewelry stores	\$117,183	\$672,387	\$2,613,169
2015 Mens clothing stores	\$370,945	\$2,150,550	\$8,426,060
2015 Shoe stores	\$373,473	\$2,158,799	\$8,420,259

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$655,407	\$3,702,186	\$14,302,827
2015 Automobile dealers	\$5,127,844	\$28,507,018	\$109,338,346
2015 Automotive parts and accessories stores	\$1,011,406	\$5,626,348	\$21,720,706
2015 Other motor vehicle dealers	\$150,980	\$832,302	\$3,266,956
2015 Tire dealers	\$451,003	\$2,516,341	\$9,709,992
2015 Hardware stores	\$22,408	\$113,955	\$436,404
2015 Home centers	\$227,314	\$1,157,034	\$4,354,656
2015 Nursery and garden centers	\$281,342	\$1,427,027	\$5,288,188
2015 Outdoor power equipment stores	\$120,924	\$630,510	\$2,375,937
2015 Paint andwallpaper stores	\$25,379	\$136,137	\$523,753
2015 Appliance, television, and other electronics stores	\$706,398	\$3,843,682	\$14,737,675
2015 Camera andphotographic supplies stores	\$53,372	\$295,005	\$1,126,037
2015 Computer andsoftware stores	\$1,865,443	\$10,686,292	\$41,654,571
2015 Beer, wine, and liquor stores	\$325,826	\$1,855,332	\$7,228,196
2015 Convenience stores	\$1,384,899	\$8,173,962	\$32,212,055
2015 Restaurant Expenditures	\$1,360,804	\$7,580,216	\$29,219,816
2015 Supermarkets and other grocery (except convenience) stores	\$5,248,678	\$30,129,122	\$117,465,350
2015 Furniture stores	\$485,034	\$2,703,320	\$10,413,082
2015 Home furnishings stores	\$1,740,975	\$9,543,345	\$36,554,411
2015 General merchandise stores	\$9,047,066	\$49,641,831	\$189,924,621
2015 Gasoline stations with convenience stores	\$4,455,568	\$25,557,541	\$99,807,870

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Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$3,231,604	\$18,341,121	\$71,386,857
2015 Department stores (excl leased depts)	\$8,929,883	\$48,969,444	\$187,311,452
2015 General merchandise stores	\$9,047,066	\$49,641,831	\$189,924,621
2015 Other health and personal care stores	\$351,656	\$1,954,271	\$7,465,058
2015 Pharmacies and drug stores	\$1,422,061	\$7,883,273	\$30,188,510
2015 Pet and pet supplies stores	\$385,331	\$2,113,983	\$8,168,679
2015 Book, periodical, and music stores	\$60,393	\$328,574	\$1,250,652
2015 Hobby, toy, and game stores	\$160,645	\$902,449	\$3,514,581
2015 Musical instrument and supplies stores	\$16,398	\$92,254	\$356,474
2015 Sewing, needlework, and piece goods stores	\$31,403	\$173,556	\$658,313
2015 Sporting goods stores	\$159,159	\$880,405	\$3,364,207

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