



Retail | For Lease | 1,200 - 6,000 SF

Retail Suites for Lease Location, Visibility, Signage

3833 Gull Road
Kalamazoo, MI 49048

Overview

Excellent retail opportunity available on busy Gull Road. Priced aggressively with varying sized suites to accommodate all new and expanding business concepts. Great visibility, signage, and location make this the perfect community for any operator. Abundant parking, easy access, and strong traffic counts will give any business maximum connectivity to the corridor. Long history of asset stabilization provides operational growth and consistency for the tenant mix. High volume of foot traffic giving additional exposure to surrounding businesses.

Lease Price \$16.95 - \$20.95/SF Modified

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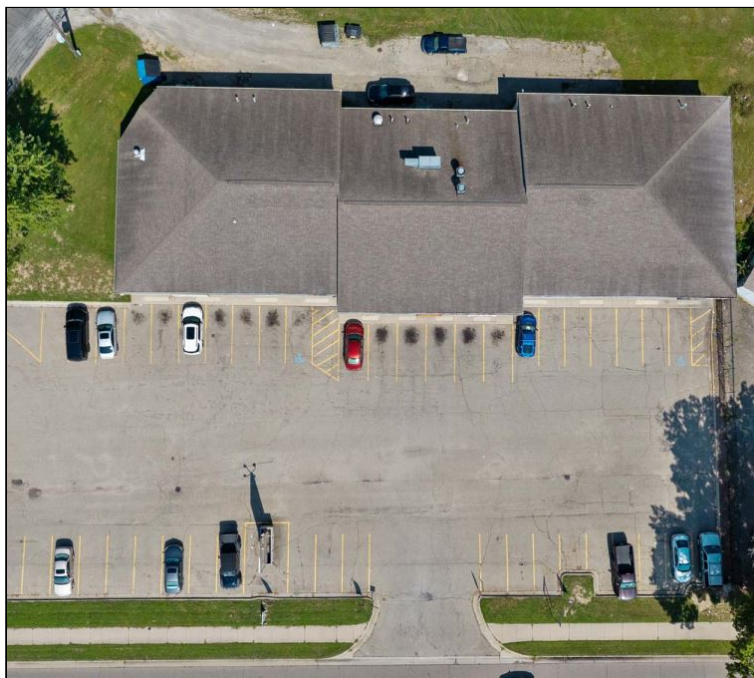
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PROPERTY FEATURES



County:	Kalamazoo
Municipality:	Kalamazoo Township
Gross Size:	11,693 SF
Retail SF:	1,200 Up to 3,000 SF
Total Acres:	1.58 Acres
Zoning Code / Description:	C1 / Commercial
Street Type:	Public
Exterior:	Wood
Substructure:	Frame
Roof:	Shingle
Sewer / Water:	Public / Public
Heat Type / Source:	Forced Air / Gas
Parking # / Type:	Abundant / Private
Restrooms:	Per Unit / Common Area
Utilities Attached:	Gas and Electric



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OVERVIEW

Excellent retail opportunity available on busy Gull Road. Priced aggressively with varying sized suites to accommodate all new and expanding business concepts. Great visibility, signage, and location make this the perfect community for any operator. Abundant parking, easy access, and strong traffic counts.

- Excellent Visibility
- Robust Traffic Counts
- Strong Signage
- Abundant Parking
- Critical Corridor

Available Space

Space:	Size:	Type:	Availability:
1) 1	3,000 SF	Retail	For Lease @ \$16.95/SF Modified (\$4,238/Month)
2) 2	1,800 SF	Retail	For Lease @ \$18.95/SF Modified (\$2,843/Month)
3) 3	1,200 SF	Retail	For Lease @ \$20.95/SF Modified (\$2,095/Month)

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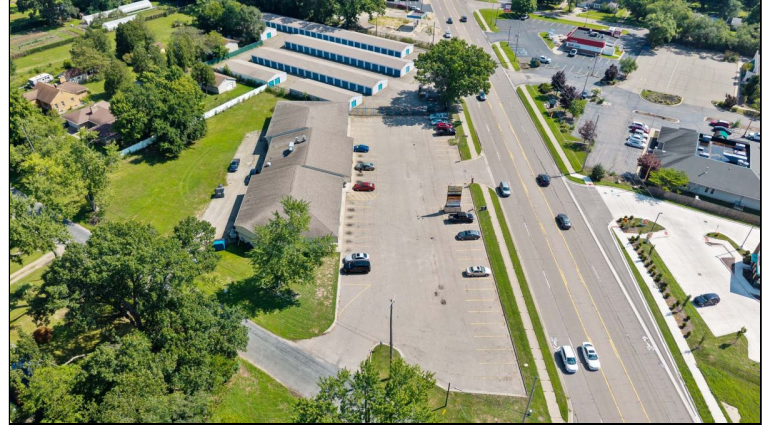
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AERIAL PHOTOS



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BUILDING PHOTOS



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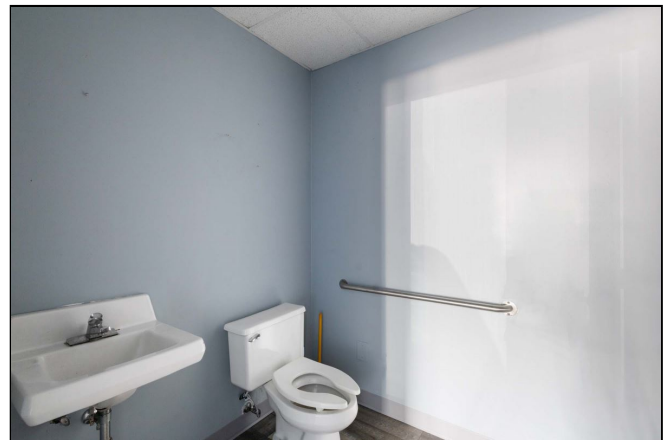
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INTERIOR PHOTOS



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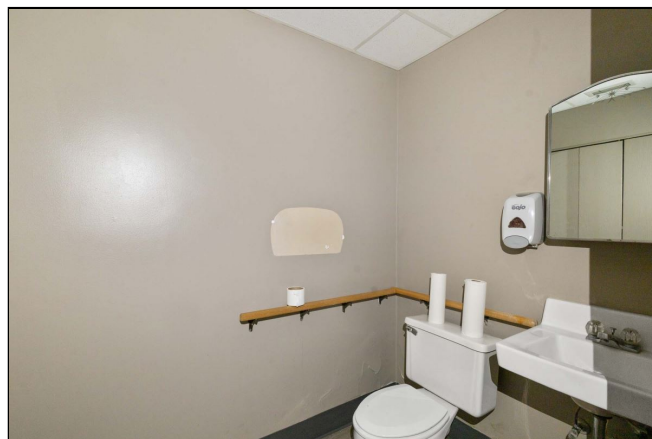
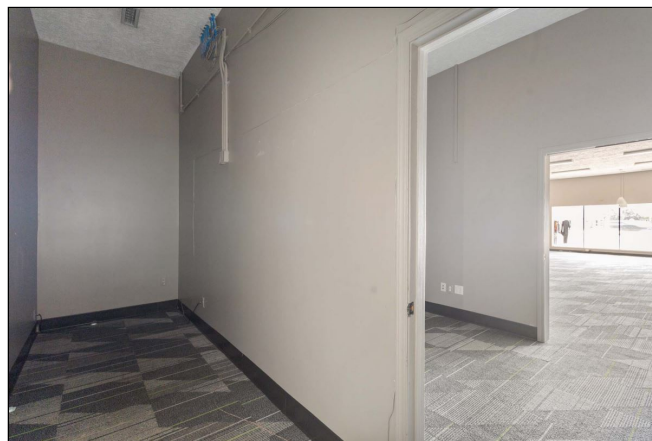
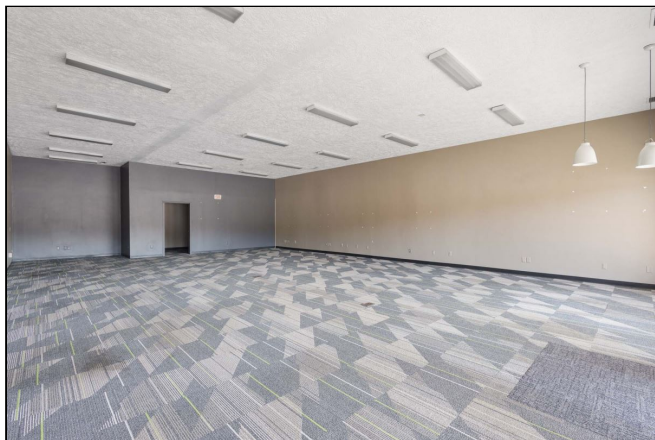
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