

6841 S Westnedge Ave



For Lease

6841 S Westnedge Ave
Portage, MI 49002

Lease Type: Triple Net

Lease Term: 60 Months

High Profile, Freestanding, Retail Building. Built for and used as Automotive Repair. Building could be converted for other Retail, the B-3 Zoning allows for many uses. Excellent Signage and Business Exposure, with the high traffic count and strong demographics. Landlord will build to suit. Owner would consider a sale.

Rate/SF/Yr

\$14.97

Monthly Rent

\$4,500

Space Available

3,608 SF

Building Overview

Total Building Size: +/- 3,608 SF

Lot Dimensions: 82.5 x 181

Construction: Brick/stone

Parking: On-site, 14 Spaces

Zoning: B-3

Ceiling Height: 18'

HVAC: Natural Gas/Radiant

Air Conditioning: Central

Tenant pays: Building Insurance, Common Area Maintenance, Electric, Gas, Janitorial, Property Taxes/Assessments, Sewer, Trash, Water

Contact Information:

Matt Leighton, CCIM

Associate Broker

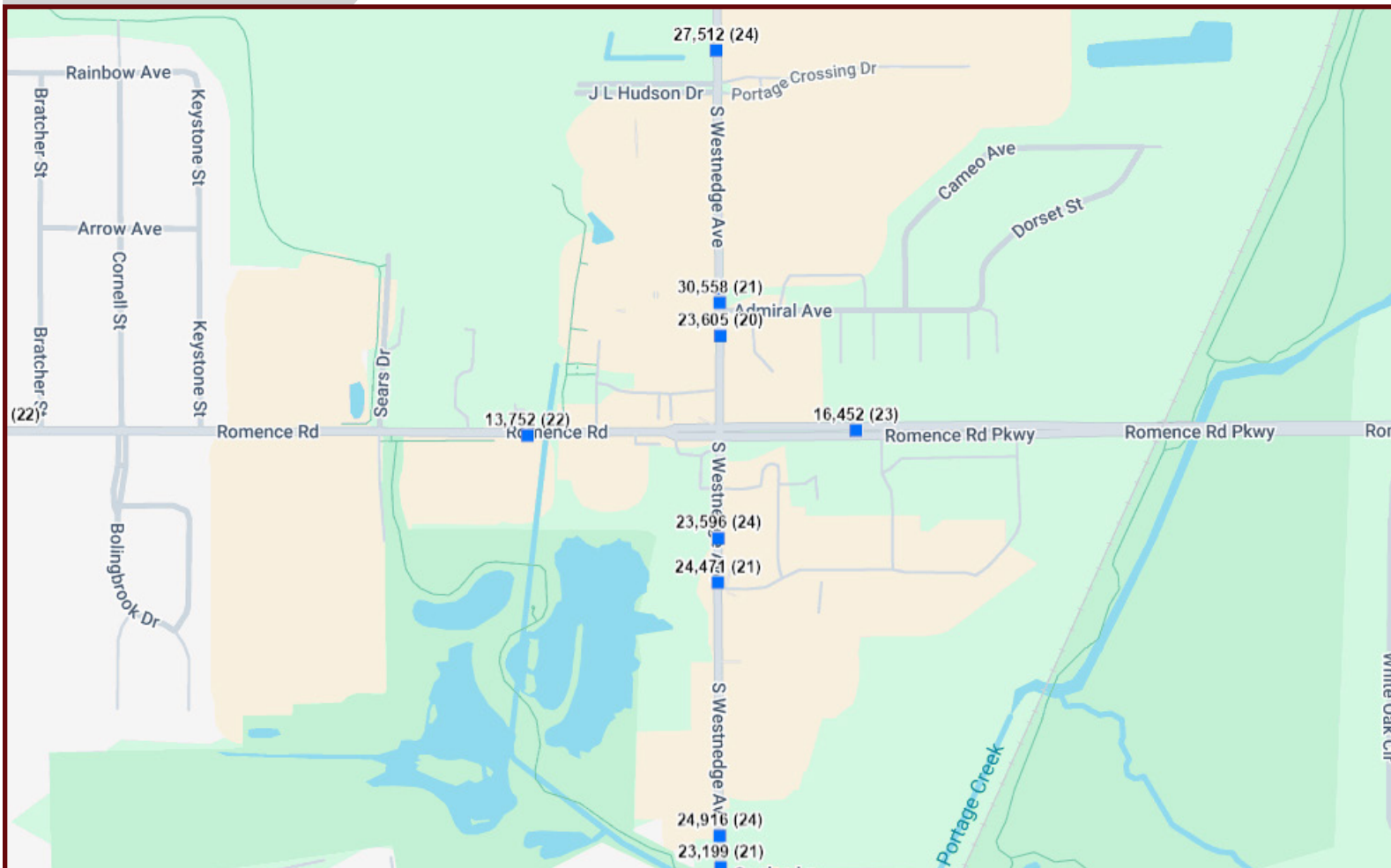
Cell: (269) 207-6539

Office: (269) 341-4300

mleighton@jaquarealtors.com



Market Overview



Traffic Count: 23,596 vehicles per day at S Westnedge Ave and 16,452 vehicles per day at Romence Rd Pkwy per Kalamazoo Area Transportation Study (KATS) 2023 and 2024

	1 Mile	3 Miles	5 Miles
Population 2024:	7,274	47,105	112,936
Households 2024:	3,752	20,060	47,073
Avg. Household Income 2024:	\$72,878	\$103,732	\$99,417

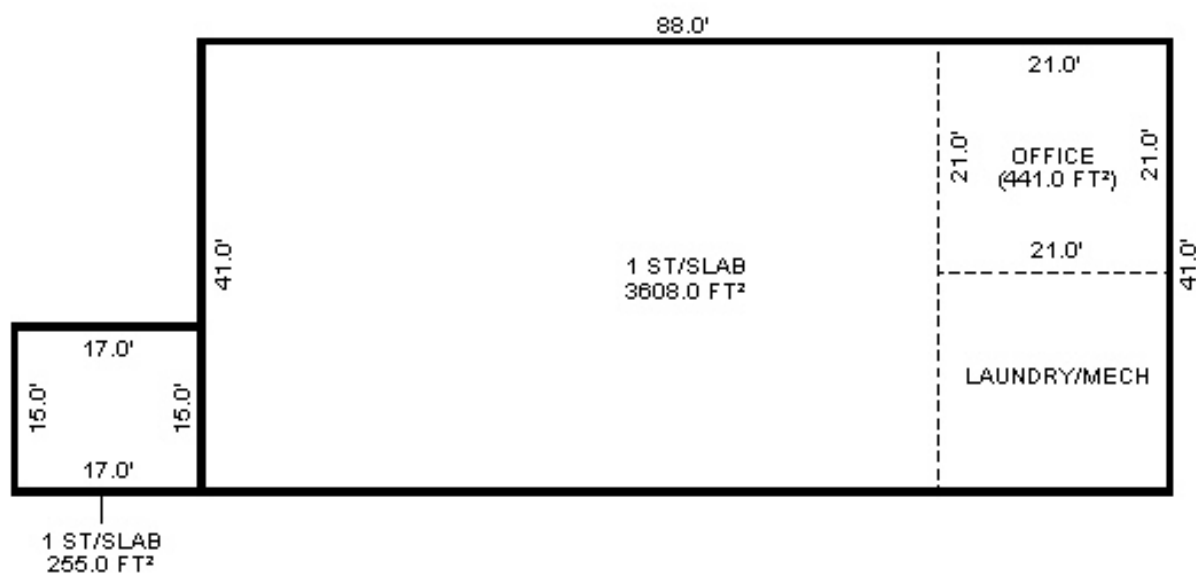
Property Photos

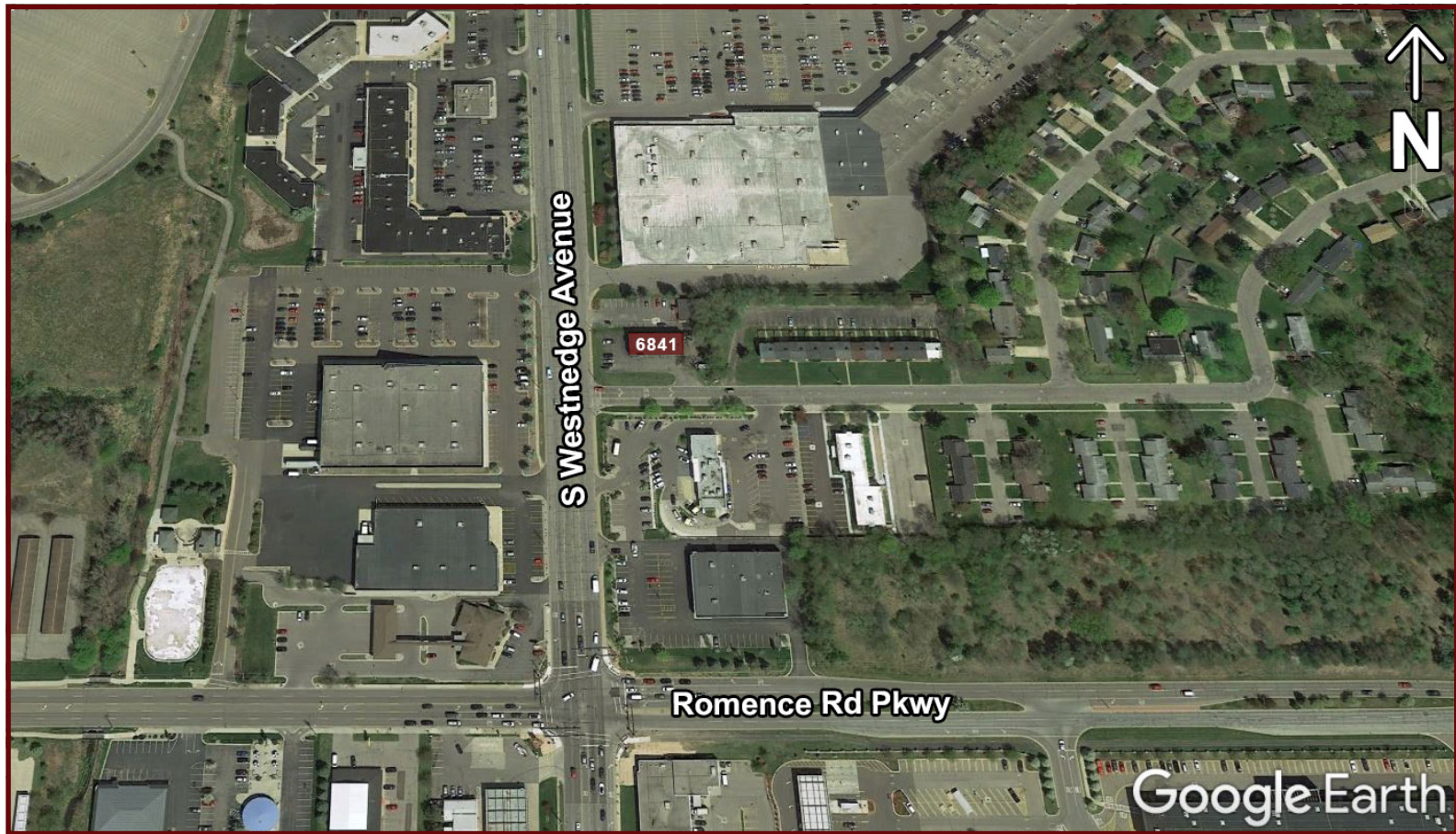


Property Photos



Floor Plan





Corridor View

