

Downtown Kalamazoo Retail Asset – Prime Location, Rare Timing

Available - Prime Retail Space on Kalamazoo Mall! This exceptional property at **223 S. Kalamazoo Mall** presents a rare opportunity for developers, investors, and operators seeking premium real estate in the heart of **Kalamazoo's vibrant downtown core**. With **156.09 feet of frontage along Farmers Alley**, this site delivers outstanding visibility, dual-access flexibility, and constant pedestrian exposure in one of the city's most sought-after commercial corridors.

The **arena project—now actively under construction—will anchor downtown's entertainment district** as the future home of **WMU's powerhouse Hockey and Basketball Teams** and a premier venue for large-scale events. This **\$550M+ development** is set to bring thousands of visitors annually, significantly boosting **foot traffic and retail spending** in the **Kalamazoo Mall and Farmers Alley area**. Savvy investors recognize this project as the catalyst driving a new era of revitalization—and this property is perfectly positioned to ride that wave.

The surrounding **downtown core** has already seen substantial reinvestment. **Farmers Alley and Kalamazoo Mall** are now home to thriving boutique shops, chef-driven dining, creative office concepts, and high-end residential spaces. This property represents one of the last remaining chances to establish a flagship presence in a district undergoing rapid transformation.

Its central location offers seamless access to parking, major roads, and public transit—enhancing both visibility and convenience for future tenants or customers.

Highlights:

- **Strategically located on Farmers Alley and Kalamazoo Mall in the downtown core**
- **156.09 ft of high-impact street frontage**
- **Explosive growth catalyst:** \$550M Kalamazoo Event & Athletic Performance Center - Hosting WMU Hockey and Basketball teams. Completion projected Fall 2027
- **Flexible space for retail, dining, office, or mixed-use concepts**
- **Surrounded by completed high-end redevelopments**

Secure your stake before downtown values spike. Establish your brand in the heart of Kalamazoo's revival. Act now—core locations like this are limited and in demand.

NOTES TO AGENTS AND BUYERS

30 plus days - a post-closing occupancy agreement will ensure the seller's temporary stay and grants the buyer specific access rights for tasks like planning and architectural evaluations. An agreement to clarify expectations, responsibilities, and duration, safeguarding both parties' interests will be agreed to prior to closing.

Reserved Items: Unit 223 - Antique Fan (ceiling) & Door w/ Glass Petals & Postings Engraving. Owner wants Chandelier over stairs - if buyer doing total renovation and would remove. Offered in its current condition, with no warranties or promises to repair or improve before the sale. All offers will be considered, including 5-year NNN/with first right contract.

SHOWINGS by APPOINTMENT: E-Mail/Text/Call Listing Agent.

Contact Listing Agent for more insightful details on this rare opportunity!

Including information from architect ideas and what neighboring buildings have done with "live and work". Live Virtual Tours offered & zoom meetings highlighting listing. Develop the 2nd & 3rd floors into Condos or Luxury Flats: Downtown living is prime and ready for this building. Capitalizing on the trend, new apartment designs located close to downtown amenities (shopping, theaters, and restaurants), live/work, and many others. Conveniently located to WMU Medical School & WMU School of Medical Clinics; Bronson Methodist hospital and medical centers; and Ascension Borgess hospital and medical center. Neighboring rents are in the range of \$2800 to \$4800 (approximations). Whether you're a seasoned investor looking to add a significant asset to your portfolio, or someone with a vision to reshape and rejuvenate, this property presents a golden ticket. Dive into the thriving ambiance of downtown Kalamazoo. There is an ARENA PROJECT being built THREE blocks away (2026 Completion??) - Take advantage of the huge investment in downtown now with a development of this location.

Mechanicals: Many new utilities systems. Copper Pipes 2018 (full service for future development); New Utility Sewer system; 480 Volt Power to building (full service for future development/2021); New Fiber Optics Cable/2022. (Dates – Approximate)