

FOR SALE



3700 E Main Street, Kalamazoo, MI

1.82 Acre Commercial Development Site Available



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E Main Street (8,470 AADT)

Nazareth Road

FOR SALE

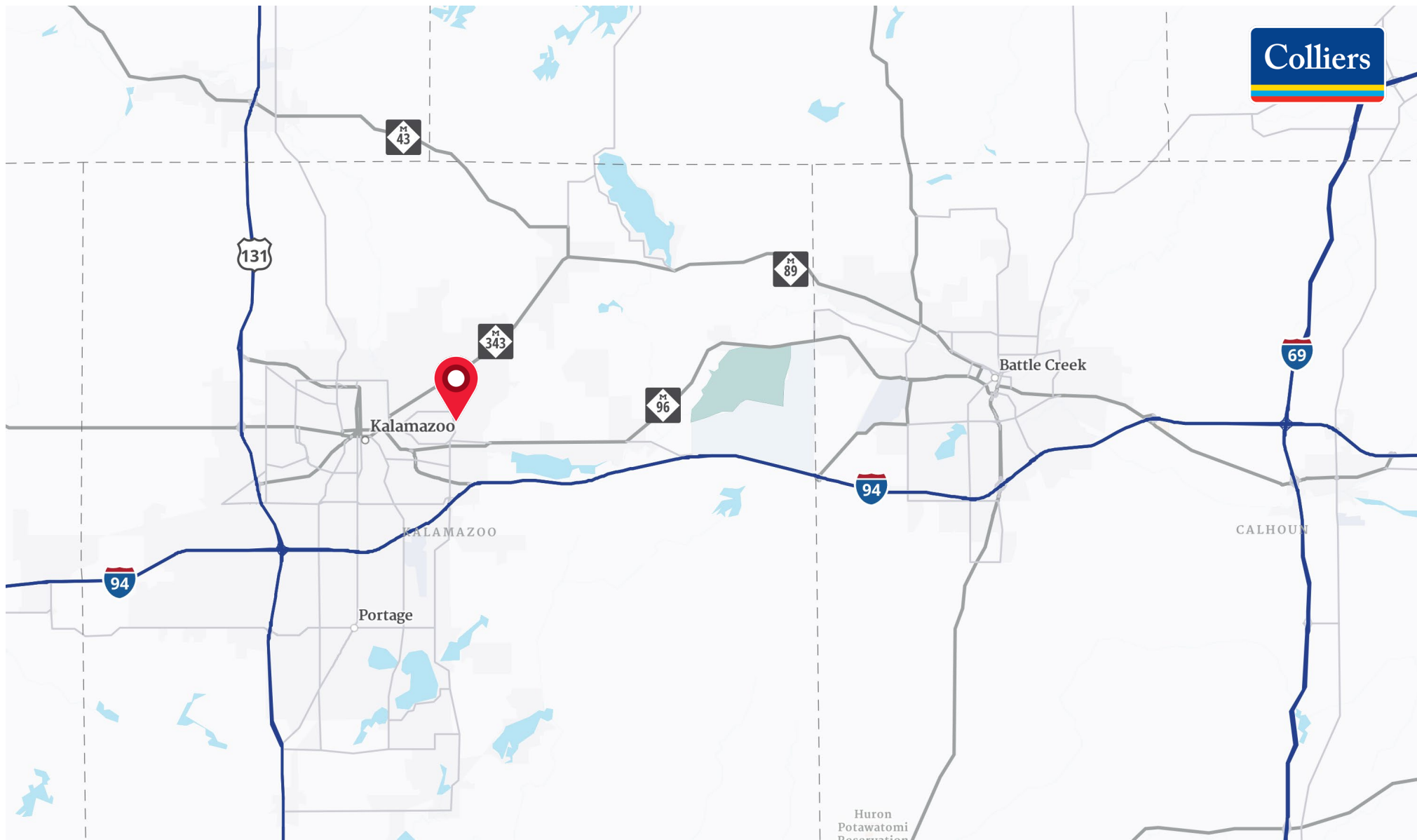
1.82 Acre Commercial Development Site

PROPERTY HIGHLIGHTS

Sale Price \$295,000

- Excellent Development Opportunity
- 212' Frontage on E Main Street
- 8,740 AADT on E Main Street and 18,979 AADT on N Sprinkle Road
- Adjacent to Dollar General and Close Proximity to Family Dollar
- 3.3 Miles to Eastwood Plaza
- Zoned C-2 Commercial
- Parcel # 06-13-235-022
- SEV: \$59,500
- Taxes: 2025 Summer \$328.98
2024 Winter \$1,875.66





We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

LOCATION MAP

1.82 Acre Commercial Development Site

DEMOGRAPHICS

1.82 Acre Commercial Development Site



Household & Population Characteristics



Current Total Population

3 Miles: 44,157
5 Miles: 101,759
10 Miles: 222,822



Current Total Households

3 Miles: 18,845
5 Miles: 42,218
10 Miles: 94,767



Median Home Value

3 Miles: \$164,595
5 Miles: \$193,777
10 Miles: \$265,826



Owner Occupied Housing Units

3 Miles: 57.5%
5 Miles: 57.1%
10 Miles: 62.1%



Median Age

3 Miles: 36.6
5 Miles: 33.5
10 Miles: 36.3

Income & Household Summary



Average Household Income

3 Miles: \$75,181
5 Miles: \$81,575
10 Miles: \$96,635



Per Capita Income

3 Miles: \$32,137
5 Miles: \$33,961
10 Miles: \$41,189

Business



Total Businesses

3 Miles: 2,490
5 Miles: 4,214
10 Miles: 8,565



Total Employees

3 Miles: 57,966
5 Miles: 85,462
10 Miles: 143,267

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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