

180 PORTAGE STREET

Kalamazoo, MI



MID-AMERICA®
Real Estate-Michigan, Inc.

FOR SALE & LEASE



RETAIL OPPORTUNITY

180 PORTAGE STREET

Address

180 Portage Street
Kalamazoo, MI 49007

Availability

77,046 SF
1.838 Acres

Features

Excellent redevelopment and/or repurposing opportunity for mixed-use, hospitality, or multifamily development in downtown Kalamazoo.

The building is 77,046 SF (per the City of Kalamazoo) with two floors on 1.838 acres (per the City of Kalamazoo). Located at 180 Portage Street, the property is situated within a Michigan Opportunity Zone (www.miopportunityzones.com).

The property is directly across the street from Western Michigan University's Homer Stryker M.D. School of Medicine and is within walking distance of numerous restaurants, cultural attractions, and shops, including the historic outdoor Kalamazoo Mall, just two blocks away. The Kalamazoo Amtrak Station is a 10-minute walk from the property.

Additionally, the property is connected to the Kalamazoo Mall Ramp parking structure and is located across South Street from the Epic Center Ramp, providing access to over 1,200 parking spaces within one block.

Downtown Kalamazoo has recently experienced a development boom, including:

- New apartment projects (400Rose.com, 180waterstreet.com, Rose Place Senior Living)
- Hotels (Home2 Suites, Hilton Garden Inn)
- Municipal buildings, including the \$94 million Kalamazoo County Downtown Justice Facility

The Kalamazoo Event Center, a 453,000 SF arena and event space capable of hosting more than 230 events annually, is currently under construction less than half a mile from 180 Portage Street. The venue will serve as the future home of Western Michigan University Men's and Women's Basketball, WMU Hockey, and the Kalamazoo Wings.

Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	12,466	79,062	146,298
HOUSEHOLDS	5,611	32,168	62,659
AVG HOUSEHOLD INCOME	\$59,485	\$74,247	\$80,759
DAYTIME POPULATION	32,642	102,963	171,743



180 PORTAGE STREET



EXECUTIVE SUMMARY

PROPERTY DESCRIPTION		ZONING	
Property Address	180 Portage Street	The subject is located in the Commercial Central Business District (CCBD) zoning area.	
City, State, Zip	Kalamazoo, Michigan 49007	Designation	Commercial Central Business District (CCBD)
County	Kalamazoo County	Zoning Authority	City of Kalamazoo
Number of Parcels	1	Permitted Uses	Various retail, services and off ice uses
Assessor Parcel Number	06-15-388-100	Current Use	Movie Theatre
SF Total Land	77,046	Current Use Legally Permitted	Yes
Size Zoning	1.838 Acres	Conforming Use	Yes
Shape	Commercial Central Business District (CCBD)	Zoning Change	Not Likely
Tenancy	Irregular	Max Permitted Height	None (Minimum height 2 stories)
Buildings	Single-Tenant 1	Max Permitted Floor Area Ratio (FAR)	None
Floors	2	Maximum Building Area	None
Year Built	2006	Parking Requirement Spaces/ 1,000 SF of Office	3.33
		Parking Spaces Provided	0 (Subject parking is located on-site via parking structure(s))

ELECTRICAL / HVAC

Electrical Service	1600A, 480/277V, 3PH, 4W
HVAC	TBD

PARKING DESCRIPTION & RATES

Kalamazoo Mall Ramp:	503 spaces / rates Contact Broker
Epic Center Ramp:	765 spaces / rates Contact Broker

TAXES & ASSESSMENT (2025)

TAX RATE AREA	2025 SEV	2025 TAXABLE VALUE	2025 SUMMER TAX	2025 WINTER TAX	TOTAL TAX
ASSESSOR PARCEL # 06-15-388-100	\$1,066,000	\$838,976	\$25,702.93	\$33,961.76	\$59,664.69

