

**Main Commercial Retail
Corridor in Area**

**Land Lease / Build to
Suit**

**2 Points of
Ingress/Egress**

Signal Access

Pylon Signage

**Across from Regional
Mall**

**48,500 Average Daily
Traffic**



3 Acre Parcel Available

**6529 S. Westnedge
Portage, Michigan**

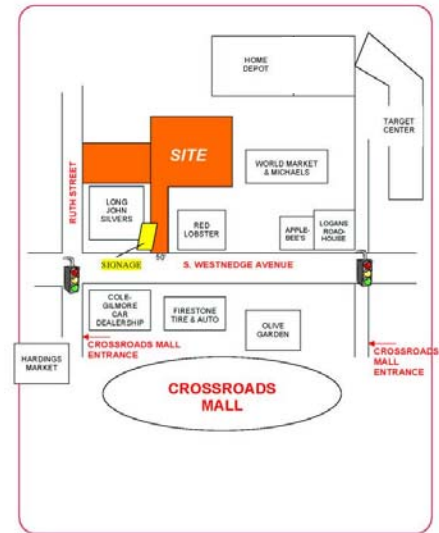
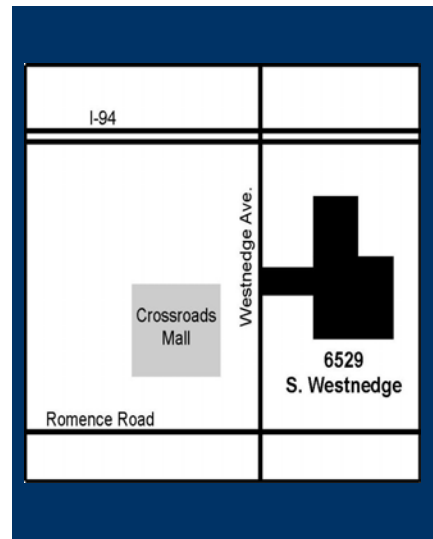
**Land Lease or
Built to Suit**



www.alliedcapitalcorp.com

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Email: mdaniel@alliedcapitalcorp.com



**MAJOR ANCHORS
WITHIN 2 MILES:**

**Barnes & Noble
Office Max
Kohl's
Ulta Beauty
Old Navy**

Best Buy

Target

Home Depot

**Michael's
World Market**

Olive Garden

Demographics

**3 mi radius
Population: 49,023**

**5 mi radius
Population: 114,893**

**3 mi radius
Avg Family Income:
\$58,302**

**5 mi radius
Avg Family Income:
\$53,321**

6529 South Westnedge Avenue Site Plan

