

Professional Developers  
of Commercial Real Estate:  
Retail-Office  
Industrial-Manufacturing  
Land Acquisition

*"Your Success is our Business!"*

**ALLIED CAPITAL CORPORATION**  
A DIVISION OF THE ALBRIGHT GROUP

# 6529 S. Westnedge Avenue Portage, Michigan



- NOW LEASING  
3 Acre Parcel**
- 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



**For Leasing Information Contact:**

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## MAJOR ANCHORS WITHIN 1 MILE:

Barnes & Nobles  
Office Max  
Kohl's  
Ulta Beauty  
Old Navy

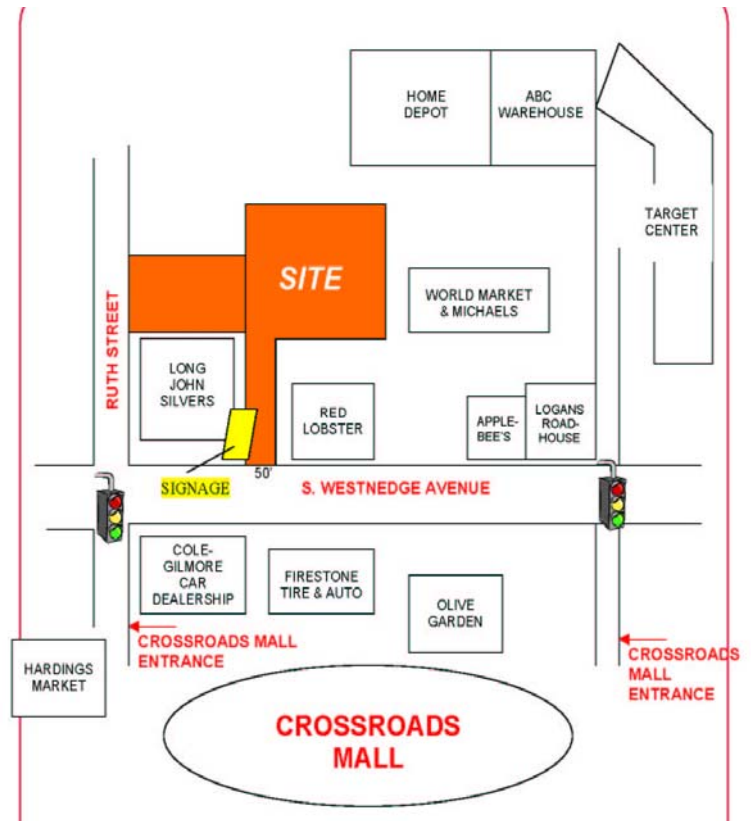
Best Buy

Target

Home Depot

Michaels  
World Market

Olive Garden



## Market Demographics

### Population

3-mile radius.....49,023

5-mile radius.....114,893

### Average Family Income

3-mile radius.....\$58,302

5-mile radius.....\$53,321