

# Office Space



Presented by  
Gardner Group of Michigan

4155 9th Street, Kalamazoo, MI 49009



# Office Space

4155 9th Street, Kalamazoo, MI 49009

## Property Details

sits on 1.85 acres just north of N Avenue on Kalamazoo's growing 9th Street corridor.

**Price: Negotiable**

View the full listing here: [www.gardnermi.com](http://www.gardnermi.com)

Total Space Available: 2,000 SF

Rental Rate: Negotiable

Property Type: Office

Property Sub-type: Office Building

Construction Status: Under  
Construction/Proposed

Building Size: 9,000 SF

Build to Suit: Yes

Lot Size: 1.85 AC

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## Listing space

Space 1

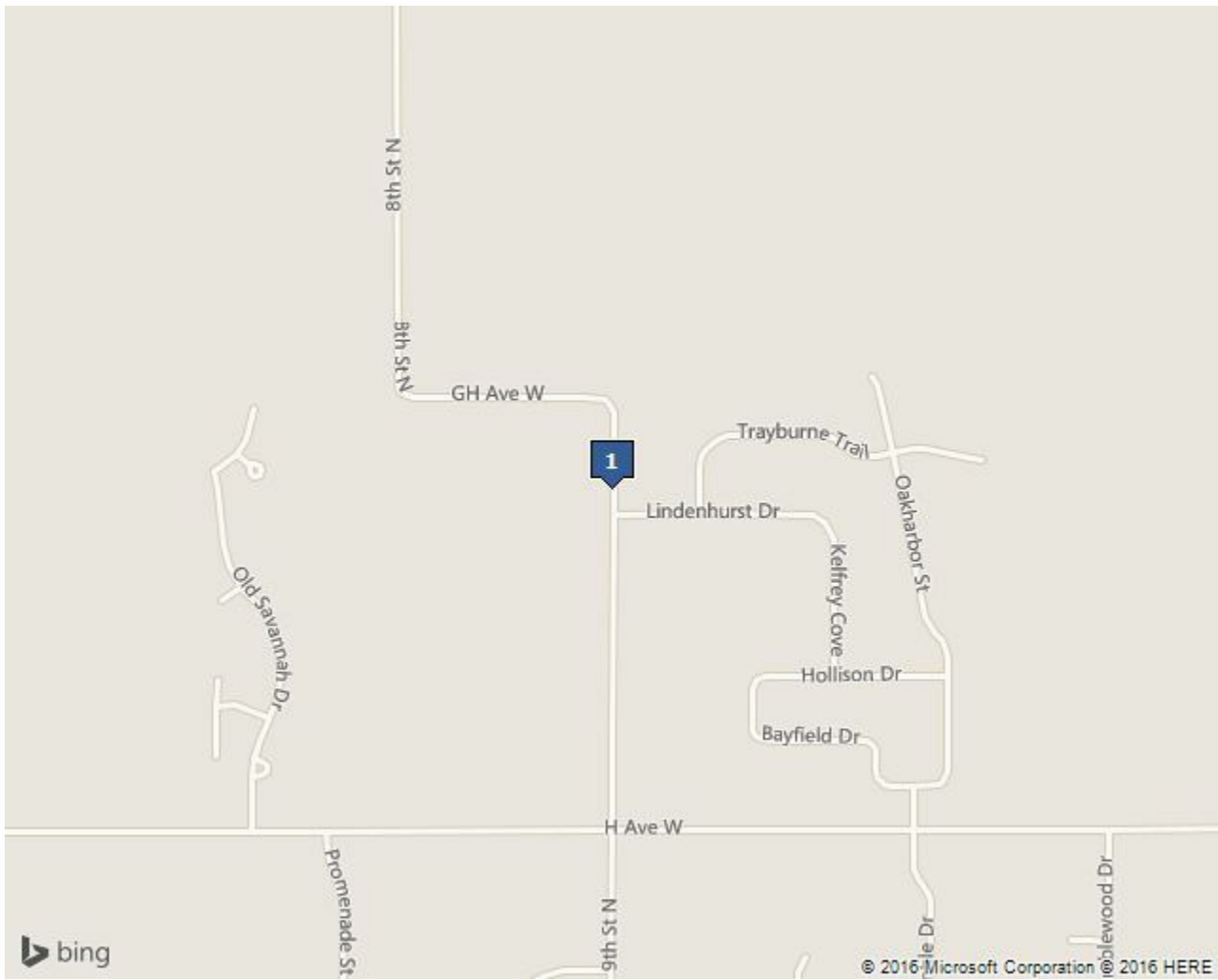
|                               |                 |
|-------------------------------|-----------------|
| Space Available:              | 2,000 SF        |
| Rental Rate:                  | Negotiable      |
| Space / Lot Type:             | Office Building |
| Additional Space / Lot Types: | Office (land)   |
| Date Available:               | May 2016        |

Build to Suit approximately 2000-9000 SQ FT available

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Location



## Location Description

S. 9th Street, between Stadium Drive and N Avenue, on east side of street.

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## Property Photos

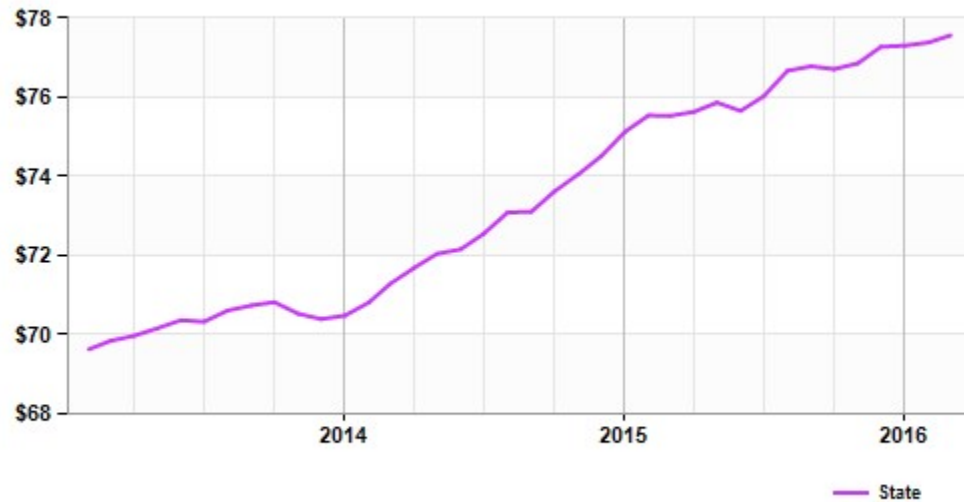


# Office Space

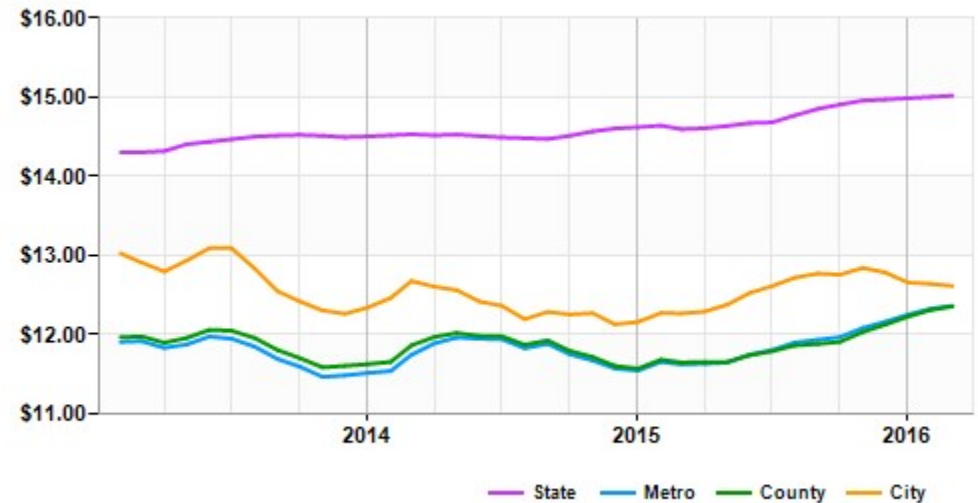
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## Market Trends

Asking Prices Office for Sale Kalamazoo, MI (\$/SF)



Asking Rent Office for Lease Kalamazoo, MI (\$/SF/Year)



|       | Mar 16 | vs. 3 mo. prior | Y-O-Y |
|-------|--------|-----------------|-------|
| State | \$78   | +0.4%           | +2.7% |

|        | Mar 16  | vs. 3 mo. prior | Y-O-Y |
|--------|---------|-----------------|-------|
| State  | \$15.02 | +0.3%           | +2.9% |
| Metro  | \$12.37 | +1.7%           | +6.4% |
| County | \$12.36 | +1.9%           | +6.1% |
| City   | \$12.61 | -1.3%           | +2.8% |

# Office Space

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## Demographics

| Population                              | 1-mi.  | 3-mi.  | 5-mi.  |
|---|--------|--------|--------|
| 2015 Male Population                    | 1,564  | 7,871  | 34,806 |
| 2015 Female Population                  | 1,541  | 8,663  | 36,263 |
| % 2015 Male Population                  | 50.37% | 47.60% | 48.97% |
| % 2015 Female Population                | 49.63% | 52.40% | 51.03% |
| 2015 Total Population: Adult            | 2,419  | 13,802 | 59,231 |
| 2015 Total Daytime Population           | 3,144  | 17,860 | 76,595 |
| 2015 Total Employees                    | 1,452  | 9,002  | 37,532 |
| 2015 Total Population: Median Age       | 48     | 32     | 26     |
| 2015 Total Population: Adult Median Age | 55     | 44     | 35     |
| 2015 Total population: Under 5 years    | 157    | 751    | 3,449  |
| 2015 Total population: 5 to 9 years     | 192    | 773    | 3,324  |
| 2015 Total population: 10 to 14 years   | 213    | 748    | 3,240  |
| 2015 Total population: 15 to 19 years   | 170    | 1,204  | 6,788  |
| 2015 Total population: 20 to 24 years   | 124    | 3,412  | 18,228 |
| 2015 Total population: 25 to 29 years   | 98     | 1,050  | 4,871  |
| 2015 Total population: 30 to 34 years   | 137    | 882    | 3,834  |
| 2015 Total population: 35 to 39 years   | 152    | 672    | 2,944  |
| 2015 Total population: 40 to 44 years   | 200    | 691    | 2,916  |
| 2015 Total population: 45 to 49 years   | 182    | 702    | 2,724  |
| 2015 Total population: 50 to 54 years   | 271    | 905    | 3,337  |
| 2015 Total population: 55 to 59 years   | 368    | 971    | 3,543  |

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## Demographics

| Population (Cont.)                       | 1-mi.  | 3-mi.  | 5-mi.  |
|--|--------|--------|--------|
| 2015 Total population: 60 to 64 years    | 317    | 931    | 3,118  |
| 2015 Total population: 65 to 69 years    | 219    | 663    | 2,554  |
| 2015 Total population: 70 to 74 years    | 148    | 536    | 1,811  |
| 2015 Total population: 75 to 79 years    | 61     | 442    | 1,384  |
| 2015 Total population: 80 to 84 years    | 58     | 450    | 1,259  |
| 2015 Total population: 85 years and over | 38     | 751    | 1,745  |
| % 2015 Total population: Under 5 years   | 5.06%  | 4.54%  | 4.85%  |
| % 2015 Total population: 5 to 9 years    | 6.18%  | 4.68%  | 4.68%  |
| % 2015 Total population: 10 to 14 years  | 6.86%  | 4.52%  | 4.56%  |
| % 2015 Total population: 15 to 19 years  | 5.48%  | 7.28%  | 9.55%  |
| % 2015 Total population: 20 to 24 years  | 3.99%  | 20.64% | 25.65% |
| % 2015 Total population: 25 to 29 years  | 3.16%  | 6.35%  | 6.85%  |
| % 2015 Total population: 30 to 34 years  | 4.41%  | 5.33%  | 5.39%  |
| % 2015 Total population: 35 to 39 years  | 4.90%  | 4.06%  | 4.14%  |
| % 2015 Total population: 40 to 44 years  | 6.44%  | 4.18%  | 4.10%  |
| % 2015 Total population: 45 to 49 years  | 5.86%  | 4.25%  | 3.83%  |
| % 2015 Total population: 50 to 54 years  | 8.73%  | 5.47%  | 4.70%  |
| % 2015 Total population: 55 to 59 years  | 11.85% | 5.87%  | 4.99%  |
| % 2015 Total population: 60 to 64 years  | 10.21% | 5.63%  | 4.39%  |
| % 2015 Total population: 65 to 69 years  | 7.05%  | 4.01%  | 3.59%  |
| % 2015 Total population: 70 to 74 years  | 4.77%  | 3.24%  | 2.55%  |



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| Population (Cont.)                             | 1-mi.  | 3-mi.  | 5-mi.  |
|--|--------|--------|--------|
| % 2015 Total population: 75 to 79 years        | 1.96%  | 2.67%  | 1.95%  |
| % 2015 Total population: 80 to 84 years        | 1.87%  | 2.72%  | 1.77%  |
| % 2015 Total population: 85 years and over     | 1.22%  | 4.54%  | 2.46%  |
| 2015 White alone                               | 2,568  | 12,987 | 53,486 |
| 2015 Black or African American alone           | 277    | 2,151  | 11,329 |
| 2015 American Indian and Alaska Native alone   | 3      | 42     | 231    |
| 2015 Asian alone                               | 164    | 546    | 2,077  |
| 2015 Native Hawaiian and OPI alone             | n/a    | 14     | 33     |
| 2015 Some Other Race alone                     | 21     | 258    | 1,239  |
| 2015 Two or More Races alone                   | 72     | 536    | 2,674  |
| 2015 Hispanic                                  | 110    | 711    | 3,277  |
| 2015 Not Hispanic                              | 2,995  | 15,823 | 67,792 |
| % 2015 White alone                             | 82.71% | 78.55% | 75.26% |
| % 2015 Black or African American alone         | 8.92%  | 13.01% | 15.94% |
| % 2015 American Indian and Alaska Native alone | 0.10%  | 0.25%  | 0.33%  |
| % 2015 Asian alone                             | 5.28%  | 3.30%  | 2.92%  |
| % 2015 Native Hawaiian and OPI alone           | 0.00%  | 0.08%  | 0.05%  |
| % 2015 Some Other Race alone                   | 0.68%  | 1.56%  | 1.74%  |
| % 2015 Two or More Races alone                 | 2.32%  | 3.24%  | 3.76%  |
| % 2015 Hispanic                                | 3.54%  | 4.30%  | 4.61%  |
| % 2015 Not Hispanic                            | 96.46% | 95.70% | 95.39% |

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| <b>Population (Cont.)</b>                                    | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|--|--------------|--------------|--------------|
| 2015 Not Hispanic: White alone                               | 1,934        | 10,170       | 47,753       |
| 2015 Not Hispanic: Black or African American alone           | 129          | 1,200        | 9,081        |
| 2015 Not Hispanic: American Indian and Alaska Native alone   | 5            | 29           | 172          |
| 2015 Not Hispanic: Asian alone                               | 115          | 303          | 1,780        |
| 2015 Not Hispanic: Native Hawaiian and OPI alone             | n/a          | 3            | 20           |
| 2015 Not Hispanic: Some Other Race alone                     | 2            | 48           | 147          |
| 2015 Not Hispanic: Two or More Races                         | 10           | 171          | 1,169        |
| % 2015 Not Hispanic: White alone                             | 87.39%       | 83.63%       | 77.29%       |
| % 2015 Not Hispanic: Black or African American alone         | 5.83%        | 9.87%        | 14.70%       |
| % 2015 Not Hispanic: American Indian and Alaska Native alone | 0.23%        | 0.24%        | 0.28%        |
| % 2015 Not Hispanic: Asian alone                             | 5.20%        | 2.49%        | 2.88%        |
| % 2015 Not Hispanic: Native Hawaiian and OPI alone           | 0.00%        | 0.02%        | 0.03%        |
| % 2015 Not Hispanic: Some Other Race alone                   | 0.09%        | 0.39%        | 0.24%        |
| % 2015 Not Hispanic: Two or More Races                       | 0.45%        | 1.41%        | 1.89%        |
| <b>Population Change</b>                                     | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
| Total: Employees (NAICS)                                     | n/a          | n/a          | n/a          |
| Total: Establishments (NAICS)                                | n/a          | n/a          | n/a          |

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## Demographics

### Population Change (Cont.)

|                                  | 1-mi.  | 3-mi.  | 5-mi.  |
|----------------------------------|--------|--------|--------|
| 2015 Total Population            | 3,105  | 16,534 | 71,069 |
| 2015 Households                  | 1,171  | 7,131  | 28,457 |
| Population Change 2010-2015      | 352    | 1,086  | 3,987  |
| Household Change 2010-2015       | 124    | 409    | 1,480  |
| % Population Change 2010-2015    | 12.79% | 7.03%  | 5.94%  |
| % Household Change 2010-2015     | 11.84% | 6.08%  | 5.49%  |
| Population Change 2000-2015      | 892    | 4,373  | 9,286  |
| Household Change 2000-2015       | 361    | 1,749  | 4,119  |
| % Population Change 2000 to 2015 | 40.31% | 35.96% | 15.03% |
| % Household Change 2000 to 2015  | 44.57% | 32.50% | 16.92% |

### Housing

|                                    | 1-mi.  | 3-mi.  | 5-mi.  |
|------------------------------------|--------|--------|--------|
| 2015 Housing Units                 | 828    | 5,617  | 25,860 |
| 2015 Occupied Housing Units        | 810    | 5,382  | 24,337 |
| 2015 Owner Occupied Housing Units  | 767    | 3,171  | 12,498 |
| 2015 Renter Occupied Housing Units | 43     | 2,211  | 11,839 |
| 2015 Vacant Housings Units         | 18     | 235    | 1,445  |
| % 2015 Occupied Housing Units      | 97.83% | 95.82% | 94.11% |

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## Demographics

### Housing (Cont.)

|                                      | 1-mi.  | 3-mi.  | 5-mi.  |
|--------------------------------------|--------|--------|--------|
| % 2015 Owner occupied housing units  | 94.69% | 58.92% | 51.35% |
| % 2015 Renter occupied housing units | 5.31%  | 41.08% | 48.65% |
| % 2000 Vacant housing units          | 2.17%  | 4.18%  | 5.59%  |

### Income

|   | 1-mi.    | 3-mi.    | 5-mi.    |
|---|----------|----------|----------|
| 2015 Household Income: Median                 | \$59,328 | \$37,791 | \$34,740 |
| 2015 Household Income: Average                | \$83,862 | \$58,223 | \$52,931 |
| 2015 Per Capita Income                        | \$31,781 | \$25,492 | \$23,232 |
| 2015 Household income: Less than \$10,000     | 77       | 873      | 4,037    |
| 2015 Household income: \$10,000 to \$14,999   | 67       | 528      | 2,293    |
| 2015 Household income: \$15,000 to \$19,999   | 63       | 694      | 2,541    |
| 2015 Household income: \$20,000 to \$24,999   | 39       | 294      | 1,713    |
| 2015 Household income: \$25,000 to \$29,999   | 54       | 552      | 2,043    |
| 2015 Household income: \$30,000 to \$34,999   | 67       | 395      | 1,689    |
| 2015 Household income: \$35,000 to \$39,999   | 52       | 411      | 1,484    |
| 2015 Household income: \$40,000 to \$44,999   | 27       | 223      | 1,089    |
| 2015 Household income: \$45,000 to \$49,999   | 63       | 289      | 1,201    |
| 2015 Household income: \$50,000 to \$59,999   | 82       | 509      | 1,878    |
| 2015 Household income: \$60,000 to \$74,999   | 125      | 544      | 2,194    |
| 2015 Household income: \$75,000 to \$99,999   | 114      | 632      | 2,441    |
| 2015 Household income: \$100,000 to \$124,999 | 133      | 535      | 1,712    |
| 2015 Household income: \$125,000 to \$149,999 | 53       | 228      | 812      |
| 2015 Household income: \$150,000 to \$199,999 | 81       | 235      | 745      |

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| <b>Income (Cont.)</b>                           | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|---|--------------|--------------|--------------|
| 2015 Household income: \$200,000 or more        | 74           | 189          | 585          |
| % 2015 Household income: Less than \$10,000     | 6.58%        | 12.24%       | 14.19%       |
| % 2015 Household income: \$10,000 to \$14,999   | 5.72%        | 7.40%        | 8.06%        |
| % 2015 Household income: \$15,000 to \$19,999   | 5.38%        | 9.73%        | 8.93%        |
| % 2015 Household income: \$20,000 to \$24,999   | 3.33%        | 4.12%        | 6.02%        |
| % 2015 Household income: \$25,000 to \$29,999   | 4.61%        | 7.74%        | 7.18%        |
| % 2015 Household income: \$30,000 to \$34,999   | 5.72%        | 5.54%        | 5.94%        |
| % 2015 Household income: \$35,000 to \$39,999   | 4.44%        | 5.76%        | 5.21%        |
| % 2015 Household income: \$40,000 to \$44,999   | 2.31%        | 3.13%        | 3.83%        |
| % 2015 Household income: \$45,000 to \$49,999   | 5.38%        | 4.05%        | 4.22%        |
| % 2015 Household income: \$50,000 to \$59,999   | 7.00%        | 7.14%        | 6.60%        |
| % 2015 Household income: \$60,000 to \$74,999   | 10.67%       | 7.63%        | 7.71%        |
| % 2015 Household income: \$75,000 to \$99,999   | 9.74%        | 8.86%        | 8.58%        |
| % 2015 Household income: \$100,000 to \$124,999 | 11.36%       | 7.50%        | 6.02%        |
| % 2015 Household income: \$125,000 to \$149,999 | 4.53%        | 3.20%        | 2.85%        |
| % 2015 Household income: \$150,000 to \$199,999 | 6.92%        | 3.30%        | 2.62%        |
| % 2015 Household income: \$200,000 or more      | 6.32%        | 2.65%        | 2.06%        |
| <b>Retail Sales Volume</b>                      | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
| 2015 Childrens/Infants clothing stores          | \$301,244    | \$1,791,384  | \$7,071,604  |
| 2015 Jewelry stores                             | \$117,183    | \$672,387    | \$2,613,169  |
| 2015 Mens clothing stores                       | \$370,945    | \$2,150,550  | \$8,426,060  |
| 2015 Shoe stores                                | \$373,473    | \$2,158,799  | \$8,420,259  |

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## Demographics

| Retail Sales Volume (Cont.)                                     | 1-mi.       | 3-mi.        | 5-mi.         |
|---|-------------|--------------|---------------|
| 2015 Womens clothing stores                                     | \$655,407   | \$3,702,186  | \$14,302,827  |
| 2015 Automobile dealers   | \$5,127,844 | \$28,507,018 | \$109,338,346 |
| 2015 Automotive parts and accessories stores                    | \$1,011,406 | \$5,626,348  | \$21,720,706  |
| 2015 Other motor vehicle dealers                                | \$150,980   | \$832,302    | \$3,266,956   |
| 2015 Tire dealers   | \$451,003   | \$2,516,341  | \$9,709,992   |
| 2015 Hardware stores  | \$22,408    | \$113,955    | \$436,404     |
| 2015 Home centers   | \$227,314   | \$1,157,034  | \$4,354,656   |
| 2015 Nursery and garden centers                                 | \$281,342   | \$1,427,027  | \$5,288,188   |
| 2015 Outdoor power equipment stores                             | \$120,924   | \$630,510    | \$2,375,937   |
| 2015 Paint andwallpaper stores                                  | \$25,379    | \$136,137    | \$523,753     |
| 2015 Appliance, television, and other electronics stores        | \$706,398   | \$3,843,682  | \$14,737,675  |
| 2015 Camera andphotographic supplies stores                     | \$53,372    | \$295,005    | \$1,126,037   |
| 2015 Computer andsoftware stores                                | \$1,865,443 | \$10,686,292 | \$41,654,571  |
| 2015 Beer, wine, and liquor stores                              | \$325,826   | \$1,855,332  | \$7,228,196   |
| 2015 Convenience stores   | \$1,384,899 | \$8,173,962  | \$32,212,055  |
| 2015 Restaurant Expenditures                                    | \$1,360,804 | \$7,580,216  | \$29,219,816  |
| 2015 Supermarkets and other grocery (except convenience) stores | \$5,248,678 | \$30,129,122 | \$117,465,350 |
| 2015 Furniture stores   | \$485,034   | \$2,703,320  | \$10,413,082  |
| 2015 Home furnishings stores                                    | \$1,740,975 | \$9,543,345  | \$36,554,411  |
| 2015 General merchandise stores                                 | \$9,047,066 | \$49,641,831 | \$189,924,621 |
| 2015 Gasoline stations with convenience stores                  | \$4,455,568 | \$25,557,541 | \$99,807,870  |

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### Retail Sales Volume (Cont.)

|   | 1-mi.       | 3-mi.        | 5-mi.         |
|---|-------------|--------------|---------------|
| 2015 Other gasoline stations                    | \$3,231,604 | \$18,341,121 | \$71,386,857  |
| 2015 Department stores (excl leased depts)      | \$8,929,883 | \$48,969,444 | \$187,311,452 |
| 2015 General merchandise stores                 | \$9,047,066 | \$49,641,831 | \$189,924,621 |
| 2015 Other health and personal care stores      | \$351,656   | \$1,954,271  | \$7,465,058   |
| 2015 Pharmacies and drug stores                 | \$1,422,061 | \$7,883,273  | \$30,188,510  |
| 2015 Pet and pet supplies stores                | \$385,331   | \$2,113,983  | \$8,168,679   |
| 2015 Book, periodical, and music stores         | \$60,393    | \$328,574    | \$1,250,652   |
| 2015 Hobby, toy, and game stores                | \$160,645   | \$902,449    | \$3,514,581   |
| 2015 Musical instrument and supplies stores     | \$16,398    | \$92,254     | \$356,474     |
| 2015 Sewing, needlework, and piece goods stores | \$31,403    | \$173,556    | \$658,313     |
| 2015 Sporting goods stores                      | \$159,159   | \$880,405    | \$3,364,207   |

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info@gardnermi.com

(269) 323-7774



**Gardner Group of Michigan**

5770 Venture Park  
Kalamazoo, MI 49009

**Gardner Group of Michigan**

**Website:**

<http://www.gardnermi.com>