



**SIGNATURE  
ASSOCIATES**



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**

**4851 S. Sprinkle Road  
Kalamazoo, Michigan**



## PROPERTY HIGHLIGHTS

1.407 acres of commercial zoned land. Less than 1 mile from 1-94. Great for a variety of uses. Possible users could be coffee, quick-service restaurant, bank and general retailers to name a few. Site has over 240 feet of frontage. Some use and restrictions may apply.

<b>BUILDING SF</b>	N/A
<b>LAND SF</b>	61,289
<b>YEAR BUILT</b>	N/A
<b>PARKING</b>	N/A
<b>TRAFFIC COUNTS</b>	24,389 VPD

<b>SIGNAGE TYPE</b>	Available
<b>1-MILE (POP.)</b>	2,962
<b>3-MILE (POP.)</b>	27,242
<b>MED. INCOME</b>	\$66,838
<b>SPACE USE</b>	Commercial



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### PARCEL DETAILS

This 1.4 acre parcel is available for sale near the intersection of S. Sprinkle Road and Kilgore (N Avenue). Traffic counts are 24,389 vehicles daily.

The property is located on the northbound side of S. Sprinkle Road. Development to exclude uses similar to convenience store items.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	07-31-356-031
<b>2024 RE TAXES</b>	\$1944.96
<b>ZONING</b>	M – Manufacturing District

### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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