

## WESTNEDGE RETAIL - PORTAGE GALLERIA AT CROSSROADS

Retail  
For Lease  
6412 S Westnedge Avenue  
Portage, Michigan

### Overview:

Great location with ultimate visibility! In Crossroads Mall corridor. Located on Westnedge side of Galleria Retail Center & Mall Drive intersection. Former yogurt shop. 2500 SF clean, two restrooms. 50,000 cars per day!



### Information:

County:	Kalamazoo
Municipality:	Portage
Gross Size:	30,400 SF
Available for Lease:	2,500 SF
Buildings / Units:	1 Building / 12 Units
Building Levels:	1 Level
Total Acres:	1.87 Acres
Lot Dimensions:	308' x 265'
Zoning Code / Description:	C / Commercial
Construction:	Poured Concrete / Concrete
Sewer / Water:	Public / Public
Heat Type / Source:	Central / Gas / Geo Thermal
Parking # / Type:	Open / Asphalt
Restrooms:	2 / Common Area
Air Conditioning:	Central Air
EST. NNN:	\$5.20/SF

### Contact Information:

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### Lease Price:

**\$17.00/SF NNN**