



RETAIL

Midlink
Business Park

AN EASILY ACCESSIBLE AND CONVENIENT ENVIRONMENT FOR RETAILERS.

Midlink Business Park's state-of-the-art, 340-acre campus is a thriving hub of activity in Kalamazoo, Michigan — retail, industrial, and commercial activities bring approximately 2,000 cars and trucks per day into the Midlink campus.

Our 40-acre Retail corridor's convenient location offers unparalleled access to and from I-94 and its 89,600 vehicles per day. Additionally, 30,967 vehicles pass by Midlink daily on the busy Sprinkle Road corridor which is a major north south thruway in Kalamazoo.

Major employers, like Stryker and Pfizer, are just a mile south on Sprinkle Road. General Mills, Kaiser Aluminum, Zeigler Motorsports, Graphic Packaging and Landscape Forms (to name a few) are located within the Midlink campus. The Kalamazoo/Battle Creek International Airport is 1.5 miles from Midlink as well.

Today Midlink's retail corridor boast two hotels and the Zeigler Motorsports complex which has 70K sq ft of retail space.

Directly across Sprinkle Road is the Wings Event Center, home of the Kalamazoo K-Wings, a professional hockey team. The Event Center hosts 300 events each year, which draws in 500,000 visitors annually.

Come join Midlink's retail corridor.

MIDLINK EAST TENANTS

Kaiser Aluminum
W. Soule & Co.
Landscape Forms
Mann+Hummel USA

MIDLINK WEST TENANTS

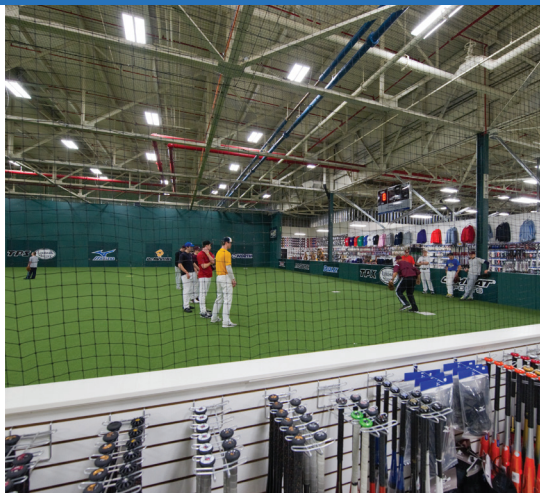
Sigma Machine
Erickson's Flooring & Supply
Softball Fans
ESCO
Tourney Consulting Group
Graphic Packaging
Fabri-Kal
HP Products
Tekna
Hycorr
Hotline Freight
CHEP USA
Kalamazoo Public Schools

RETAIL CORRIDOR



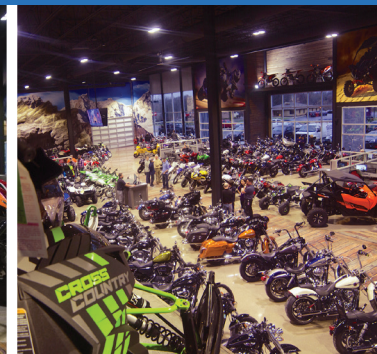
JOIN THE RETAILERS ALREADY SUCCEEDING HERE.

Candlewood Suites is a 95-room hotel that books approximately 7,500 room-nights a year.



Softball Fans keeps evening and weekend traffic steady with a combination of retail, tournaments and training. The indoor training facilities feature, pitching and batting cages and a full practice infield. Over 1,600 patrons pour into Softball Fans monthly.

Zeigler Motorsports is part of the Zeigler Automotive Group, one of the largest automotive dealer groups in the country. A 70,000 SF building selling; Yamaha, Polaris, Honda, KTM, Kawasaki, Can-AM, Sea-doo, Ski-doo, Suzuki, Arctic Cat, Bad Boy, Slingshot, Timbersled, Indian Motorcycle and EZ-GO.



Tap House's third location boosts mid-day, evening and weekend traffic. The 4,500 square-foot favorite among locals, seats 150-160 people. With 30 beers on tap, six taps for wine, and a well-curated whiskey list, there's always excitement to be found.



BUY, LEASE, BUILD YOUR OWN OR WE WILL BUILD-TO-SUIT.

Coming soon.



Midlink can accommodate almost any scenario.
All infrastructure is ready and waiting.

- 9,000 SF of white box space divisible 1,500-4,500 SF
- Convenient location
- Two drive thru opportunities
- Ample parking
- Highly visible to 120,567 vehicles daily



120,000 VEHICLES PASS MIDLINK DAILY.



At Midlink Business Park, you can rely on consistently high, daily traffic counts.

- 89,600 vehicles on I-94 and 30,967 on Sprinkle Road daily
- Approximately 2,000 people on the Midlink campus daily
- 90,536 high-income employees work within five miles of the park
- 900-plus hotel and motel rooms right at the exit
- 95-unit Candlewood Suites on site and new 90-room Fairfield Inn & Suites by Marriott opening in 2018
- Wings Event Center: Home to the Kalamazoo K-Wings, a professional hockey team. 300 events draw 500,000 visitors each year.
- 228,181 residents within 10 miles



Opening in 2018



Wings Event Center, located across the street from Midlink, is a

full-service entertainment venue offering concerts, professional hockey and other sports, trade shows, festivals and family events. During a typical year, the venue draws more than 500,000 visitors.



Midlink is minutes away from the **Kalamazoo International Airport**, **Stryker Corporation's headquarters** and **Pfizer**. There are more than 5,500 other businesses within a five mile radius of the park with over 90,500 employees.



DEMOGRAPHICS AT A GLANCE.

NOW AVAILABLE

- Land parcels from 1-25 acres for sale or lease
- 1,200 SF to 200,000 SF build-to-suit options
- Free-standing and multi-tenant options available

CENTRAL LOCATION

- 1 hour south of Grand Rapids
- 2 hours west of Detroit
- 2 hours east of Chicago
- 3 ½ hours north of Indianapolis

FEATURES

- Prime retail site with significant I-94 highway exposure
- More than 1,000 front feet along Sprinkle Road
- 120,000-plus cars drive by the site everyday
- Adjacent to Midlink’s industrial facilities totaling 1.6 million SF
- Approximately 2,000 people on the Midlink campus daily
- Park includes 100 acres for further development



2.3 million square feet of buildings at Midlink Business Park. 2,000 people touch the property on a daily bases.

POTENTIAL CUSTOMERS WITHIN 10 MILES

Population	228,181
Population increase 2010-2016	0%
Projected 2021 Population	235,351
More than 5,509 businesses are within five miles of Midlink, including 117 major employers (defined as having 100+ employees)	

AVERAGE (2-WAY) DAILY TRAFFIC VOLUMES AT MIDLINK

Sprinkle Road	30,967
I-94	89,600

GROWTH 2010-2016 GROWTH RATE 2021 POPULATION

Kalamazoo County	0.47	266,156
Michigan	0.11	10,067,335
United States	0.75	337,326,118

GEOGRAPHIC PROFILE

	WITHIN 1 MILES	WITHIN 5 MILES	WITHIN 10 MILES
Total Population	4,927	97,943	228,181
Population Density	627.64	1247.68	726.23
Median Age	41.9	33.6	34
Households	171	39,642	92,162
Families	112	21,548	52,684
Average Household Size	2.35	2.35	2.38
Owner Occupied Housing	135	21,919	54,974
Median Household Income	\$47,345	\$37,989	\$44,754
Average Household Income	\$55,064	\$52,782	\$63,361
Per Capita Income	\$21,935	\$22,138	\$26,204
Daytime Population (2016-Workers)		90,536	129,926
Daytime Population (2016-Residents)		51,581	116,499
Businesses		5,509	9,574

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THE ONLY THING MISSING AT MIDLINK IS YOUR BUSINESS.

 **Call 269.384.1100 for a tour today.**

5200 East Cork St., Kalamazoo, MI 49048
midlink.com

Midlink
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Midlink is a **Hackman Capital Partners** Property.