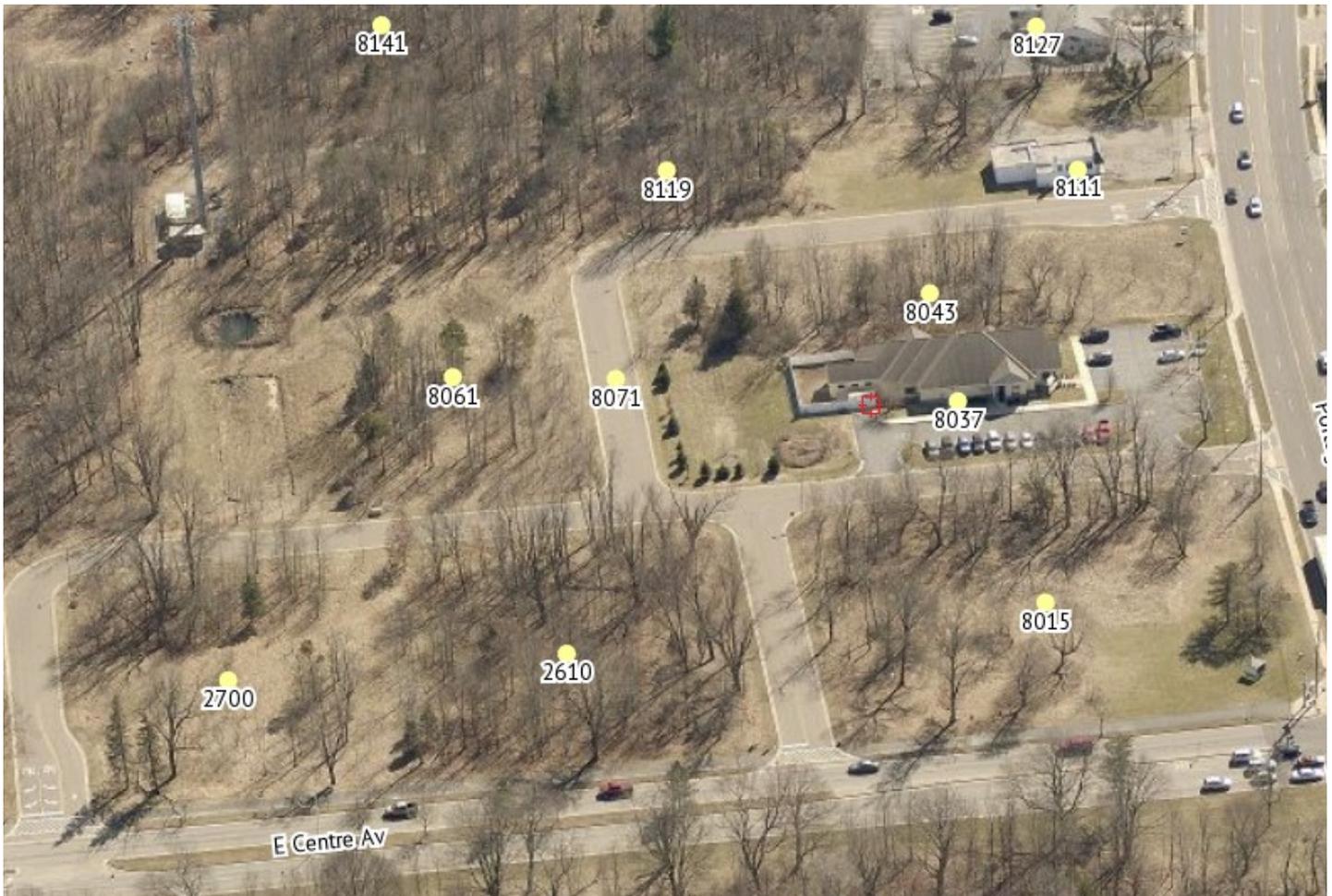


Property Information Packet

Commercial Development

CentrePort Commons



Site Information

CentrePort Commons

These undeveloped parcels are located at the northern portion of the Lake Center Business District, approximately one and one-half miles east of the City Center area. The sites are zoned B-3 (General Business) and are located at the south-east corner of two major thoroughfares. The sites have access from East Centre Avenue, with daily traffic counts of 17,600(2019) and Portage Road with daily traffic counts of 18,400(2019). The overall site is situated approximately 3 miles from I-94 with convenient accessibility via Portage Road. The sites are located within a mile of two world renowned manufacturing companies (Pfizer Pharmaceutical & Stryker Medical). As of April 2020, a Bronson Primary Health Care Center was nearing construction completion. These sites will be great for mixed-use development that can accommodate small to medium sized services.

Lot Dimensions & Building Specifications

Size: 1.38 acres +/-

Frontage: Centre Avenue & Portage Road

Building: to suit

Legal: CENTREPORT COMMONS

Municipal Water: 16 -inch main available

Municipal Sewer: 8-inch main available

Electric: Consumers Energy

Natural Gas: Consumers Energy

Telecommunications: AT&T, Charter

Fiber Optic: Yes

Parcel Number:

00023-501-O (8015)

00023-504-O (8043)

00023-505-O (8061)

Owner

Treystar Holdings, LLC

PO Box 51716

Kalamazoo, MI 49005

Zoning

B-3 General Business

2020 S.E.V.

\$120,200 (8015)

\$84,500 (8043)

\$82,800 (8061)

- *One Stop Shop Development Review Process.*
- *Expedited Site Plan Review and Permitting.*
- *Award Winning Development Review Team (DRT) Process.*
- *Coordinated Development Plan Review & Speed to Permitting.*

Potential Incentives

- ◆ Brownfield Redevelopment
- ◆ Tax Abatement for an eligible facility
- ◆ MEDC Assistance

About the City of Portage

Portage has shown itself to be the municipal equal to a renewable resource. The city offers its citizens a dynamic living environment, energized and sustained by quality of life characteristics that are unmatched in the region, punctuated with great retail, and enriched by a unique pledge to share the natural environment with its citizens.

Portage residents enjoy a variety of housing options with low taxes, safe and well-maintained neighborhoods, world-class healthcare, enriching activities and entertainment, and an **extensive park and trail system** that connects citizens to each other and the natural world. Finally, residents can take advantage of **investments/upgrades to Portage Public School facilities**.

The city continuously engages its citizens to address current challenges and develop a future vision for our community - and ultimately ensure the city remains *A Natural Place to Move*.

Contact

City of Portage
 Department of Community Development
 7900 South Westnedge Avenue
 Portage, MI 49002
 (269)329-4477
portagemi.gov/173/Community-Development

