

Downtown Kalamazoo

Located halfway between Chicago and Detroit in the Southwest corner of Michigan, downtown Kalamazoo is the region's central business district, home to 700 businesses employing nearly 13,000 people and growing. The region as a whole is leading the state in job creation and economic development.

It is also a true urban center, rare among cities this size, with 600 apartments housing 1,200 residents, with more units under construction.

The evening traffic at downtown Kalamazoo's eclectic mix of pubs, clubs and restaurants grows every year, and each new venue increases people's desire to visit. Part of this is due to downtown's arts & culture scene, including four civic and professional performance organizations, the 14-screen cinema, and our proximity to Michigan's largest performance hall, Miller Auditorium.

The 38,000 students from Western Michigan University, Kalamazoo College, and Kalamazoo Valley Community College also visit downtown to work and play. KVCC's downtown campus brings 5,000 students each week, and WMU's School of Medicine is on track to begin classes in the fall of 2014.

The historic Kalamazoo Mall, with its snowmelt and distinctive boutiques, is experiencing the resurgence in the number of shoppers wanting something unique.

This is the area's primary arts & culture district, drawing over 2,000,000 visitors annually. It creates memories, where customers make a day of shopping and dining or come to make special purchases marking life's important milestones. Downtown Kalamazoo is the heart of Southwest Michigan.



Demographics & Traffic



Downtown Demographics

	3 mile	5 mile	Trade Area
Population	84,415	146,060	328,867
A.H. Income	\$48,030	\$52,247	\$59,878
Avg. Age	34	36	37

Source: esri, 2011

Area College Student Population **37,889**

(Western Michigan University, Kalamazoo College, Kalamazoo Valley Community College, Davenport College)

Traffic Counts

Michigan Avenue (eastbound, one way)	17,000
Kalamazoo Avenue (westbound, one way)	14,500
Park Street (northbound, one way)	10,200
Westnedge Avenue (southbound, one way)	14,300

Employment Data

Total Downtown Labor Force	12,553
County Labor Force	128,670
County Unemployment Rate	7.3%
(Upjohn Institute for Employment Research)	
Cost of Living Index	95.2

Largest Downtown Employers:

Pfizer, Bronson Healthcare Group, City of Kalamazoo, Radisson Hotel, Healthcare Midwest, AT&T, County of Kalamazoo



Winter 2013

Development Projects

Over the next 12 months, 75,000 square feet of commercial space and 100 new residential units will become available; some have started waiting lists.

Metropolitan Center

Historic renovation at the corner of Michigan & the Mall
11,000 square feet of commercial space
28 residential units
Completed: August 2012



Peregrine Plaza

Former school returns to its retail glory days
15,000 square feet of commercial space
14 residential units
Completion date: Early 2013



Corporation Hall

Complete modern transformation of former City Hall
8,000 square feet of commercial space
5 residential units
Completion date: Early 2013



The Exchange

New construction at Kalamazoo's most prominent corner
48,000 square feet of commercial space
50 residential units
Completion date: Late 2013



Gazette Building

Major redevelopment just south of the Kalamazoo Mall
401 S Burdick
100,000 SF Mixed-Use
Completion date: Mid 2013



WMU School of Medicine

New 4-year medical school in the heart of downtown
300 Portage Street
330,000+ SF
First Class Fall 2014



Downtown Kalamazoo Inc. convenes partners to leverage resources at the City, State and Federal level to assist projects in the urban core.

Contact Us

For more information, or to schedule a tour of downtown Kalamazoo, contact:

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