



THE HINMAN COMPANY

THE TRADE CENTRE

New Upscale Mixed-use Development on I-94 & S.Westnedge - 1 to 14 Acres

Restaurant/ Fast Casual/ Specialty Retail/ Office/ Lodging



Portage, MI - Welcome to the land of rolling hills, sparkling clear lakes, stellar recreation, and stunning entertainment. With a diverse and rich culture, Southwest Michigan is the ideal destination offering attractions, lodging, recreation, housing, dining, and shopping for every preference and budget. With more than 2,600 hotel rooms, this scenic year-round community offers a newly renovated, vibrant Art Deco downtown, historic neighborhoods, outstanding museums and theatres, 3 ski resorts, 4 wineries, 22 golf courses, and 83 lakes with public access.



Conceptual Illustration of Proposed Upscale Retail/Fast Casual



Site Location Map



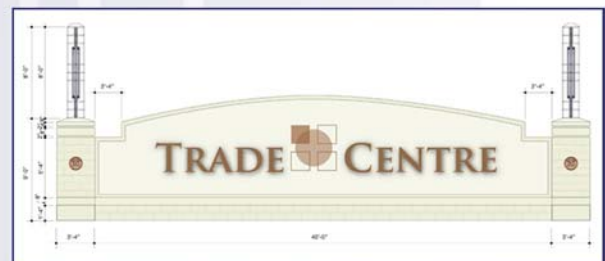
High Traffic, Unparalleled Visibility, Convenient Local and Regional Access

Located at the heart of this thriving commercial region, The Trade Centre symbolizes a **growing, contemporary community...**

- Major investments (totaling over \$120 million): Stryker \$30 million, Bronson \$50 million, Borgess \$100 million, Western Michigan University \$25 million
 - Housing permits up 22% (February 4, 2005)
 - Over 1,000 new single-family homes constructed over five years
 - 200 new businesses over 5 years, creating more than 2,400 jobs in Portage alone
 - Population growth of 38% over 10 years
- ...with higher incomes...
- Average annual HHI of \$57,421, expected to grow 75% over ten years
- ...and an educated workforce.
- 27,829 students attend Western Michigan University, located in Kalamazoo
 - 93.8% of the Kalamazoo population have a High School Diploma or better
 - Portage students rate in the top 2.7% for Michigan high school students in advanced placement testing and on ACT tests

Demographics:

MSA Population	462,127
Kalamazoo County Population	242,747
Population within a 3 mile radius	61,172
Population within a 5 mile radius	140,126
Population within a 10 mile radius	220,667
Population within a 30 mile radius	538,029



Wayfinding System

COMMERCIAL REAL ESTATE, INVESTMENT, DEVELOPMENT, MANAGEMENT & LEASING

The Hinman Company 750 Trade Centre Way Suite 100 Kalamazoo, MI 49002
phone (269) 342-8600 fax (269) 342-1949 www.hinmancompany.com



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Kalamazoo's most prestigious address - Fully Leased

750 Trade Centre Way - 83,500 SF



Now Under Construction

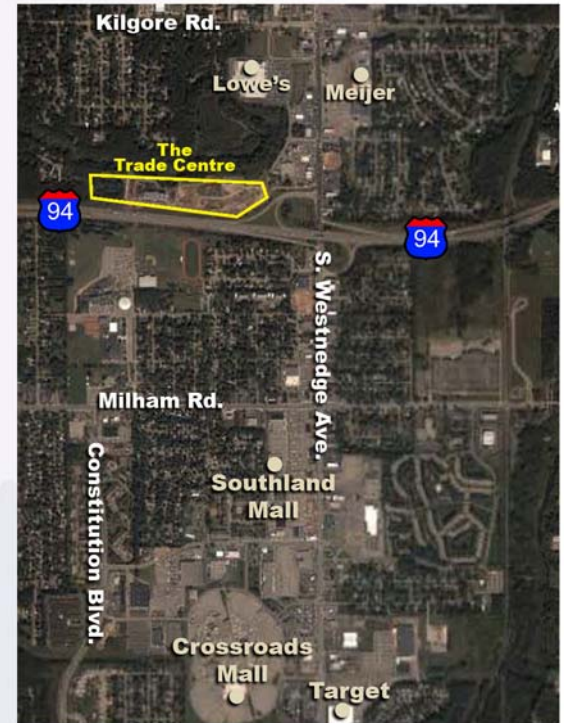
950 Trade Centre Way - 114,000 SF



Surrounded by Upscale Residential



Upscale, residential style hotel



Southwestern Michigan Commercial Corridor



Please contact:

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