



SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale or Lease

Location: 50 Knapp Drive
Side of Street: West
City: Battle Creek, MI
Cross Streets: Capital Avenue
County: Calhoun

Acreage:	1.86	**Improvements:**	N/A
Zoning:	C-6	**Dimensions:**	

UTILITIES

Sanitary Sewer:	No	**Gas:**	Yes
Storm Sewer:	No	**Outside Storage:**	No
Water:	Yes	**Rail Siding:**	No

ADJACENT LAND

North:		**East:**	
South:		**West:**	

PRICING INFORMATION

Asking Price:	Contact Broker	**Lease Rate:**	Contact Broker
Per Acre:	Contact Broker	**Parcel #:**	0076-00-870-0
Per SqFt :	Contact Broker	**Assessor Number:**	N/A
Terms:		**Taxes:**	$29,617.68 (2025)

TRAFFIC INFORMATION

Yr:	2025	**Count:**	12,218	Capital Ave. N. of I-94
Yr:	2025	**Count:**	15,284	Capital Ave. S. of I-94
Yr:	2025	**Count:**	60,704	I-94 E. of Capital Ave.
Yr:	2025	**Count:**	56,791	I-94 W. of Capital Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	5,328	$70,253
3 Mile Radius	23,672	$83,857
5 Mile Radius	54,951	$66,669

Comments: Situated on 1.86 acres, this property features a fully demolished interior and is construction-ready for immediate build-out. Prominent building signage is available with excellent visibility from I-94 in both eastbound and westbound directions, capturing exposure to over 50,000 vehicles per day. The site is surrounded by numerous national retailers, enhancing traffic and visibility. Contact Broker for additional information.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.