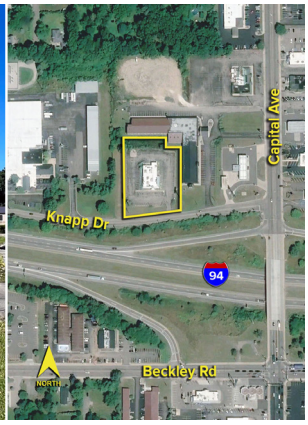




SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

Retail For Sale or Lease

Property Name:
Location: 50 Knapp Drive
City, State: Battle Creek, MI
Cross Streets: Capital Avenue
County: Calhoun
Zoning: C-6
Year Built: 2000

Total Building Sq. Ft.:	5,748	**Property Type:**	Restaurant
Available Sq. Ft.:	5,748	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	5,748	**Total Acreage:**	1.86
Max Cont. Sq. Ft.:	5,748	**Land Dimensions:**	N/A
Ceiling Height:	13'	**Parking:**	101
Overhead Door(s) / Height:	0	**Curb Cuts:**	1
Exterior Construction:	N/A	**Power:**	N/A
Structural System:	N/A	**Restrooms:**	Yes
Heating:	Yes	**Sprinklers:**	No
Air-Conditioning:	Yes	**Signage:**	On-Site
Basement:	No	**Roof:**	N/A
Number of Stories:	1	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**	**Yr:**	**Count:**		
1 Mile:	5,328	**1 Mile:**	$70,253		2025		12,218	Capital Ave. N. of I-94 2-Way
3 Miles:	23,672	**3 Miles:**	$83,857		2025		15,284	Capital Ave. S. of I-94 2-Way
5 Miles:	54,951	**5 Miles:**	$66,669		2025		60,704	I-94 E. of Capital Ave. 2-Way
					2025		56,791	I-94 W. of Capital Ave. 2-Way

Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	Contact Broker	**Improvement Allowance:**	N/A
Lease Type:	Contact Broker	**Options:**	N/A
Monthly Rate:	Contact Broker	**Taxes:**	$29,617.68 (2025)
Lease Term:	N/A	**TD:**	N/A
Security Deposit:	N/A	**Parcel #:**	0076-00-870-0
Sale Price:	Contact Broker	**Assessor #:**	N/A
Sale Terms:	N/A	**Date Available:**	Immediately

Utilities			
Sanitary Sewer:	No	**Electric:**	Yes
Storm Sewer:	No	**Gas:**	Yes
		Water:	Yes

Tenant Responsibilities: N/A

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.