

FOR SALE



3004 W Michigan Avenue, Battle Creek, MI

1,800 SF Vacant Retail / 0.526 Acre Development Opportunity



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FOR SALE

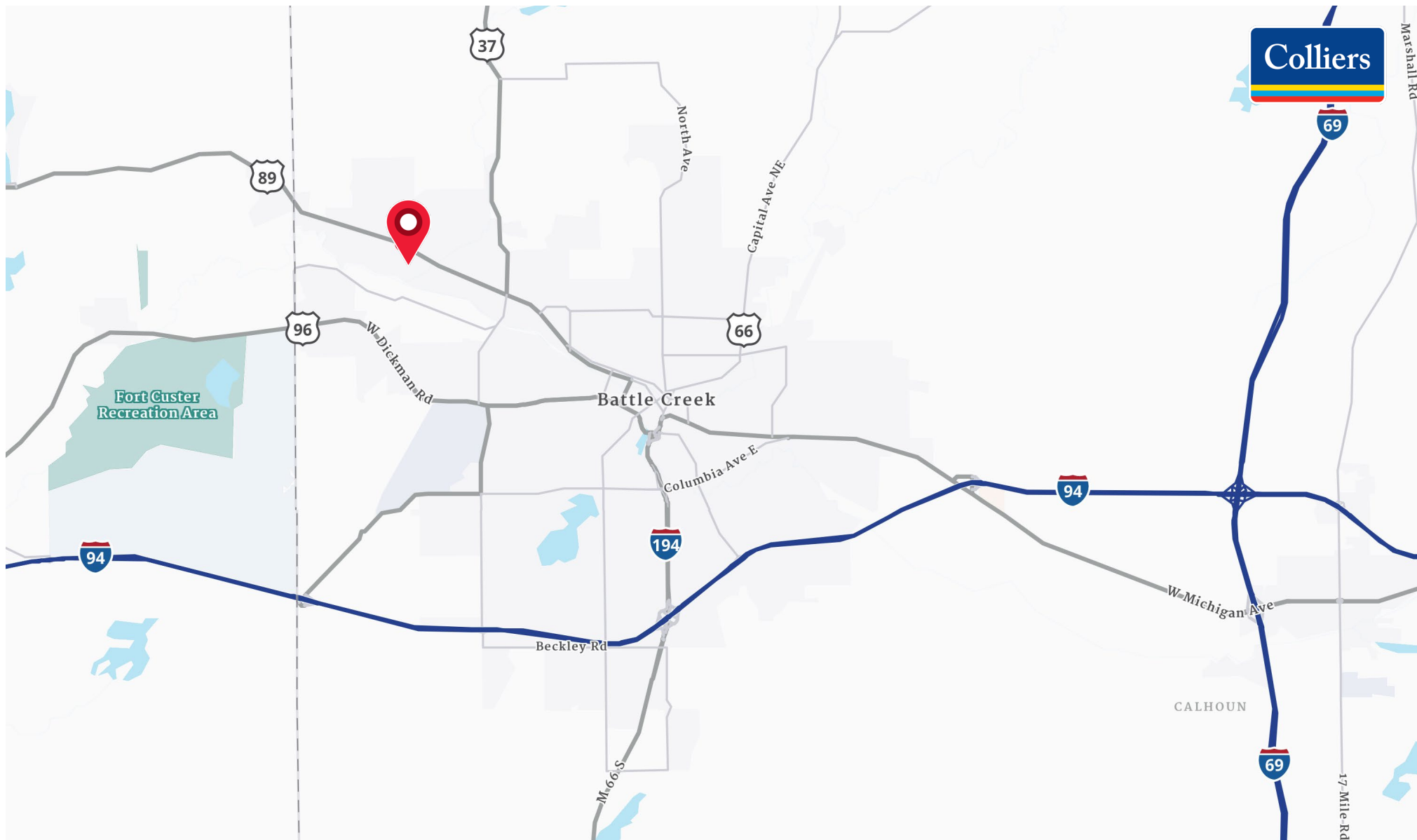
0.526 Acre Retail Development Opportunity

PROPERTY HIGHLIGHTS

Sale Price \$125,000

- Situated on a 0.526-Acre Corner Lot
- 1,850 SF Free Standing Building
- Excellent Redevelopment Opportunity
- (3) Points of Egress
- AADT: 10,617 on Michigan Avenue
- Zoning: C-Comm
 - Approved for Medical Marijuana Provisioning Center
- Municipality: Bedford Charter Township
- Parcel #: 04-670-007-001
- Year Built: 1950
- SEV: \$74,100
- Taxable Value: \$51,204





We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

LOCATION MAP

0.526 Acre Retail Development Opportunity

DEMOGRAPHICS

0.526 Acre Retail Development Opportunity



Household & Population Characteristics



Current Total Population

3 Miles: 15,194
5 Miles: 42,047
10 Miles: 107,861



Current Total Households

3 Miles: 6,695
5 Miles: 17,659
10 Miles: 44,810



Median Home Value

3 Miles: \$144,050
5 Miles: \$140,304
10 Miles: \$189,940



Owner Occupied Housing Units

3 Miles: 66.0%
5 Miles: 68.2%
10 Miles: 71.9%



Median Age

3 Miles: 40.2
5 Miles: 39.7
10 Miles: 41.3

Income & Household Summary



Average Household Income

3 Miles: \$67,974
5 Miles: \$68,129
10 Miles: \$83,919



Per Capita Income

3 Miles: \$30,231
5 Miles: \$28,833
10 Miles: \$34,909

Business



Total Businesses

3 Miles: 373
5 Miles: 1,494
10 Miles: 3,424



Total Employees

3 Miles: 10,551
5 Miles: 33,099
10 Miles: 56,404

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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