



2845 Capital Ave SW

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Battle Creek, Michigan 49015

Property Highlights

- Turnkey second-floor medical suite with reception, 6 exam rooms (each with sinks), 3 offices, a nurses' station, and 2 restrooms — move-in ready with no build-out.
- Additional flexible first-generation space available for a smaller or complementary use.
- Established 35,858 SF, three-story medical building anchored by Fresenius Dialysis and Bronson, driving built-in patient traffic.
- One minute to I-94 with 13,470 vehicles/day on Capital Avenue for strong visibility and access.
- Institutional healthcare anchors. Bronson Battle Creek Hospital (37.95% of GLA) and Renal Care Group Southwest Michigan (25.78% of GLA, leased through above pricing for stabilized single-tenant medical product).

Offering Summary

Lease Rate:	\$14 SF/yr
Building Size:	35,858 SF
Available SF:	6,680 SF
Lot Size:	5.012 Acres

Spaces	Lease Rate	Space Size
Suite 206	\$14.00 SF/yr	2,369 SF
Suite 201	\$14.00 SF/yr	3,611 SF
Suite 207	\$14.00 SF/yr	700 SF

For More Information



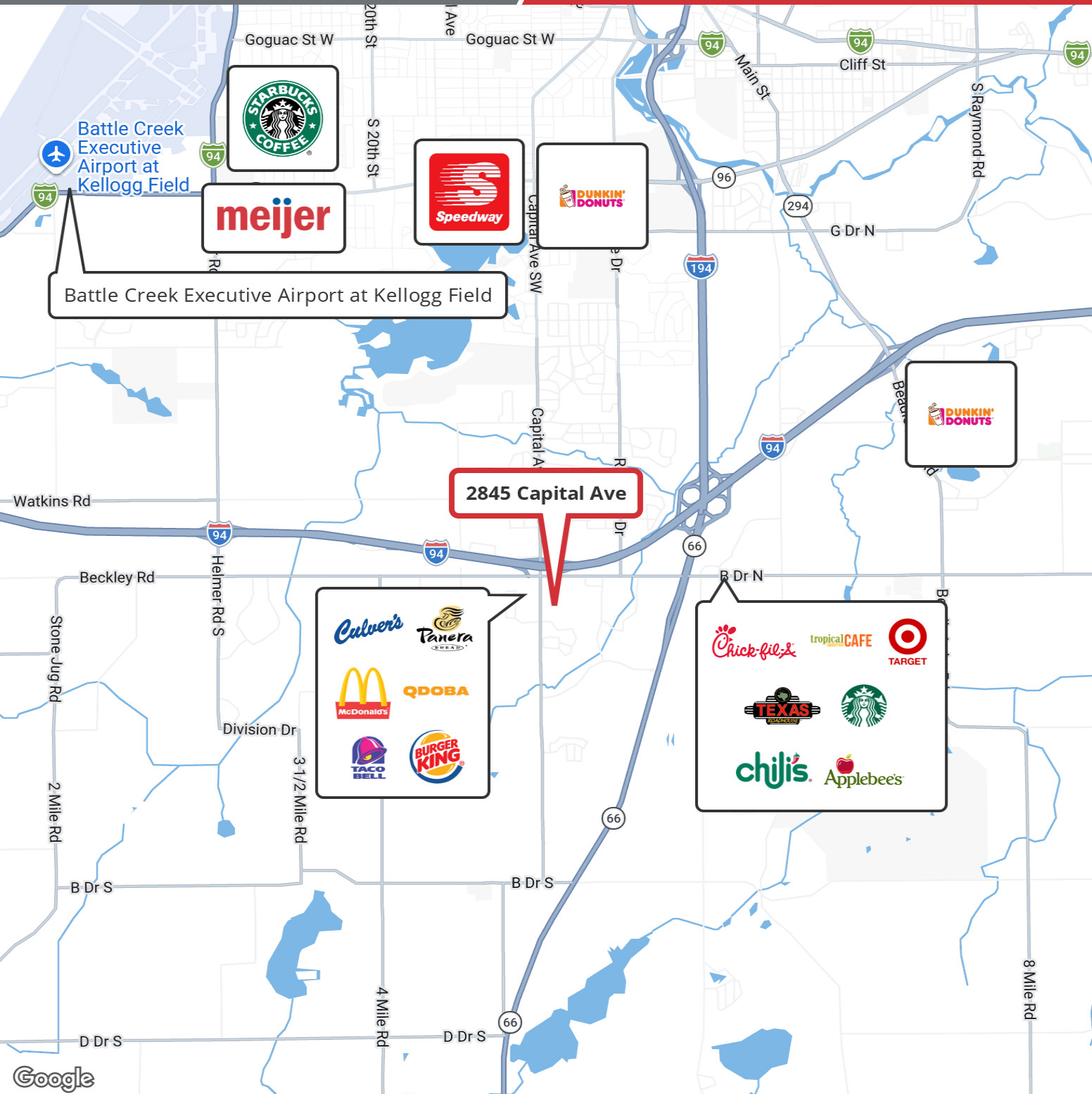
Jerome Abood

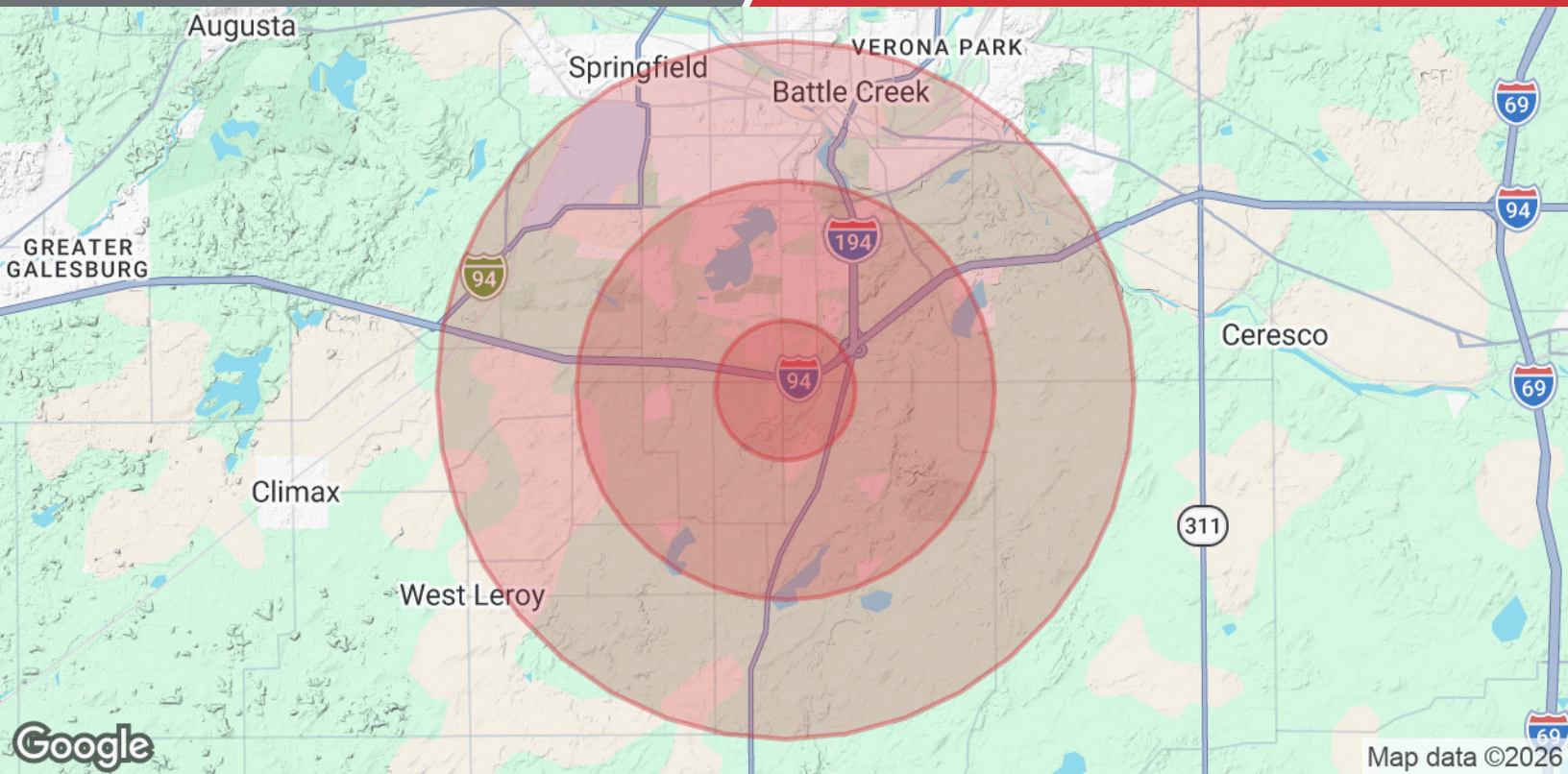
Principal/Managing Broker

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,701	21,655	52,091
Average Age	35.8	40.2	39.0
Average Age (Male)	36.3	39.5	38.0
Average Age (Female)	34.5	41.2	39.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,441	8,680	20,797
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$69,605	\$101,065	\$79,054
Average House Value	\$216,512	\$222,501	\$168,061

2023 American Community Survey (ACS)