



## 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  
**Zoning:** C-6

**Improvements:** N/A  
**Dimensions:**

### UTILITIES

**Sanitary Sewer:** No  
**Storm Sewer:** No  
**Water:** Yes

**Gas:** Yes  
**Outside Storage:** No  
**Rail Siding:** No

### ADJACENT LAND

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

### PRICING INFORMATION

**Asking Price:** \$800,000.00  
**Per Acre:** \$430,107.53  
**Per SqFt :** \$9.87  
**Terms:**

**Parcel #:** 0076-00-870-0  
**Assessor Number:** N/A  
**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
<b>1 Mile Radius</b>	5,328	\$70,253
<b>3 Mile Radius</b>	23,672	\$83,857
<b>5 Mile Radius</b>	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):

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