



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: 2025	Count: 12,218	Capital Ave. N. of I-94 2-Way
1 Mile: 5,328	1 Mile: \$70,253	Yr: 2025	Count: 15,284	Capital Ave. S. of I-94 2-Way	
3 Miles: 23,672	3 Miles: \$83,857	Yr: 2025	Count: 60,704	I-94 E. of Capital Ave. 2-Way	
5 Miles: 54,951	5 Miles: \$66,669	Yr: 2025	Count: 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:	\$800,000 (\$139.18/sqft)	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

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

