



# Retail, Industrial or Office with Shop Space



## 79 S. 20th Street

79 S. 20TH STREET , BATTLE CREEK , MI 49015

**PRESENTED BY:**

**DAN STEWART, CCIM**

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MI #6502361450

## PROPERTY SUMMARY

### 79 S. 20TH STREET

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BATTLE CREEK , MI 49015

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3,000 per month (NNN)
<b>BUILDING SIZE:</b>	3,748 SF
<b>OFFICE/SHOWROOM</b>	1,828 SF +/-
<b>WAREHOUSE/ SHOP</b>	1,920 SF +/-
<b>LOT SIZE:</b>	0.19 Acres



## PROPERTY SUMMARY

This highly functional 3,748 SF building at 79 S. 20th Street offers exceptional flexibility for a wide range of commercial users. The property features a bright, well-proportioned showroom area at the front, supported by a generous rear storage/shop space, making it ideal for retailers with inventory needs or service-oriented businesses requiring both customer-facing and operational areas. The building is also an outstanding fit for contractors, trades, or service companies seeking a convenient combination of office and shop space\*under one roof. A new roof, efficient layout, and low operating expenses contribute to a cost-effective occupancy solution, while the property's exposure to busy Columbia Avenue (M-96) provides excellent visibility and easy access for customers, employees, and service vehicles. With a competitive lease rate, strong traffic counts, and a versatile floorplan, this location delivers exceptional value for businesses looking for a practical, well-located home in Battle Creek.

# PROPERTY HIGHLIGHTS

- 3,748 SF freestanding commercial building
- B1 Zoning provides for a broad array of uses
- Flexible layout with showroom plus rear storage/shop area
- Ideal for retail, service businesses, or contractors needing office + shop space
- Excellent visibility from Columbia Ave (M-96) with strong traffic counts. 21,000 AADT
- Competitive lease rate with low occupancy expenses
- Easy access to I-94



**Stand Alone Building**



**Warehouse/Shop Space**

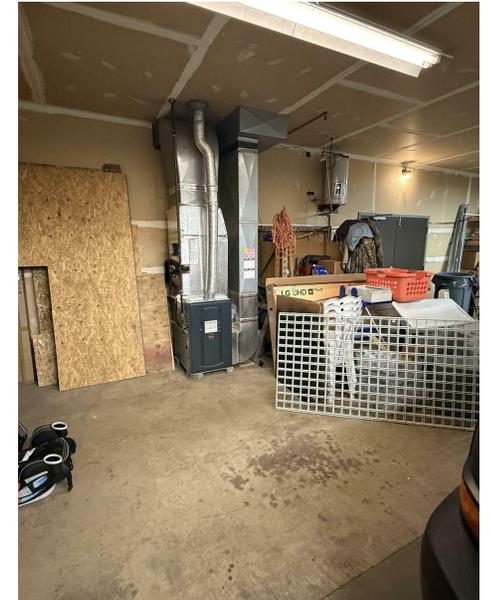
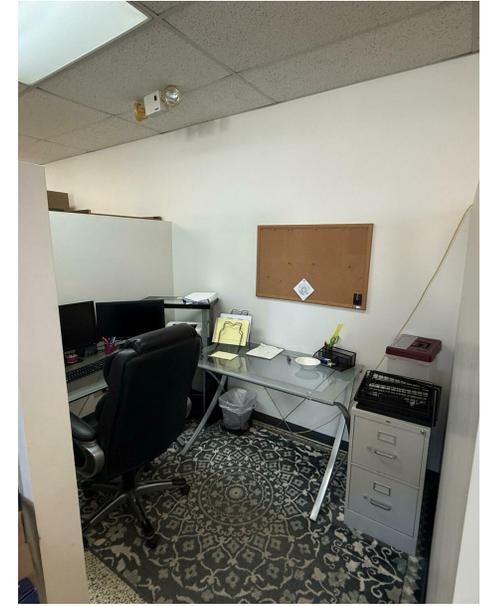
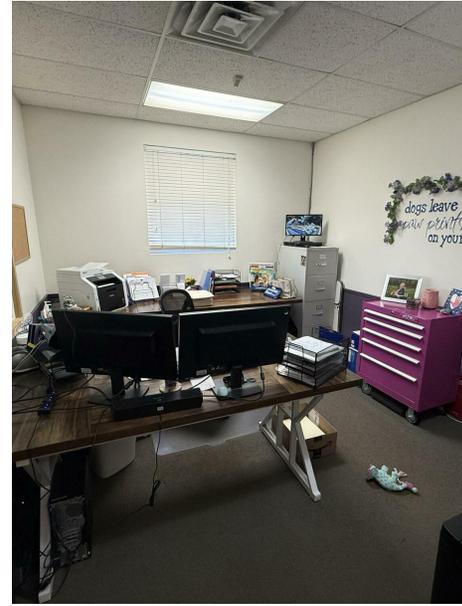


**Great Visibility & Access**

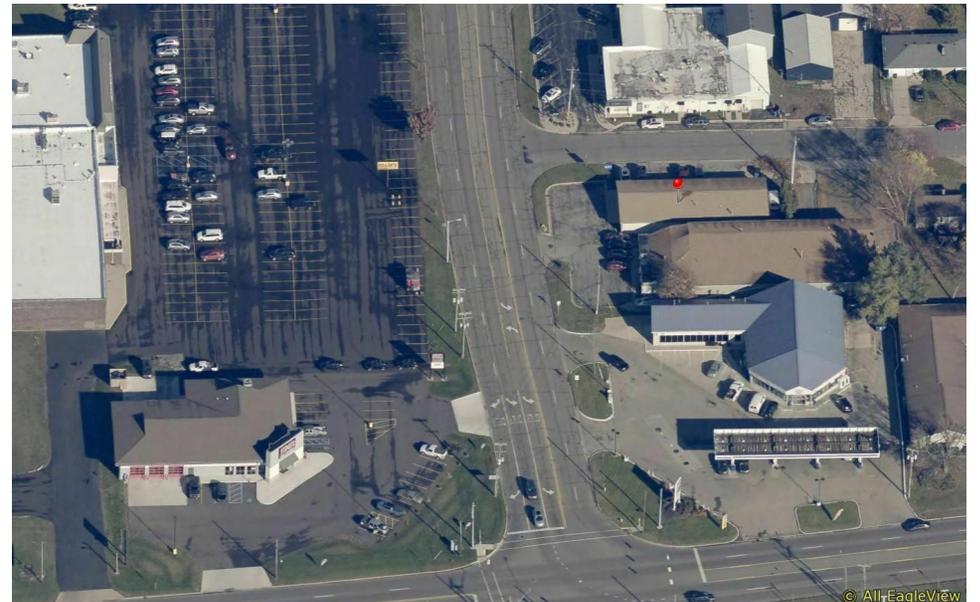
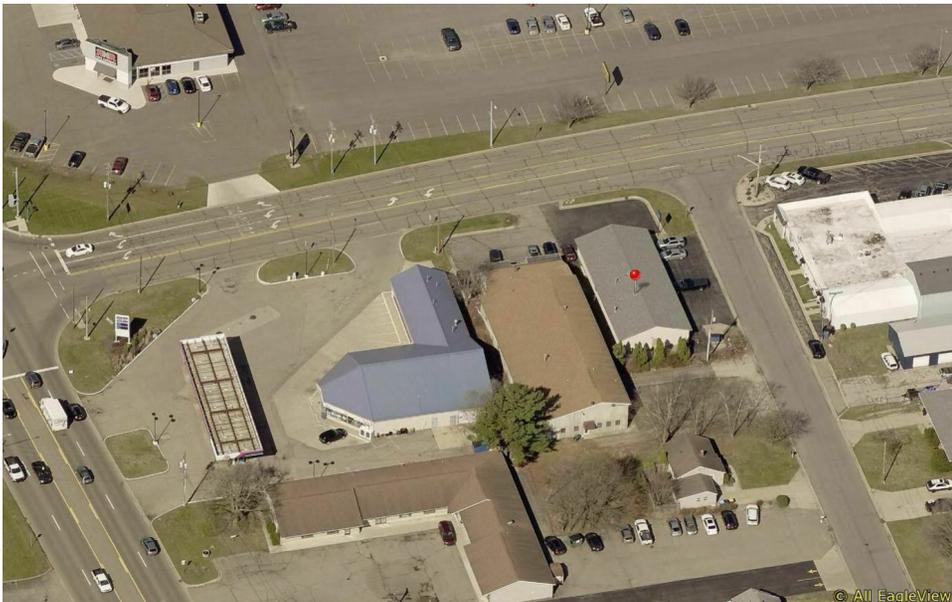
## PROPERTY PHOTOS



# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



## LOCATION DESCRIPTION

Located in Battle Creek's established Lakeview commercial corridor, 79 S. 20th Street offers exceptional visibility and convenience in one of the city's most active neighborhood business districts. The property sits just north of the high-traffic intersection of Columbia Avenue (M-96) and 20th Street, placing it minutes from major retail, service, and dining options including Meijer, Walgreens, Lowe's, and numerous local businesses. This central location provides excellent access to surrounding residential neighborhoods, downtown Battle Creek, and regional transportation routes. I-94 is only a short drive away, offering quick connectivity to Kalamazoo, Jackson, and the greater West Michigan region. The site also benefits from strong daily traffic counts along both Columbia Avenue and 20th Street, making it well positioned for retail, service, office, or mixed commercial use.





## LOCATION DESCRIPTION

Battle Creek—often known as the Cereal City—is a dynamic, business-friendly community located in south-central Michigan. With a population of approximately 52,000, the city serves as a regional hub for commerce, healthcare, education, and advanced manufacturing. Its strategic location at the intersection of I-94 and I-69 provides exceptional access to major Midwest markets including Detroit, Chicago, Grand Rapids, and Fort Wayne.

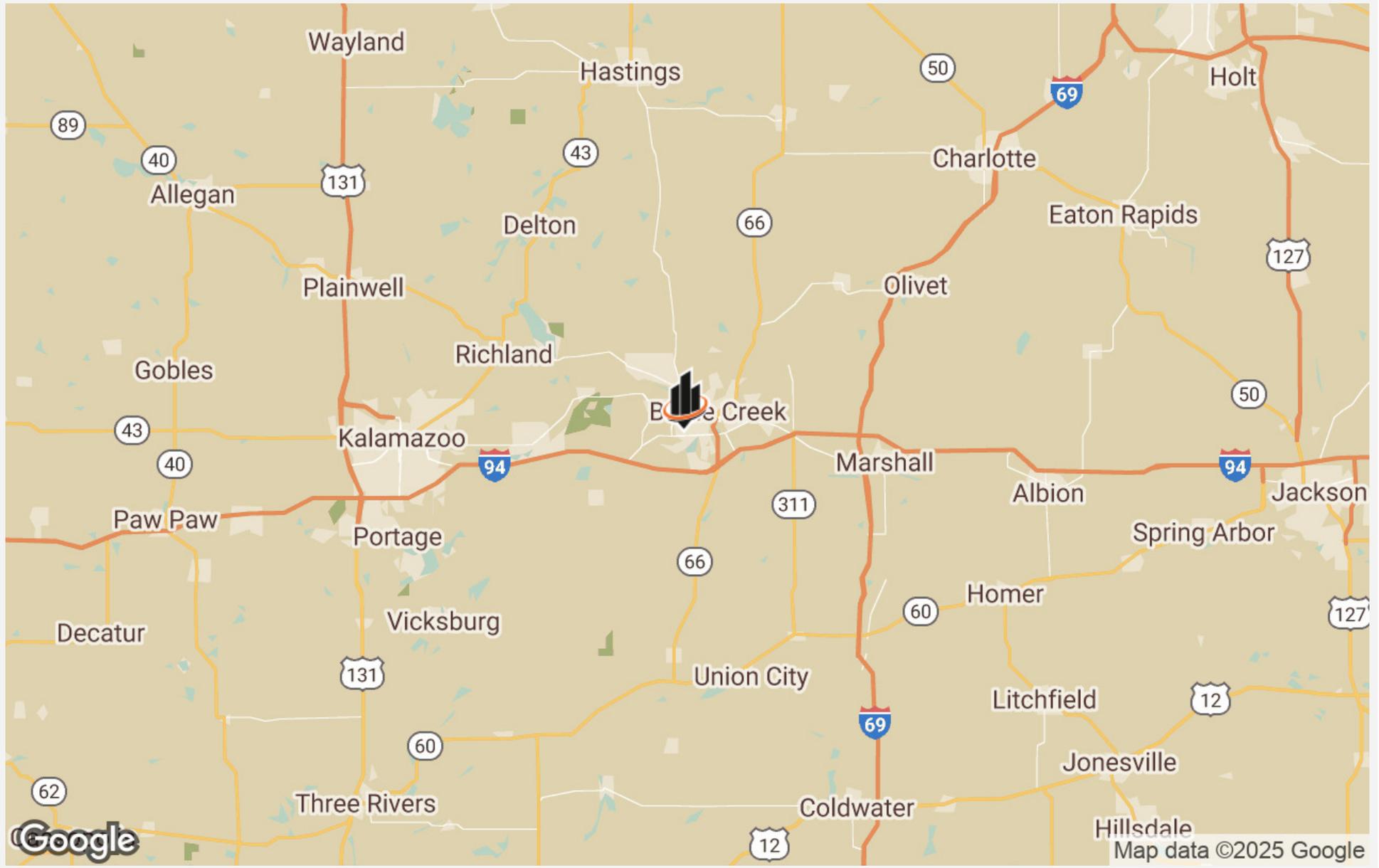
Battle Creek boasts a diverse employer base led by Kellogg Company, DENSO Manufacturing, Bronson Healthcare, and the nearby Fort Custer Industrial Park—one of the state’s largest industrial parks and home to over 90 companies. The city continues to benefit from ongoing public and private investment, a growing entrepreneurial ecosystem, and strong workforce development support through Kellogg Community College and regional training programs.

Residents and businesses enjoy a high quality of life with an affordable cost of living, ample parks and trails, a revitalizing downtown, and convenient access to Battle Creek Executive Airport and Amtrak service. With its central location, supportive business climate, and strong economic fundamentals, Battle Creek remains an attractive market for commercial, retail, industrial, and mixed-use development.

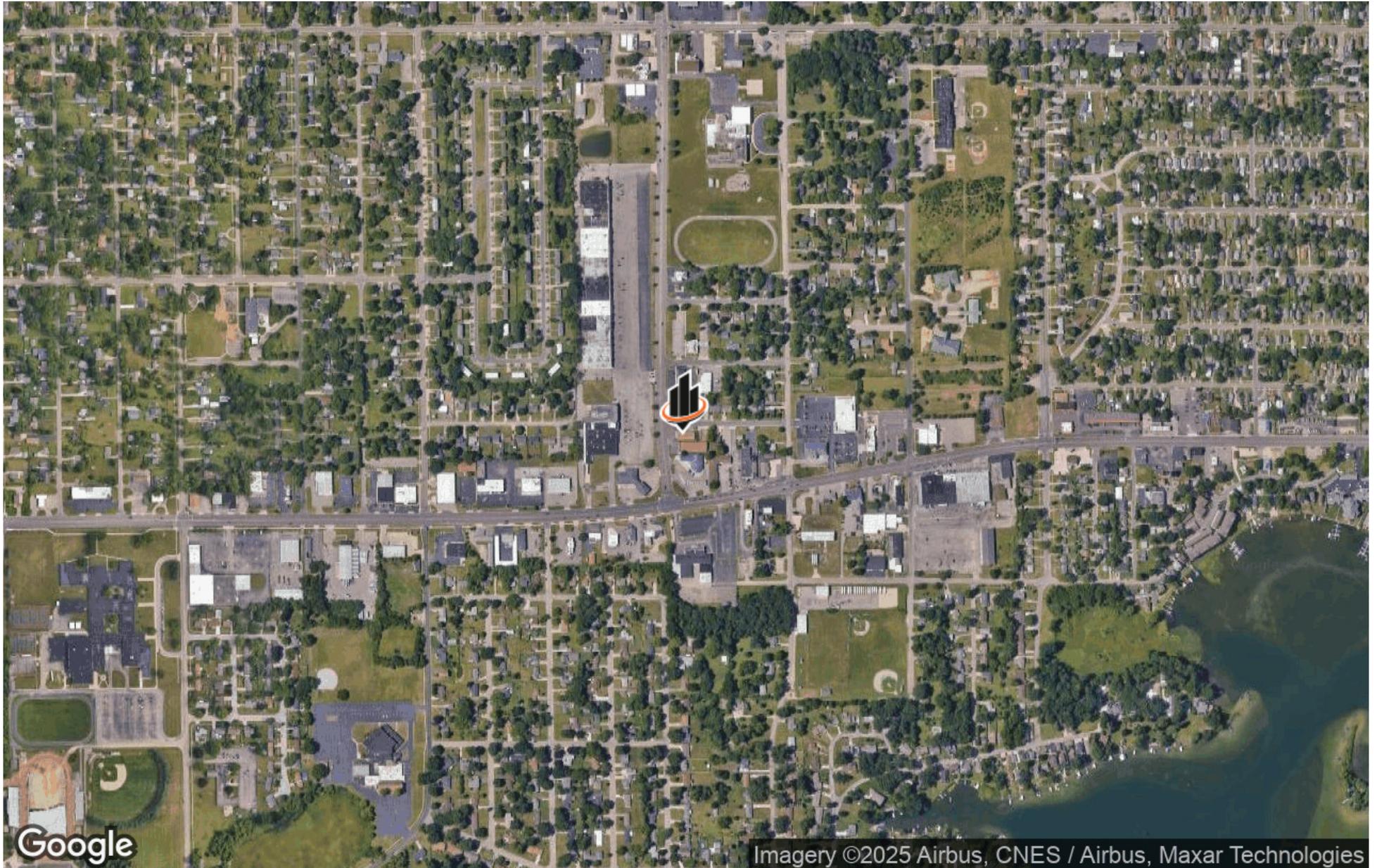
## CUSTOM HEADER

- Strategic Midwest location at the crossroads of I-94 and I-69, offering fast access to Detroit, Chicago, Grand Rapids, and major distribution corridors.
- Established employment base anchored by Kellogg, DENSO, and over 90 companies in the Fort Custer Industrial Park—one of Michigan’s largest and most successful business parks.
- Quality of Life: Affordable housing, educational institutions, and cultural amenities enhance employee recruitment and retention.

# LOCATION MAP



# AERIAL MAP



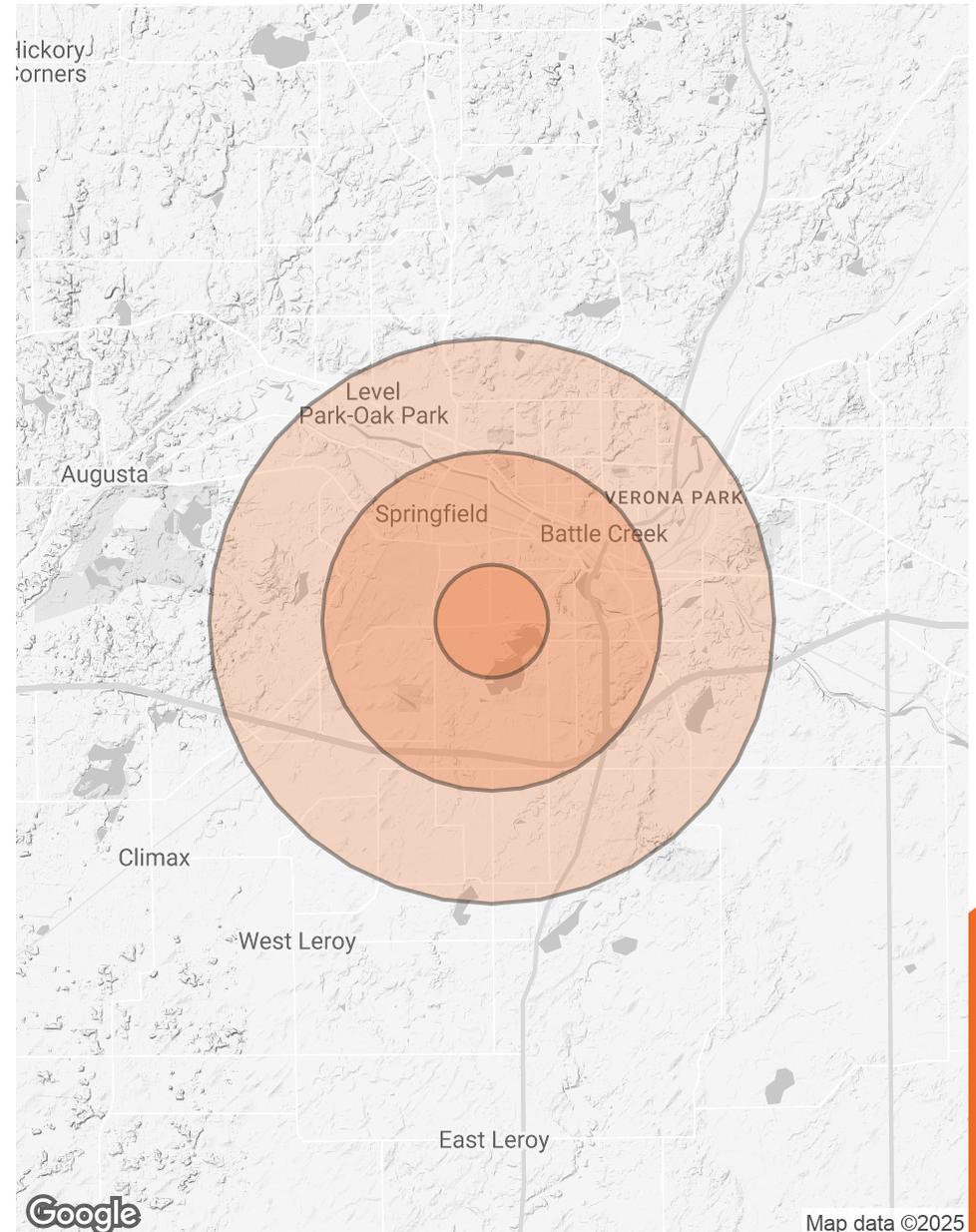
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,419	38,331	72,107
<b>AVERAGE AGE</b>	39	40	40
<b>AVERAGE AGE (MALE)</b>	38	38	39
<b>AVERAGE AGE (FEMALE)</b>	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,425	15,261	29,595
<b># OF PERSONS PER HH</b>	2.5	2.5	2.4
<b>AVERAGE HH INCOME</b>	\$81,049	\$81,702	\$76,641
<b>AVERAGE HOUSE VALUE</b>	\$156,086	\$156,624	\$149,796

Demographics data derived from AlphaMap



Map data ©2025



## DAN STEWART, CCIM

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## PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN |Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 20 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter. He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart's firm grew to \$1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University's Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

## EDUCATION

### SVN | Stewart Commercial Group, LLC

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