



2838 Capital Avenue SW

Battle Creek, Michigan 49015

Property Highlights

- Exceptional I-94 highway exposure
- Outstanding highway visibility and high traffic counts
- Prominent tenant signage opportunities
- Neighboring strong national retailers
- Turnkey and move-in ready

Offering Summary

Sale Price:	Negotiable
Building Size:	7,176 SF
Lot Size:	1.63 Acres

For More Information



Jerome Abood

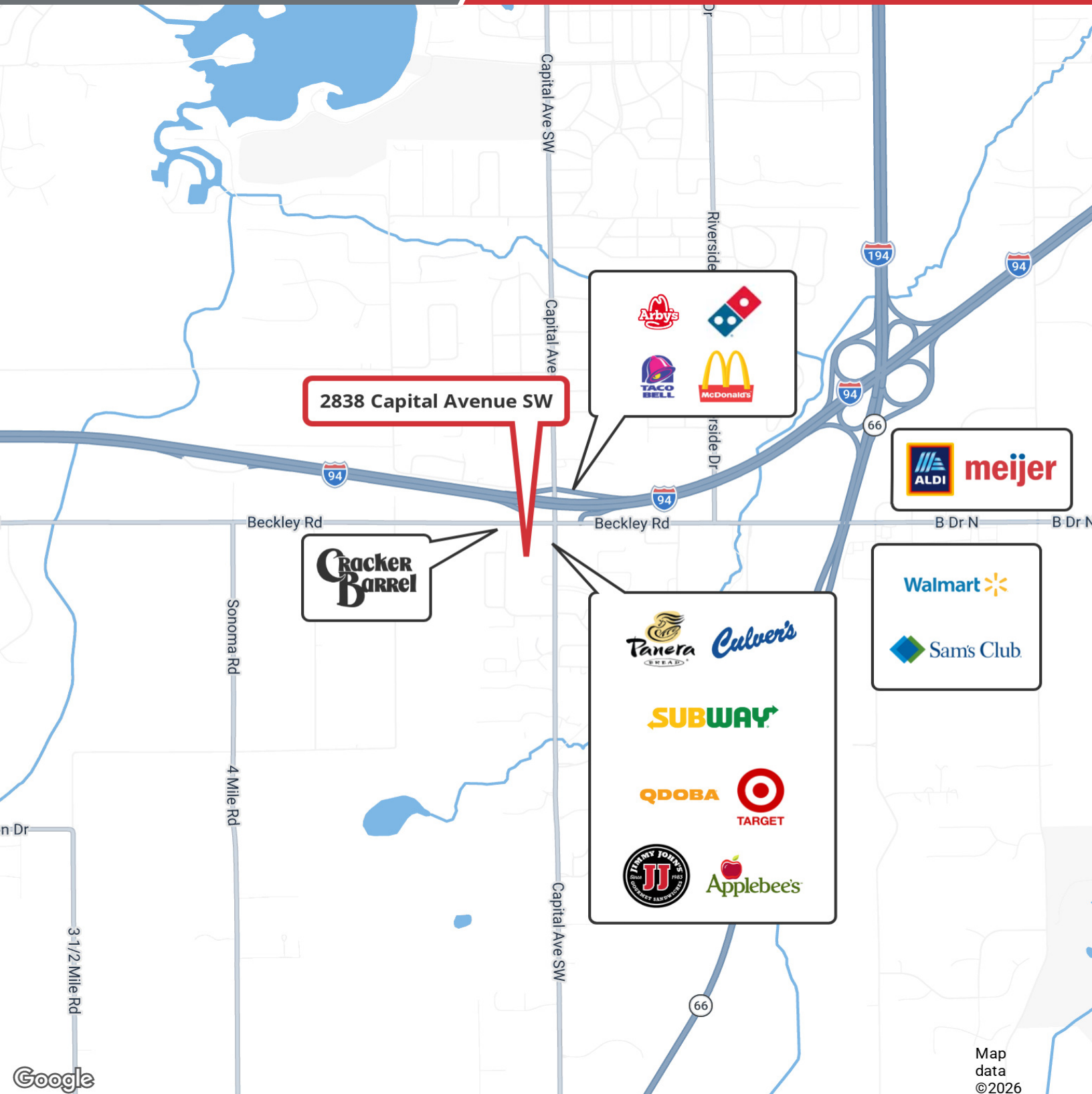
Principal/Managing Broker
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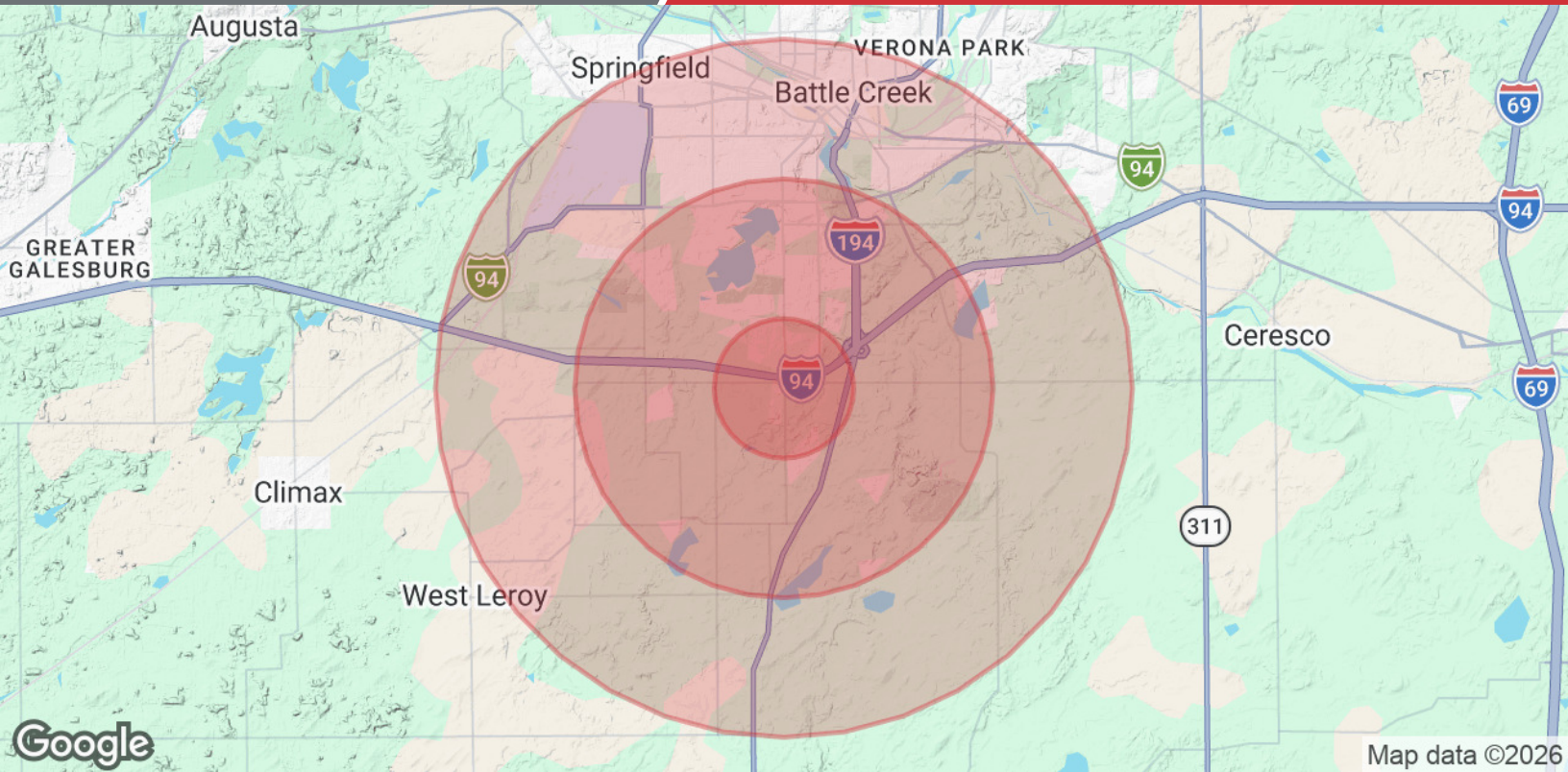


Eric Lilleboe

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,749	22,031	52,420
Average Age	36.1	40.0	38.9
Average Age (Male)	36.6	39.3	38.0
Average Age (Female)	34.8	41.1	39.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,451	8,829	20,924
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$70,167	\$100,456	\$78,855
Average House Value	\$216,824	\$220,973	\$167,435

2023 American Community Survey (ACS)