

1382 W. MICHIGAN AVE

1382 W. MICHIGAN AVE | BATTLE CREEK, MI 49015

Retail Property For Sale



PROPERTY HIGHLIGHTS

- ±1,371 SF retail building
- Fully remodeled retail space with reception area, private office, two restrooms, custom cabinetry, and a full interior/exterior surveillance system
- Suitable for retail, office/medical, restaurant, or service uses
- Excellent owner-user or investment opportunity
- Over 103K residents within a 10-mile radius
- Corner location on W. Michigan Avenue (M-89)
- Convenient access to W. Dickman Road (M-96 / Business Loop I-94)
- Approximately 10 minutes from Battle Creek Executive Airport at Kellogg Field



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OFFERING SUMMARY

Sale Price:	\$399,000
Parcel:	8611-00-014-0
Zoning:	B-1, Corridor Commercial
Year Built:	1955
Year Renovated:	2020
Land Size:	0.211 Acres
Building Size:	1,371 SF
Parking:	8

TAXES

Winter 2025:	\$903.96
Summer 2026:	\$1,830.20
Total:	\$2,734.16

PROPERTY DESCRIPTION

This fully remodeled ±1,371 SF retail building includes a reception area, private office, two restrooms, custom cabinetry, and a full interior/exterior surveillance system. The property can accommodate a variety of retail, office, medical, restaurant, or service uses and presents an excellent opportunity for an owner-user or investor. Situated on a corner along W. Michigan Avenue (M-89), the property provides convenient access to W. Dickman Road (M-96 / Business Loop I-94) and is approximately 10 minutes from Battle Creek Executive Airport at Kellogg Field. The property serves a surrounding population of over 103K residents within a 10-mile radius.

LOCATION DESCRIPTION

Located on the north side of W. Michigan Avenue (M-89), just east of M-37, in Battle Creek, MI.

CURRENT OCCUPANCY

Vacant

SURROUNDING BUSINESSES

Paws & Claws, Quality Furniture Plus Antiques, K.I. Tang Soo Do Martial Arts, Dollar General, Subway, Shell, Pizza Hut, Ritzee Hamburgers, Burger King, Taco Bell, Biggby, Time to Wing It, Dollar Tree, Family Farm & Home, Family Fare Supermarket, Battle Creek Executive Airport at Kellogg Field, and more.

TRAFFIC (VEHICLES PER DAY)

W. Michigan Avenue	11,467
(2WAY/ADT/CoStar 2026)	



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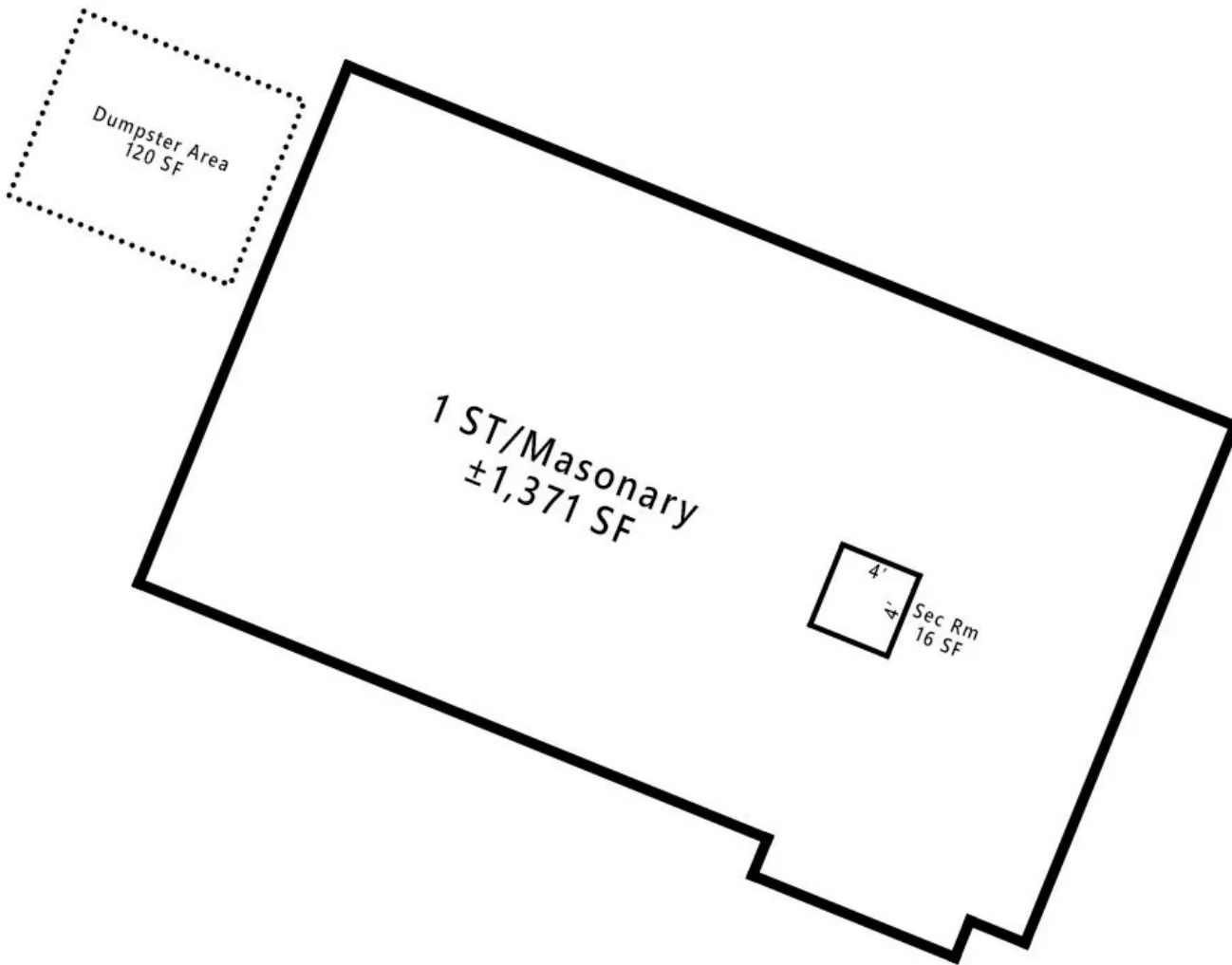
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W. MICHIGAN AVENUE

N. HINMAN AVENUE



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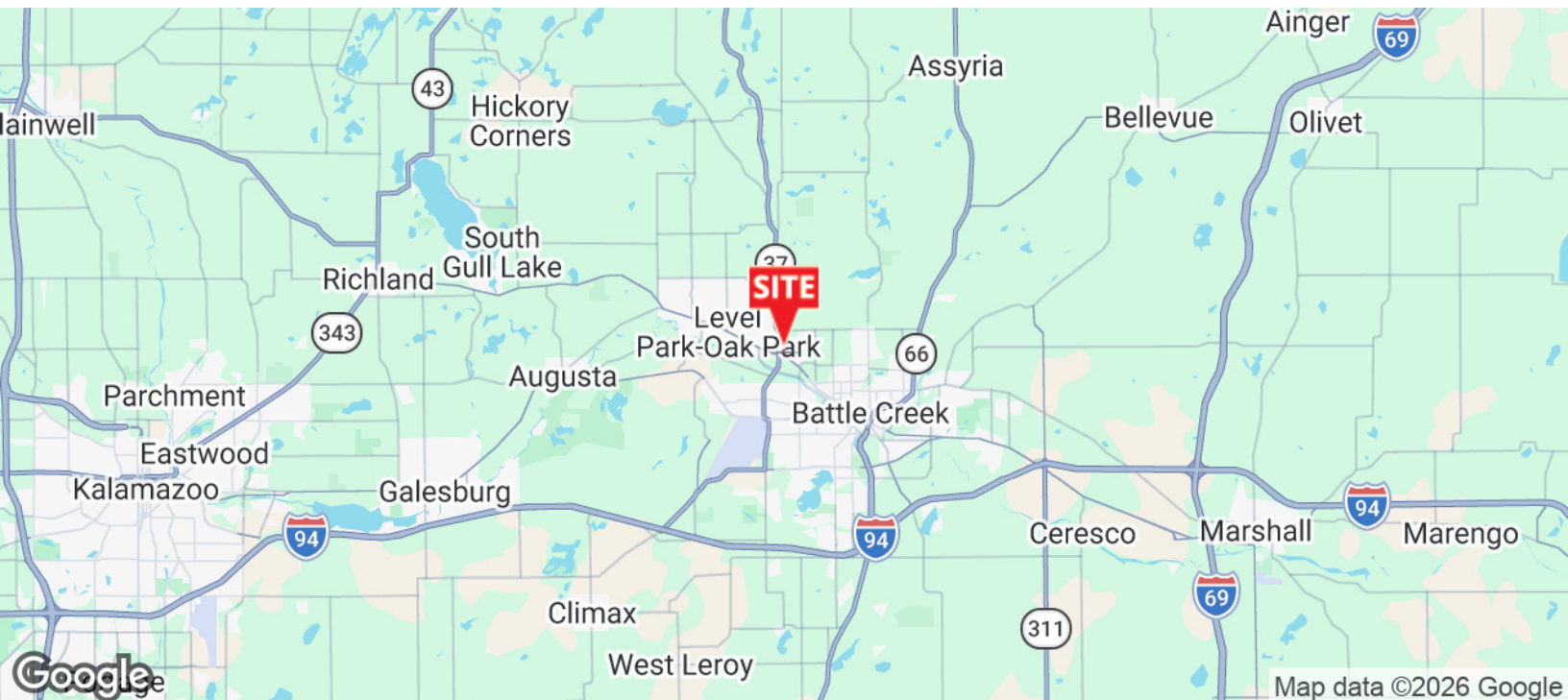
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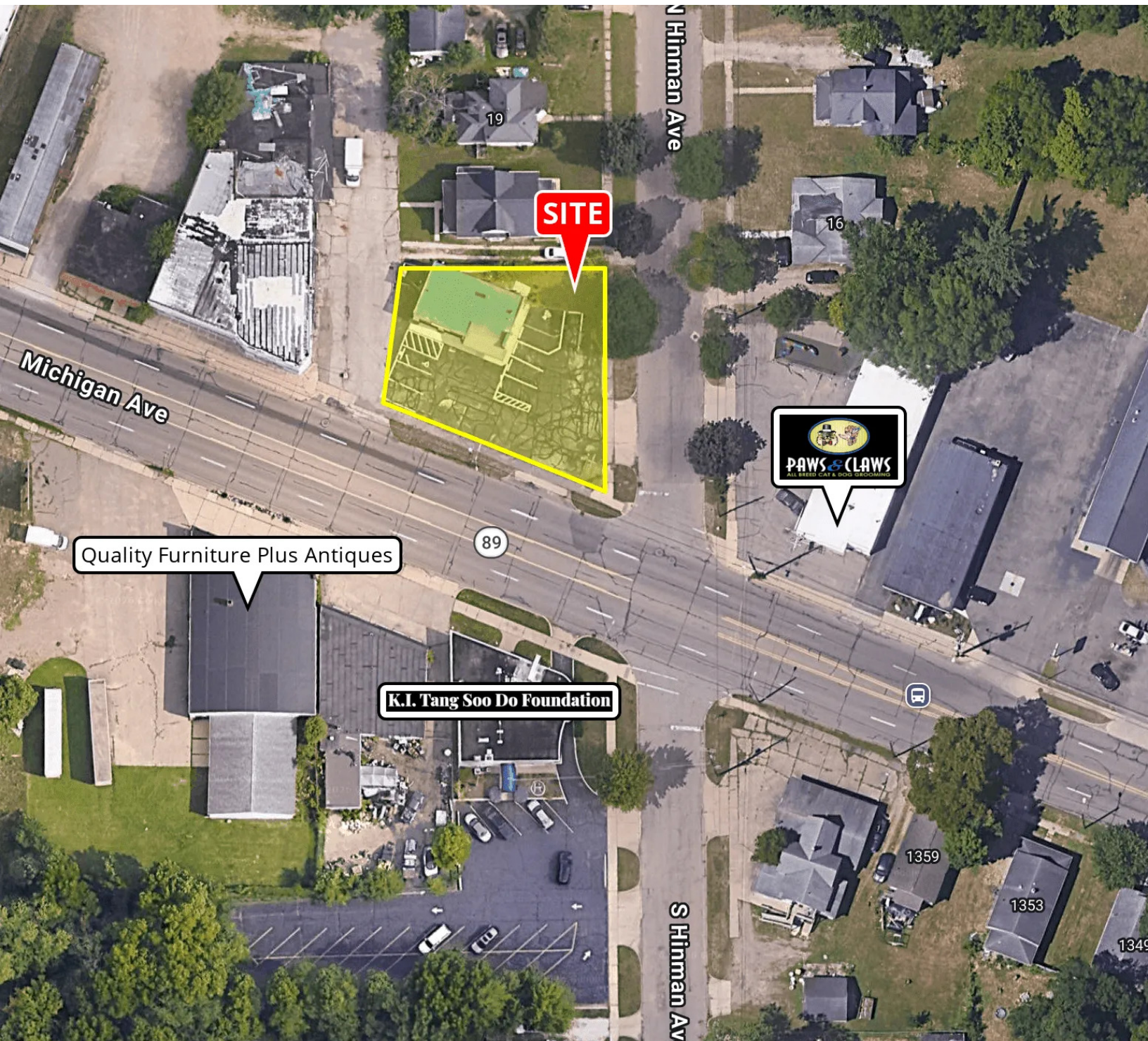
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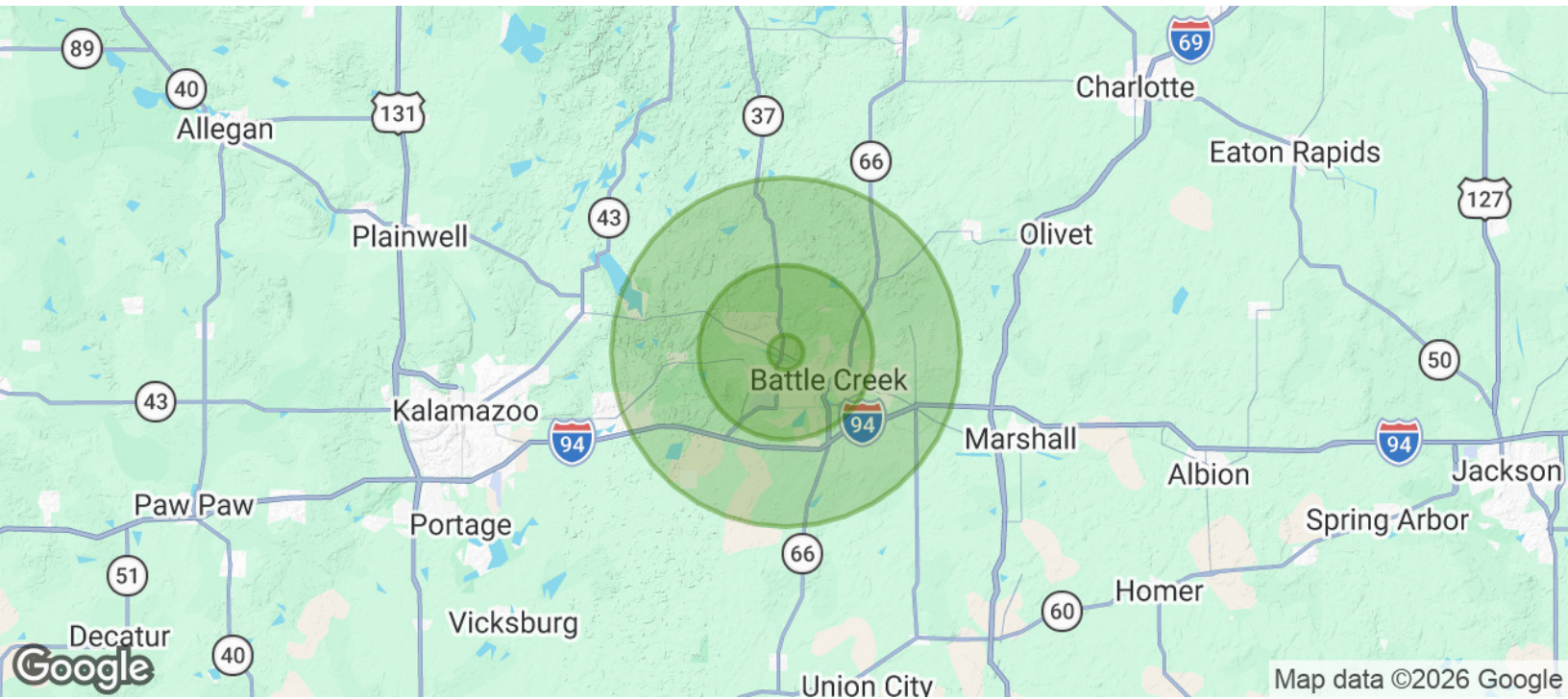
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,573	64,197	103,444
Average Age	39.0	38.8	40.7
Average Age (Male)	38.6	37.6	39.6
Average Age (Female)	42.5	40.4	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,943	26,154	41,881
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$61,036	\$68,260	\$84,297
Average House Value	\$82,828	\$129,247	\$199,061

2023 American Community Survey (ACS)



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