FORMER ADVANCE AUTO PARTS

1405 COLUMBIA AVE W, BATTLE CREEK, MI 49015

FORMER ADVANCE AUTO PARTS FOR SALE OR FOR LEASE

APEX
COMMERCIAL REAL ESTATE ADVISORS

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LOCATION DESCRIPTION

Discover the exceptional investment potential of Battle Creek, Michigan, a vibrant and strategically positioned market that presents an outstanding opportunity for retail or automotive-related ventures seeking long-term stability and growth. This prime location is surrounded by a strong blend of established residential neighborhoods and active commercial development, creating a steady consumer base and consistent demand. Its close proximity to major regional attractions such as Binder Park Zoo, FireKeepers Casino Hotel, and Kellogg Arena further enhances traffic flow and economic activity, driving strong visibility and customer engagement throughout the year. With immediate access to major highways, the property benefits from excellent connectivity, high exposure, and convenient accessibility for both local patrons and regional travelers. Supported by Battle Creek's rich history, expanding business environment, and ongoing revitalization efforts, this investment opportunity offers a rare combination of strategic positioning, market stability, and future growth potential, making it an ideal asset for investors seeking strong performance in a proven and flourishing retail corridor.

OFFERING SUMMARY

Asking Price	Inquire Within
Lease Rate	$12 PSF + NNN
Building Size	6,906 SQF
Total Lot Size	0.85 Acres

PROPERTY HIGHLIGHTS

- The property features a 6,906 square foot freestanding building. It was constructed in 2002 with modern building standards and materials.
- The site is zoned B1, allowing for a wide range of commercial uses. This zoning supports both retail and automotive related operations.
- The property is located in a prime area of Battle Creek. It benefits from strong traffic counts and excellent exposure to passing vehicles.
- High visibility from the main roadway enhances brand presence and customer awareness. Clear signage opportunities further strengthen marketability.
- Ample on site parking provides convenient access for customers and employees. The parking layout supports high turnover retail or service oriented use.
- Overall, the property is well suited for retail users, service providers, or vehicle related businesses seeking a strong and accessible location.

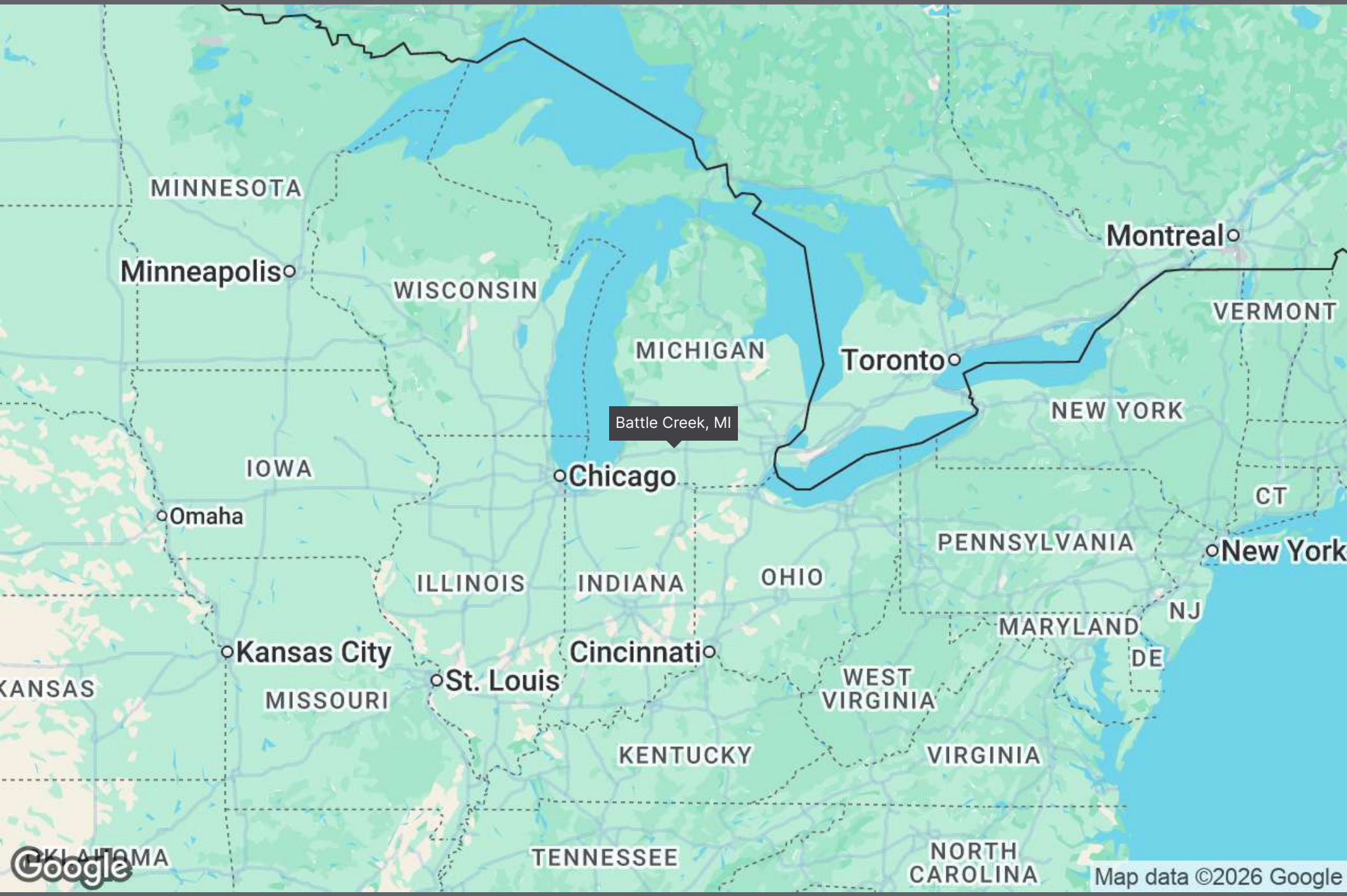
AERIAL MAP

96
W Columbia Ave (29,900 VPD)
96
W Columbia Ave (29,900 VPD)
96
6,906 SQF
Lot Size: .85 Acres

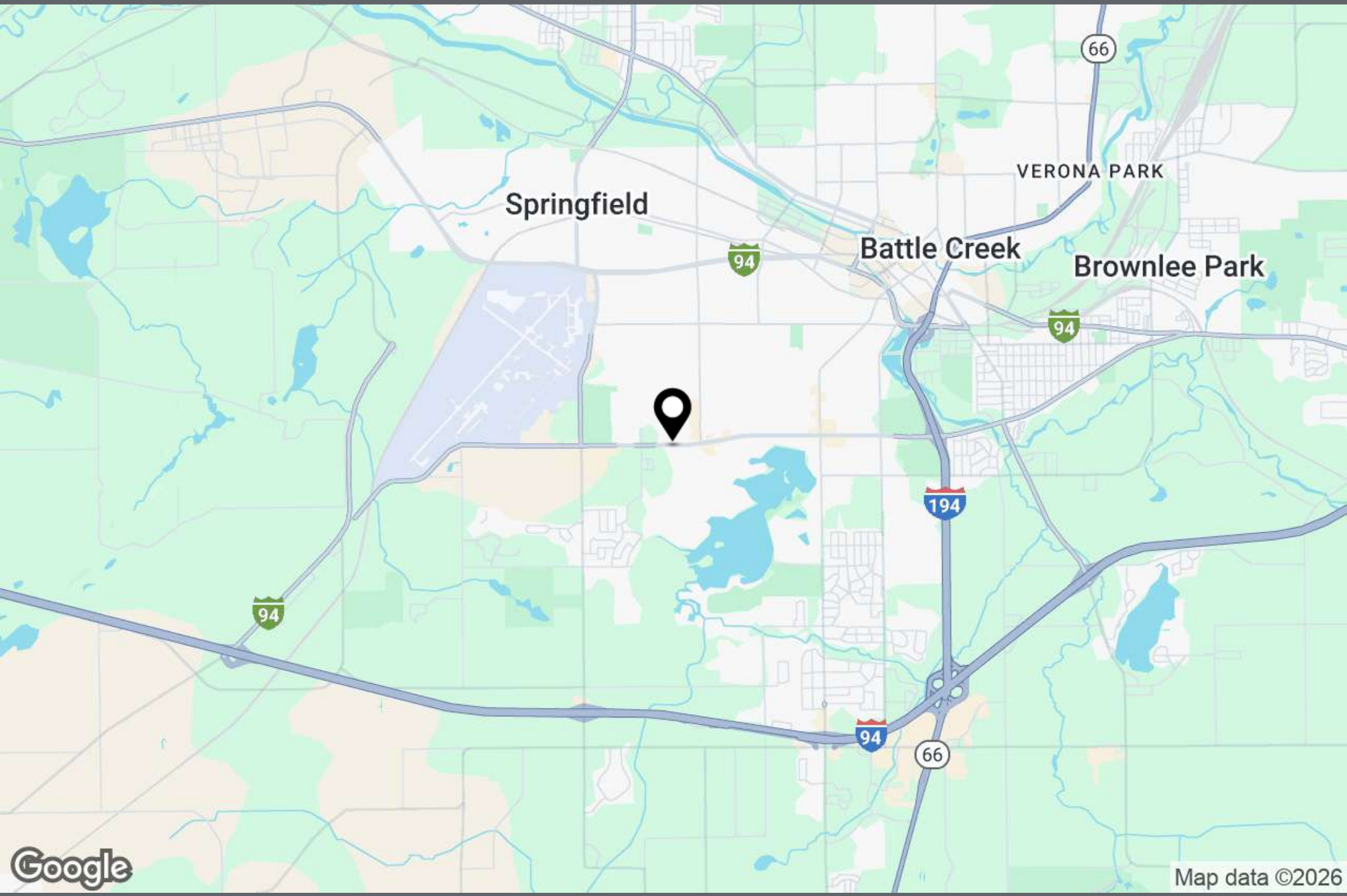
AERIAL MAP

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Schlotzsky's
OLLIE'S
GOOD STUFF CHEAP
metro by T-Mobile
DOLLAR GENERAL
WESTERN UNION
ALDI
ONE NATION TAP & TABLE
planet fitness
NEW Asian Taste
Checkers
SAVVY SLIDERS
Helmer Rd S
W Columbia Ave (29,900 VPD)
96
Bar & Grill
PAPA JOHN'S
Pizza Hut
BIGGBY COFFEE
KOP
FRIENDS
Wendy's
O'Reilly AUTO PARTS
ABC Supply Co. Inc.
ups
PET SUPPLIES PLUS
Park
meineke car care center
BURGER KING
TACO BELL
Big Boy
meijer
Flagstar Bank
SUBWAY
WESTERN UNION
goodwill
KINGDOM ARENA
1405 W Columbia Ave
Battle Creek, MI 49015

REGIONAL MAP



LOCATION MAP

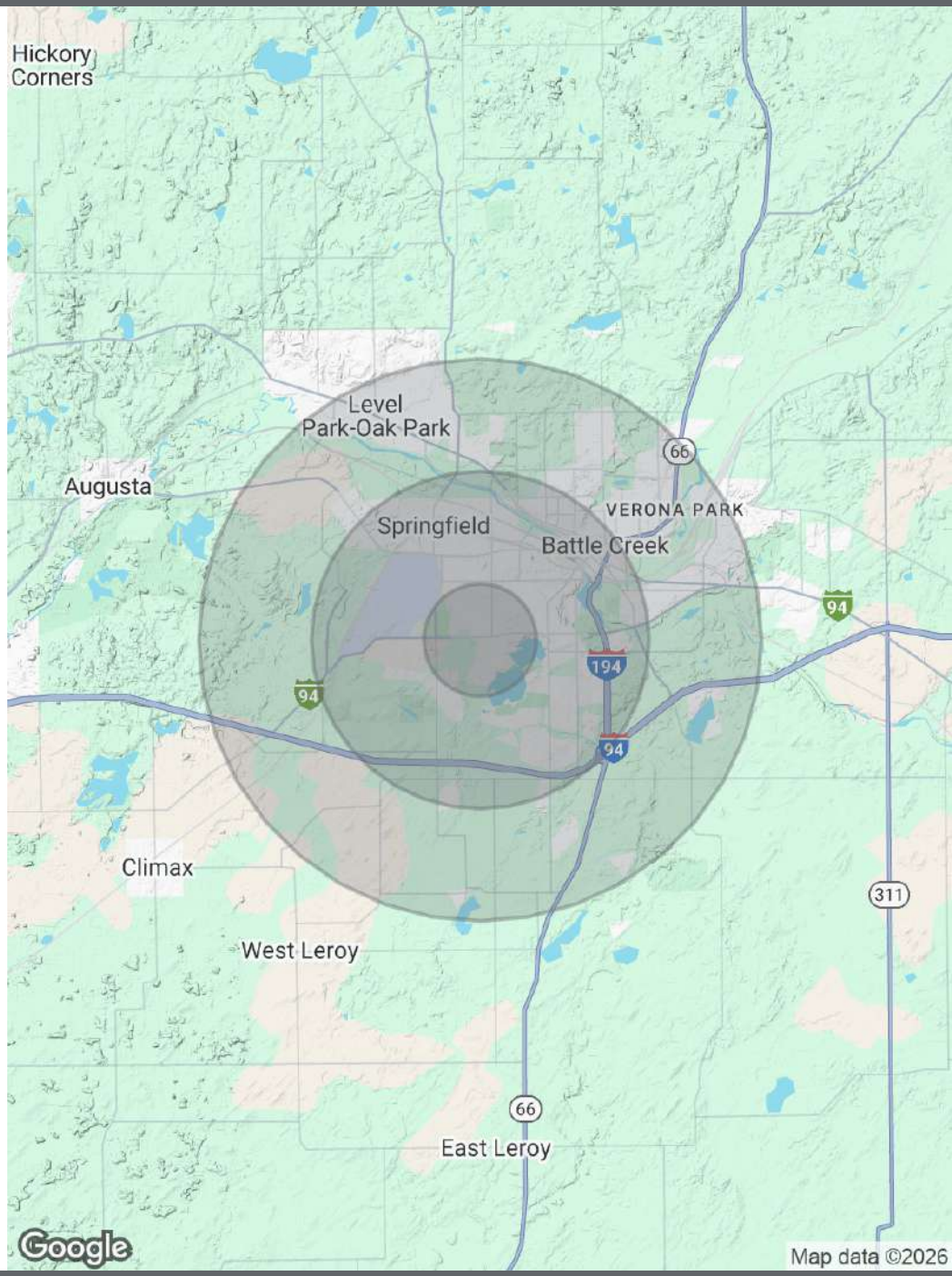


DEMOGRAPHICS MAP & REPORT

FORMER ADVANCE AUTO PARTS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,855	37,900	70,329
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	2,780	15,047	28,834
# of Persons per HH	2.5	2.5	2.4
Average HH Income	$91,364	$82,430	$76,282
Average House Value	$176,831	$159,450	$149,255
RACE	**1 MILE**	**3 MILES**	**5 MILES**
Total Population - White	4,680	24,611	46,888
Total Population - Black	494	5,459	11,316
Total Population - Asian	855	2,580	3,030
Total Population - Hawaiian	2	13	21
Total Population - American Indian	47	283	494
Total Population - Other	218	1,432	2,245

Demographics data derived from AlphaMap



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