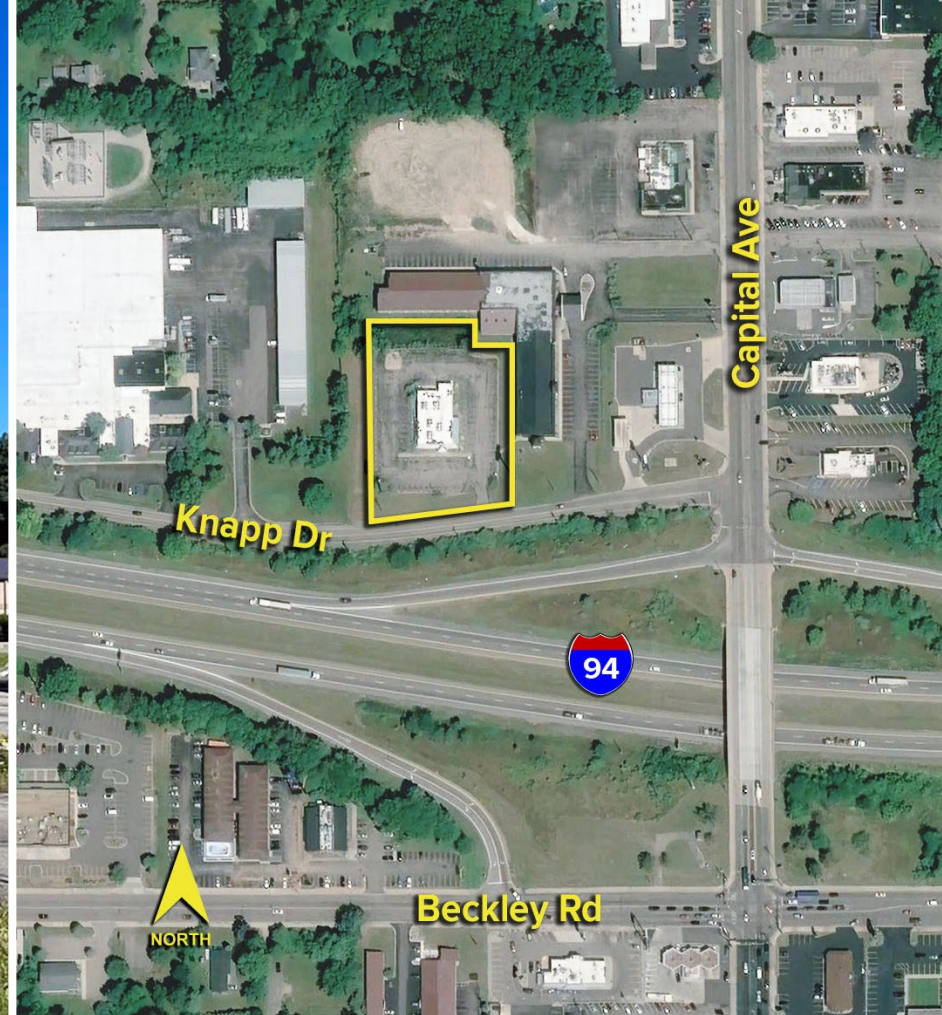


5,748 Sq. Ft. or 1.86 Acres Available



**50 KNAPP DRIVE
BATTLE CREEK, MICHIGAN**

**FOR SALE OR
GROUND LEASE**

For more information, contact:

MARVIN PETROUS

(248) 359 0647

mpetrous@signatureassociates.com



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ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

PROPERTY OVERVIEW

- 5,748 square foot building located on 1.86 acres
- Zoned C-6
- Interior has been demolished and the space is construction ready
- Building signage available with visibility from I-94 east & west averaging 50,000+ daily drivers
- Surrounded by many national retailers
- Excellent site for hotel and restaurant with highway services
- 101 parking spaces
- Sale Price: Contact Broker
- Lease Rate: Contact Broker



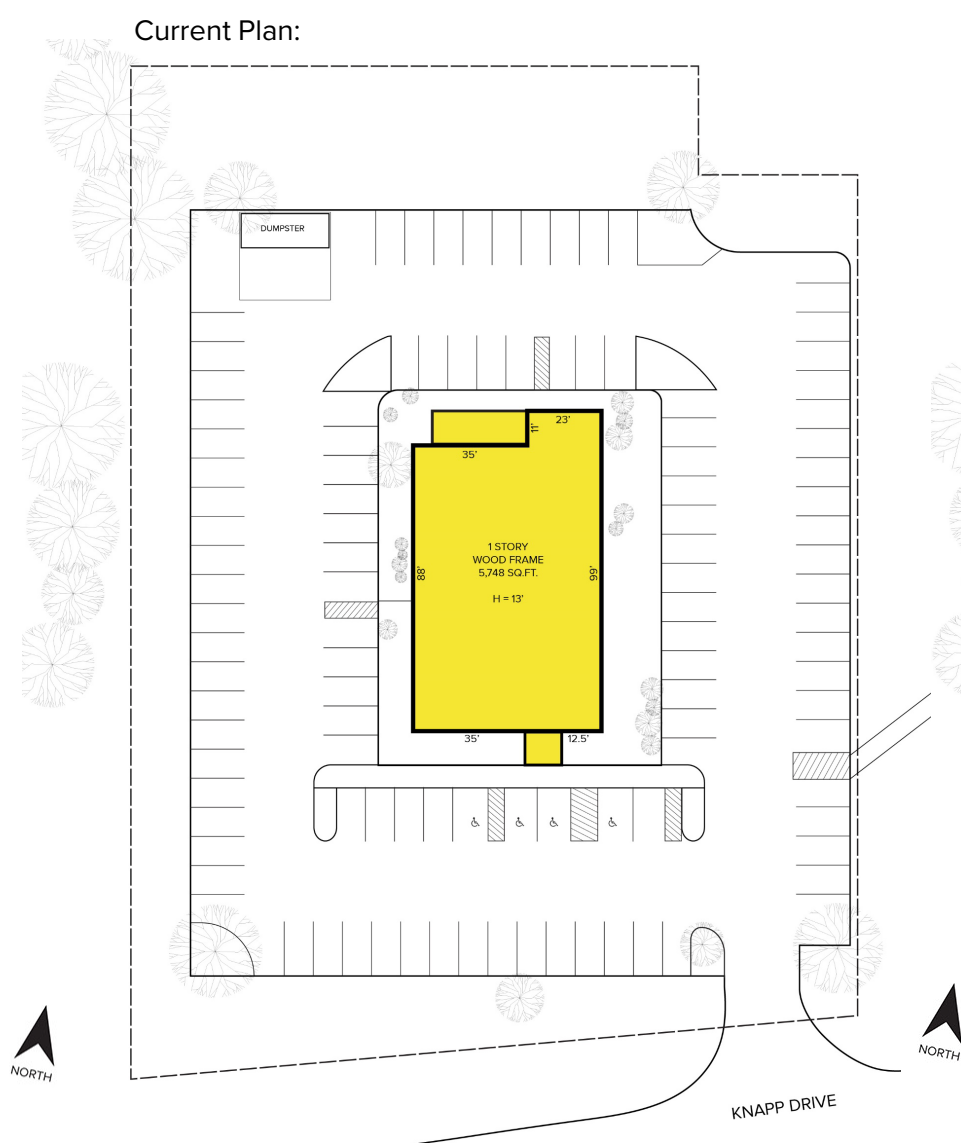
PROPERTY AERIAL



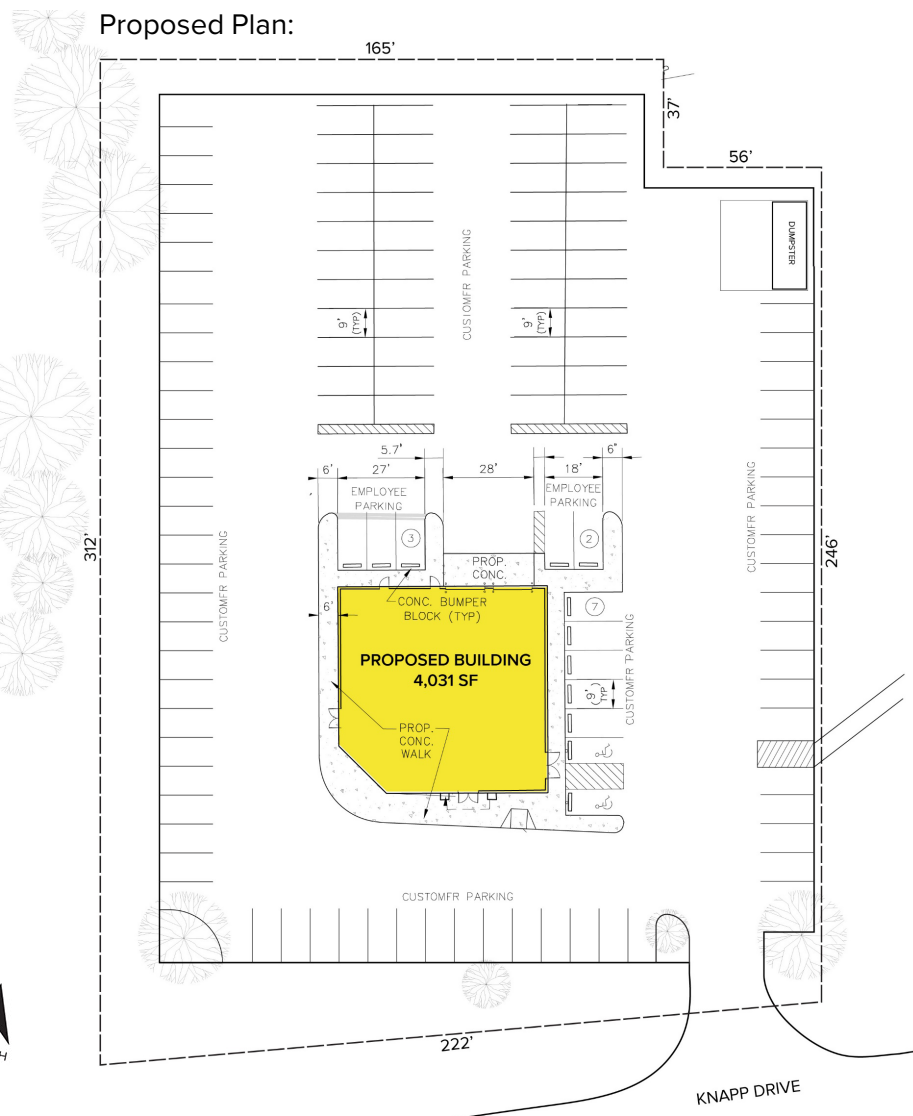
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

SITE PLAN & PROPOSED PLAN

Current Plan:



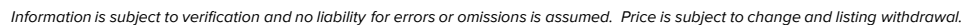
Proposed Plan:



This aerial map depicts a commercial hub in Raleigh, North Carolina, centered around the intersection of Capital Ave and Beckley Rd. Major roads shown include Capital Ave (running north-south), Knapp Dr (running east-west), and Beckley Rd (running east-west). A yellow arrow indicates a northward direction in the bottom left corner.

Key features and businesses labeled on the map include:

- Roads and Distances:**
 - Capital Ave: 13,155 ADT (northbound), 13,363 ADT (southbound)
 - Knapp Dr: 50,423 ADT
 - Beckley Rd: 48,995 ADT
 - 6 1/2 Mile Rd: 6,152 ADT
- Businesses and Services:**
 - Fast Food & Casual Dining:** McDonald's, Burger King, Arby's, Denny's, Panera Bread, Red Roof Inn, Tropical Smoothie Cafe, Bob Evans, Hangout, Dunkin' Donuts, Applebee's, GNC, Barnes & Noble, Michaels, Kohl's, Petco, Ulta, Best Buy, Five Below, TJ Maxx, Menards, Meijer, Sherwin Williams, Tractor Supply Co, GameStop, Schlotzsky's, Chick-fil-A, Discount Tire, Walgreens, CVS, Wal-Mart, Sam's Club, Target, Hobby Lobby, Joann, Plato's Closet, Oldemark, and The UPS Store.
 - Retail & Home Improvement:** Home Depot, Lowe's, and Staples.
 - Services & Logistics:** FedEx, UPS, U-Haul, Auto Zone, TACO BELL, CITGO, Shell, and various car washes.
 - Other:** PNC, Exon, BP, and Holiday Inn.
- Infrastructure:** A large interchange for Interstate 94 (I-94) is visible on the right side of the map, with a shield marker for 94.



For more information, contact:

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