



RETAIL PROPERTY FOR SALE IN BATTLE CREEK

ADULT USE PROVISIONING CENTER

306 W COLUMBIA AVE. BATTLE CREEK, MI 49015

OVERVIEW

Battle Creek has adopted Recreational Marijuana! This municipally approved provisioning center for both Medical and Recreational Marijuana, is located in the heart of Battle Creek. This property offers great visibility and a 5-mile radius population of 88,000. This newly build out, turn-key facility is in a prime location in Battle Creek next to Planet Fitness and has great visibility and high traffic counts. Columbia Ave has traffic counts of approximately 29,900 cars per day. The facility includes 2 bathrooms, private office, full interior and exterior surveillance system, custom cabinetry includes 8 P.O.S. register set up, and a full basement for additional storage.

This location would make an excellent smoke or tobacco shop. Its prime position in central Battle Creek, combined with its robust infrastructure, ensures high visibility and convenience for customers. Additionally, the building's layout is perfect for a smoke shop, offering ample space for product displays and customer interaction.

HIGHLIGHTS

- Municipally licensed for Recreational Marijuana
- Newly Built Out Turn-Key facility
- Ideal for a high-visibility smoke or tobacco shop.
- 29,900 cars per day Traffic Counts on Columbia Ave
- Population of 86,900 within a 5-mile radius
- Corner Location—High Visibility

SALE PRICE

\$650,000

COUNTY POP.

134,000+

BUILDING SIZE

1,800 sqft

DAILY TRAFFIC

29,000+

📞 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



**GREEN ZONED
REALTY**

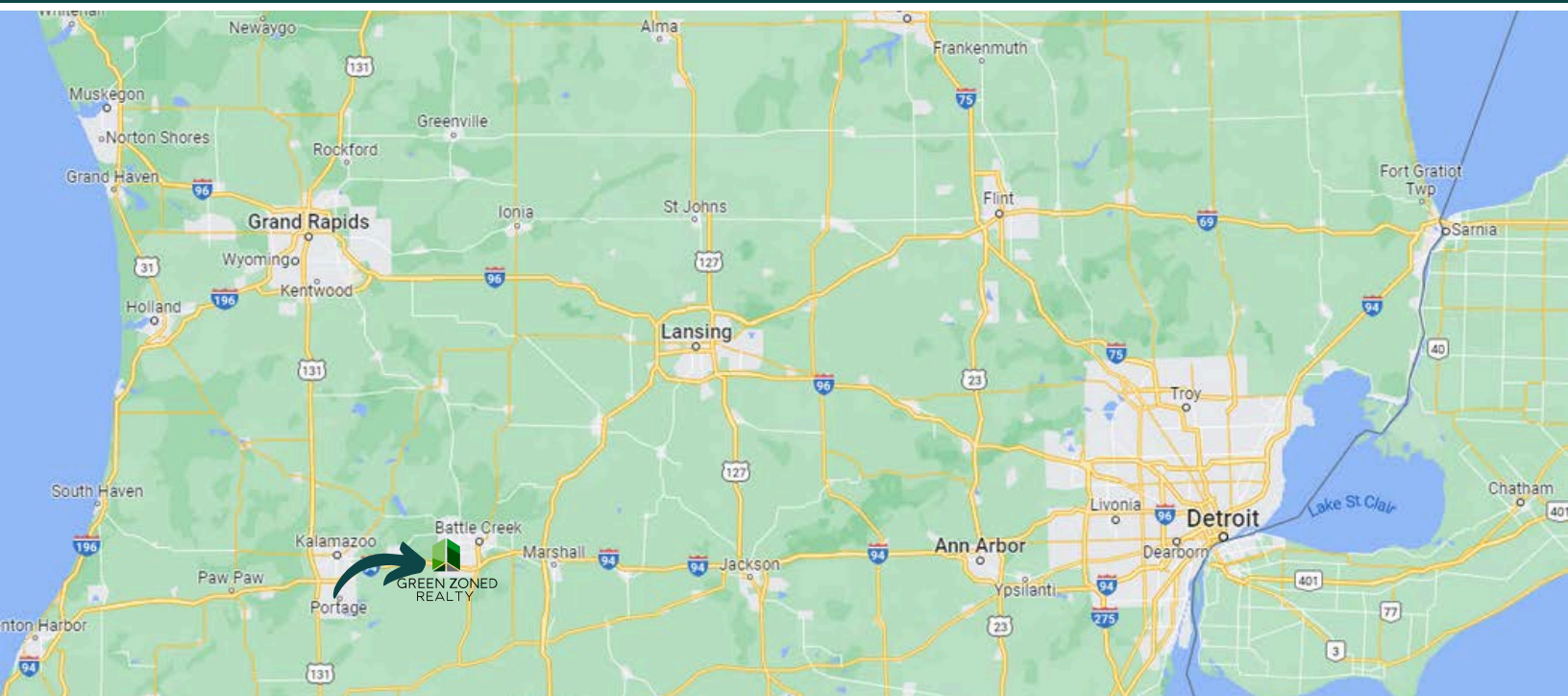
PHOTOS



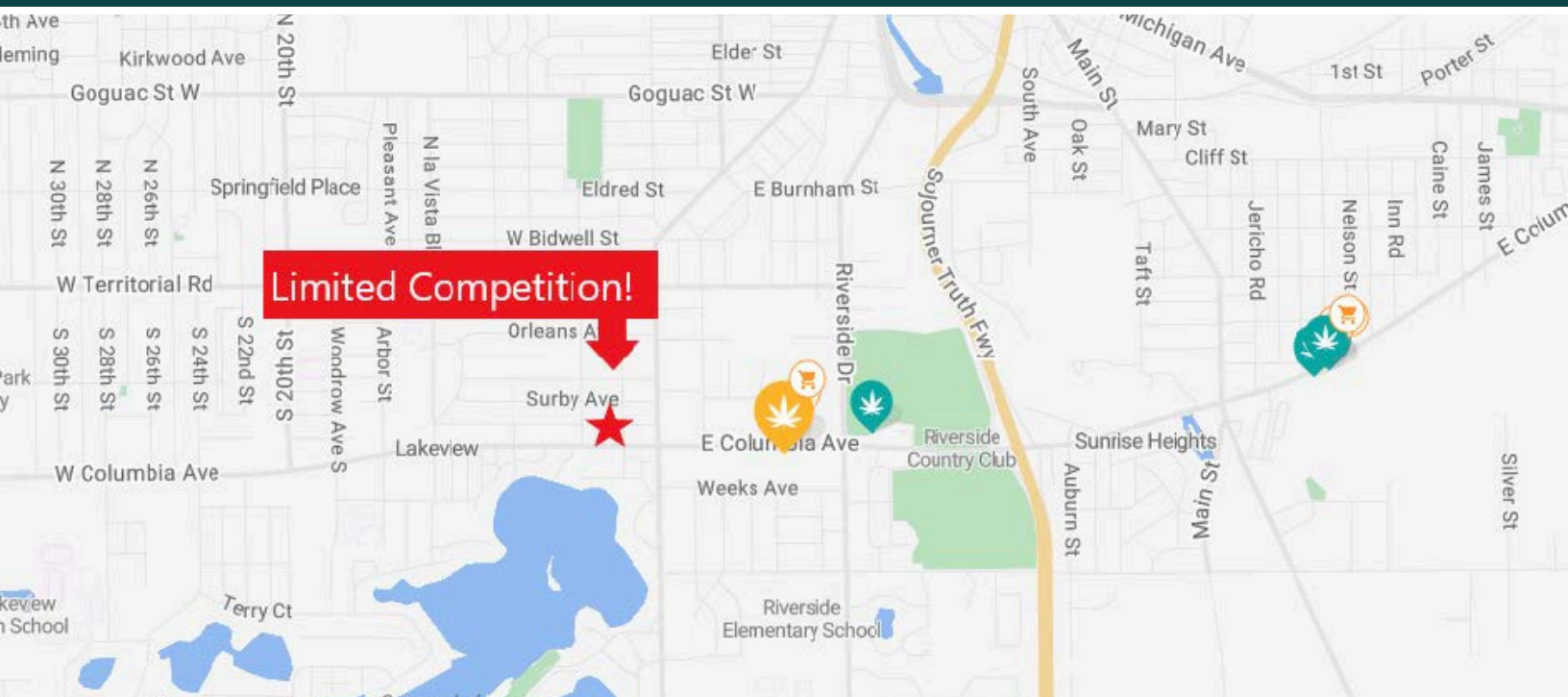
📞 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



LOCATION



COMPETITION

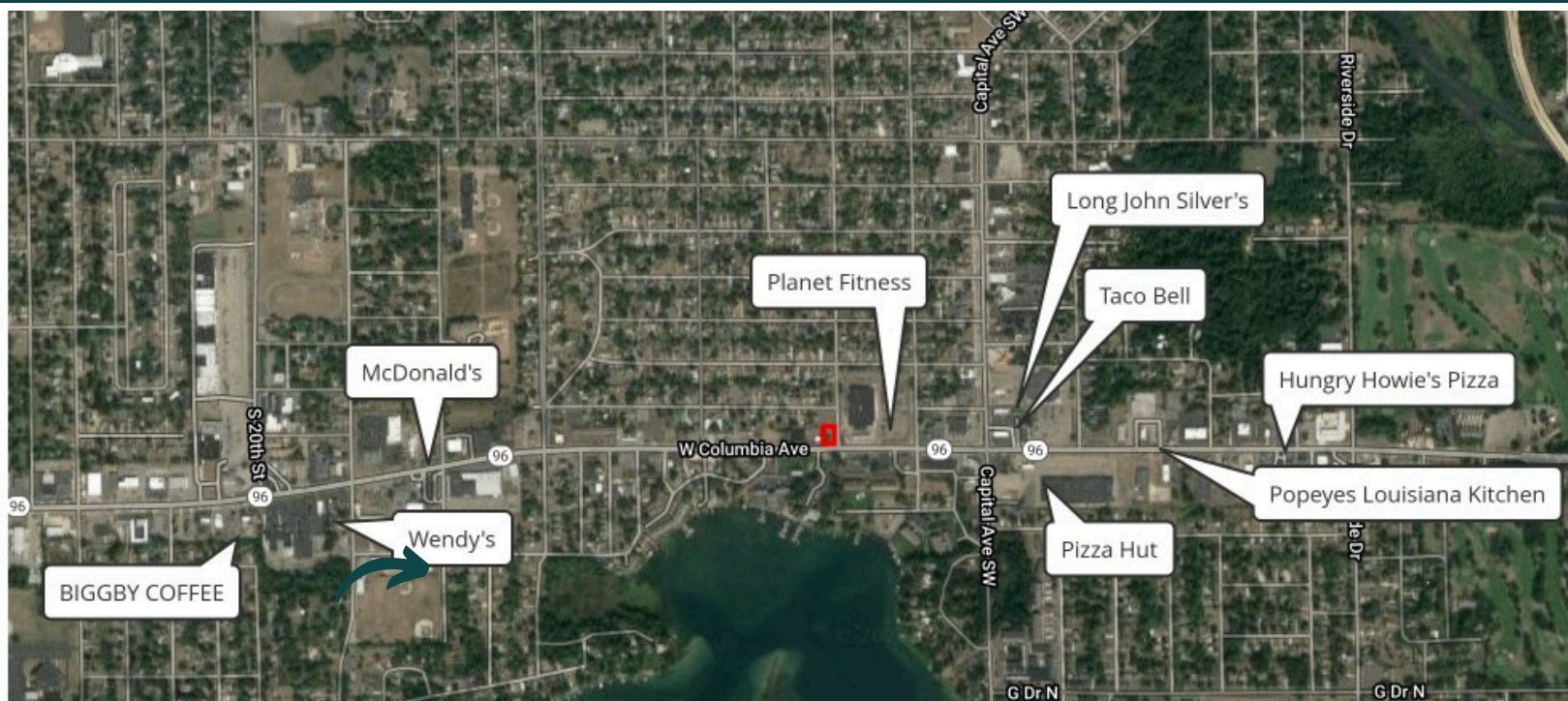


📞 248-453-6202
✉ SALES@GREENZONEDREALTY.COM
🌐 WWW.GREENZONEDREALTY.COM
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084

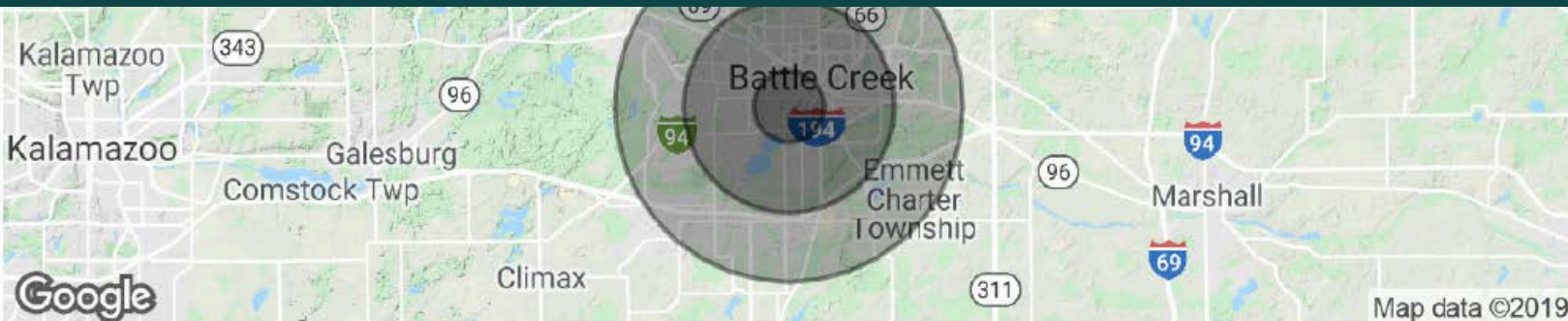


GREEN ZONED
REALTY

RETAIL MAP



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,993	50,386	88,592
Median age	32.9	36.1	36.6
Median age (Male)	30.0	34.3	35.2
Median age (Female)	37.5	38.4	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,246	19,884	35,535
# of persons per HH	2.8	2.5	2.5
Average HH income	\$44,614	\$47,638	\$49,488
Average house value	\$149,302	\$110,514	\$120,833

248-453-6202
 SALES@GREENZONEDREALTY.COM
 WWW.GREENZONEDREALTY.COM
 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084