



RETAIL PROPERTY FOR SALE IN BATTLE CREEK

ADULT USE PROVISIONING CENTER

190 N 20TH ST. 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 newly built out, turn-key facility, offers great visibility and a 5-mile radius population of 88,000. The facility includes: 2 bathrooms, reception area, private office, full interior & exterior surveillance system, and Custom Cabinetry with 6 P.O.S register set up

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
- Hard Corner Location
- Ideal for a high-visibility smoke or tobacco shop.

SALE PRICE

\$650,000

COUNTY POP.

134,000+

BUILDING SIZE

1,421 sqft

DAILY TRAFFIC

26,000+

CONTACT:

2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MI 48320
248-420-0420
WWW.CANNAZONEDMLS.COM



Canna Zoned MLS

PHOTOS



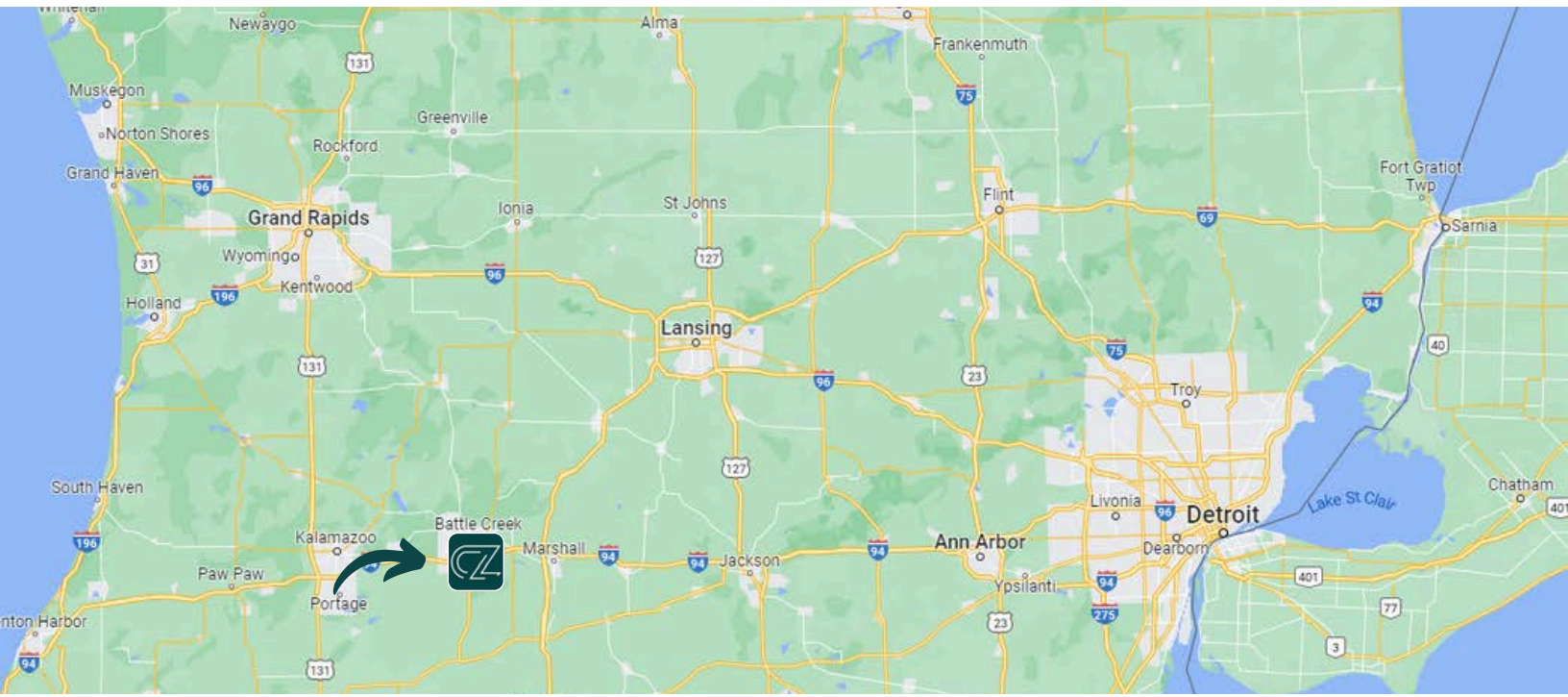
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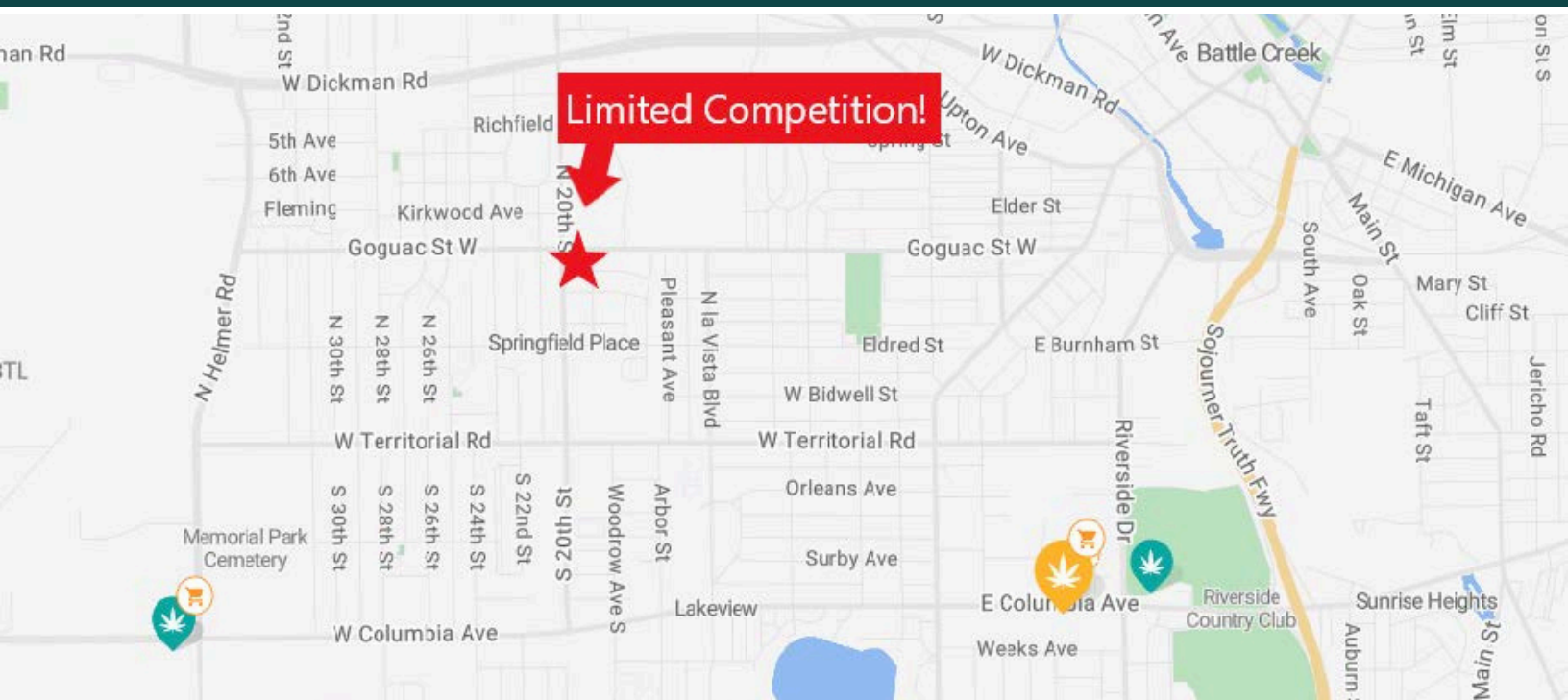


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LOCATION



COMPETITION



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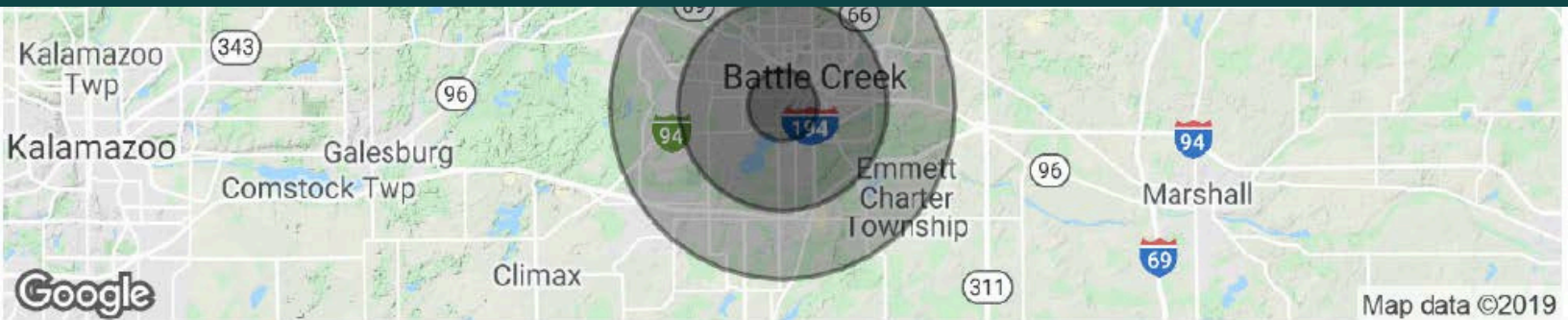


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RETAIL MAP



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

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YOUR COMPETITION OR HOW TO
BEST OPTIMIZE YOUR
DISTRIBUTION?**

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CANNAZONEDMLS.COM/MICHIGAN-LICENSE-INFORMATION/**

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PROPERTY? WE'VE GOT YOU
COVERED!**

**CHECK OUT ALL AVAILABLE PROPERTIES
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