

RETAIL SPACE FOR LEASE

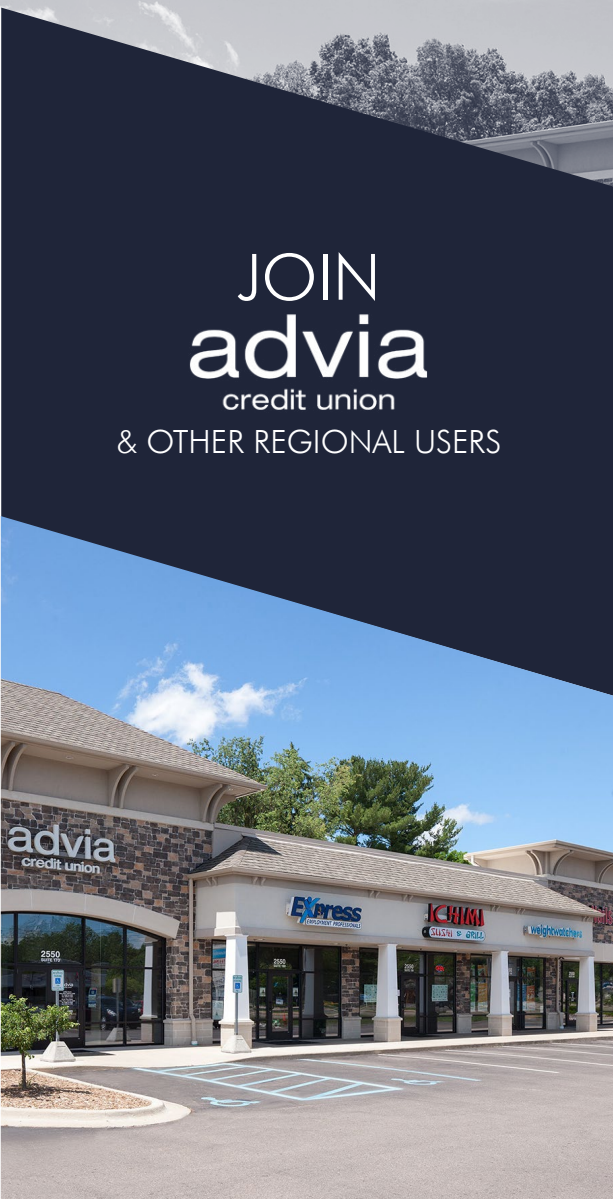
CAPITAL SHOPPES

2550 CAPITAL AVENUE SW | BATTLE CREEK, MI 49015

- SPACE AVAILABLE:** 1,427 SF - 4,436 SF
- 12,563 SF RETAIL NEIGHBORHOOD CENTER DEVELOPMENT LOCATED ON BUSY CAPITAL AVENUE SW NEAR I-94
 - PROPERTY SITS ON A HARD CORNER
 - MINUTES FROM BECKLEY RD CORRIDOR & SECONDS TO I-94
 - LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
 - MANY HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
 - PROMINENT, HIGHLY VISIBLE PYLON & BUILDING SIGNAGE
 - NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA
 - CONVENIENT CUSTOMER PARKING AVAILABLE WITH EASY IN & OUT ACCESS TO STREET
 - TENANTS INCLUDE ADVIA CREDIT UNION, EXPRESS EMPLOYMENT, CHICK & CHILL, MARCO'S PIZZA, & BC NAILS

	1 MILE	3 MILE	5 MILE
POPULATION	5,624	25,202	57,689
AVERAGE HH INCOME	\$96,118	\$108,358	\$87,671
HOUSEHOLDS	2,331	10,430	23,338

JOIN
advia
credit union
& OTHER REGIONAL USERS



RETAIL TRADE AREA SERVES A POPULATION OF OVER **177,342** PEOPLE & **6,382** HIGHER EDUCATION STUDENTS



VISIBLE TO APPROXIMATELY **13,494** VEHICLES PER DAY ON CAPITAL AVENUE SW



OVER **1,000,000** SF OF CRITICAL RETAIL & RESTAURANT MASS ADJACENCIES TO CAPITAL RETAIL CENTRE



VISIBILITY EQUIVALENT TO BILLBOARD ADVERTISING COSTS OF **\$25,661** PER YEAR

LEASING //

HINMANCOMPANY.COM



ANMAR ATCHU
VP OF MARKETING & LEASING
269.488.3642
ANMARA@HINMANCOMPANY.COM

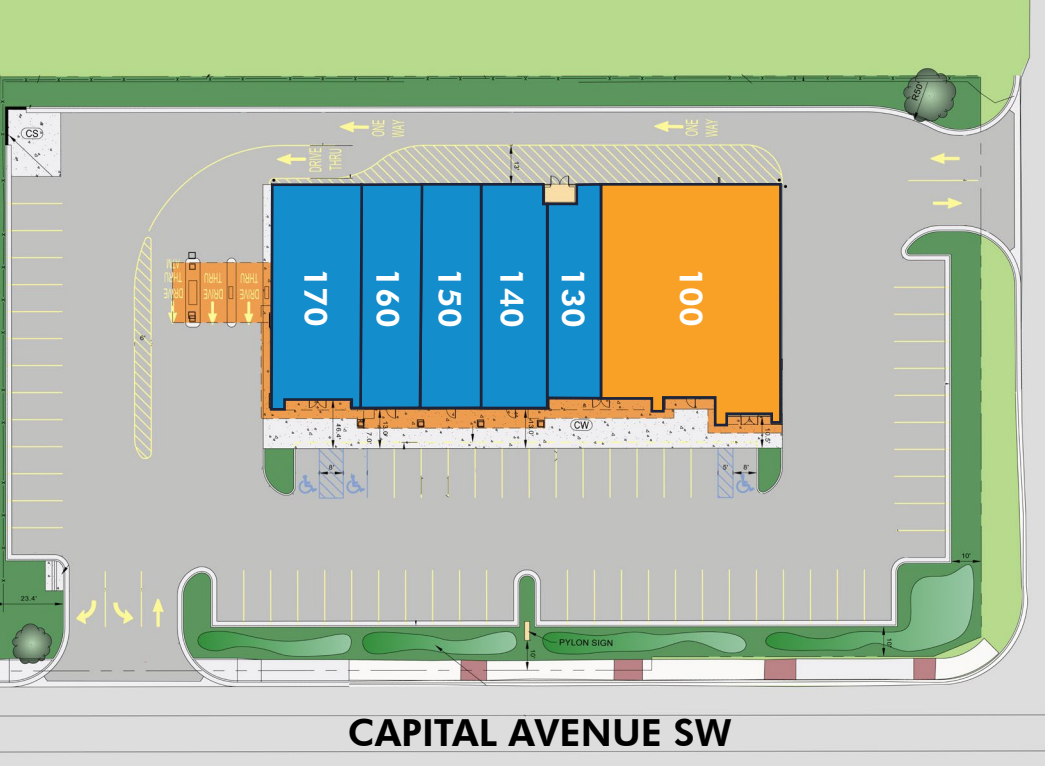
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SITE PLAN



- ### CAPITAL SHOPPES
- 100 / 4,436 SF AVAILABLE
DIVISIBLE AT LANDLORD'S DISCRETION
WITH POTENTIAL PICK-UP WINDOW
 - 130 / BC NAILS
 - 140 / MARCO'S PIZZA
 - 150 / ICHIMI SUSHI & GRILL
 - 160 / EXPRESS EMPLOYMENT
 - 170 / ADVIA CREDIT UNION



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AVAILABLE END CAP



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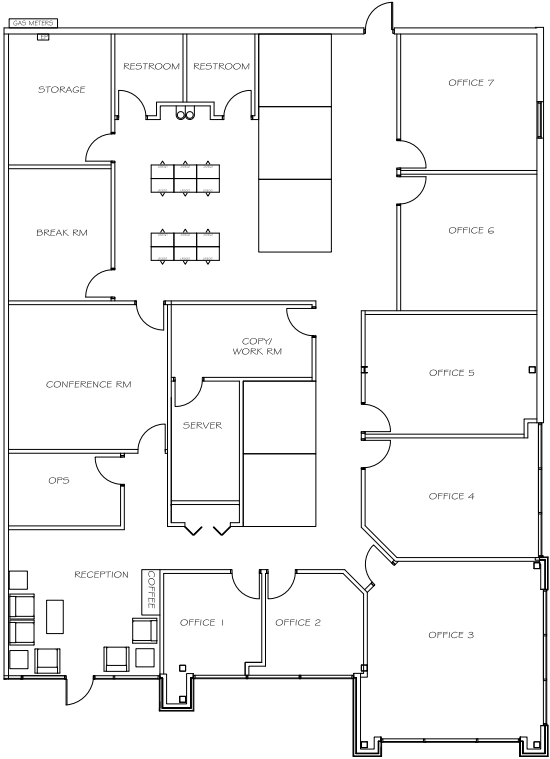
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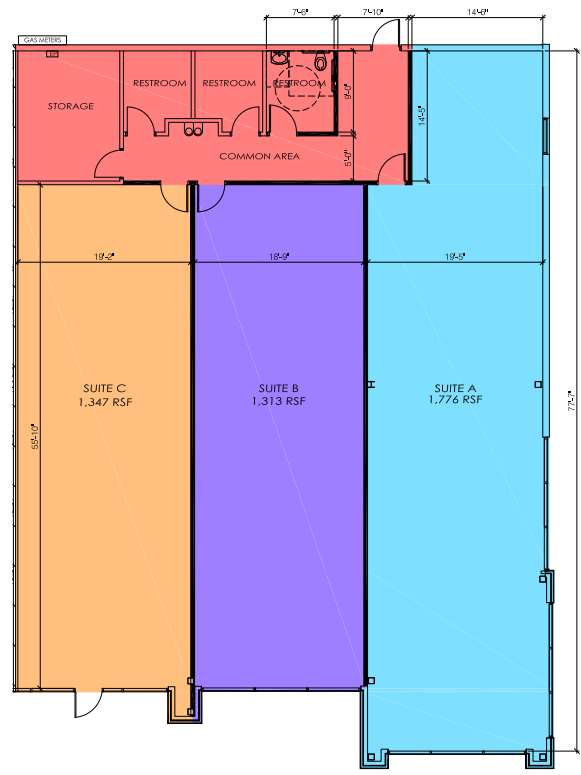
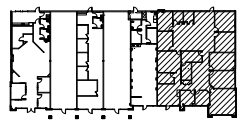
SUITE 100 / 4,436 SF



SPACE AS-IS



PROPOSED SPACE DEMISING



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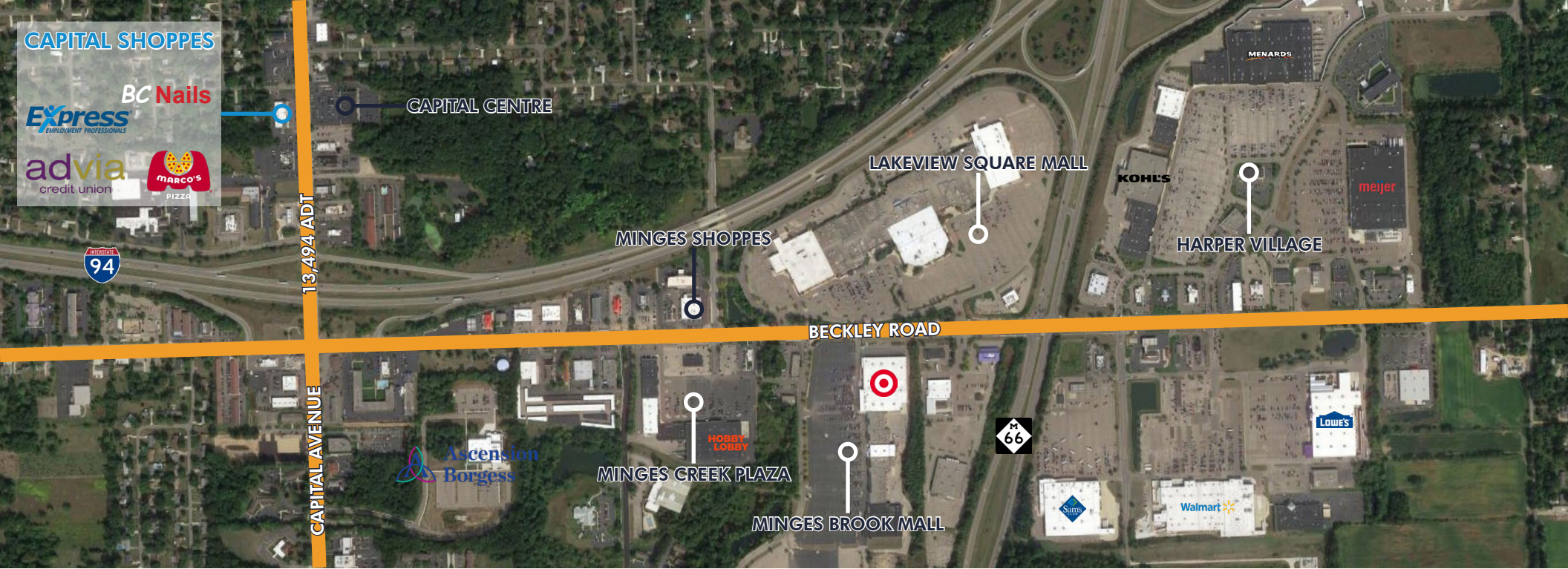
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CAPITAL / BECKLEY CORRIDOR MAP



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