



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+**

### CONTACT:

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



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# PHOTOS



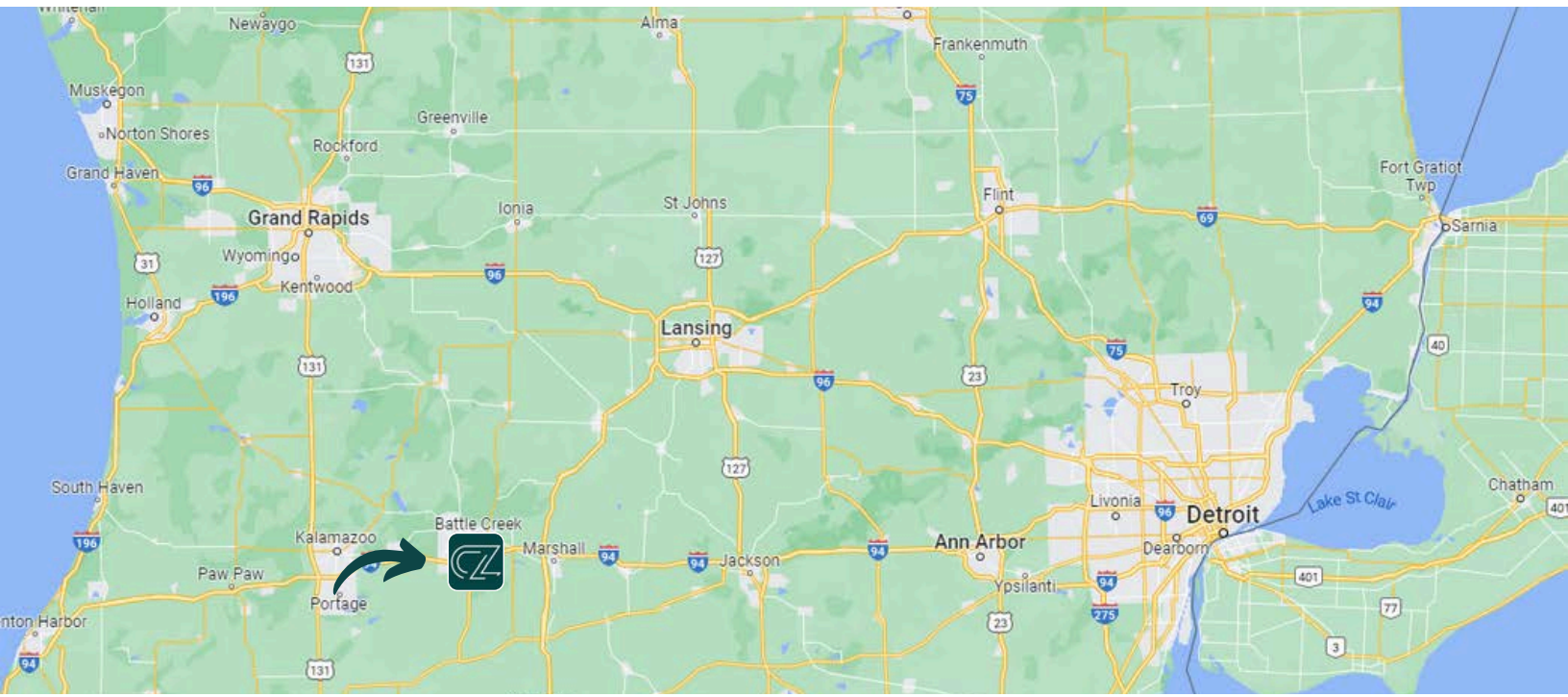
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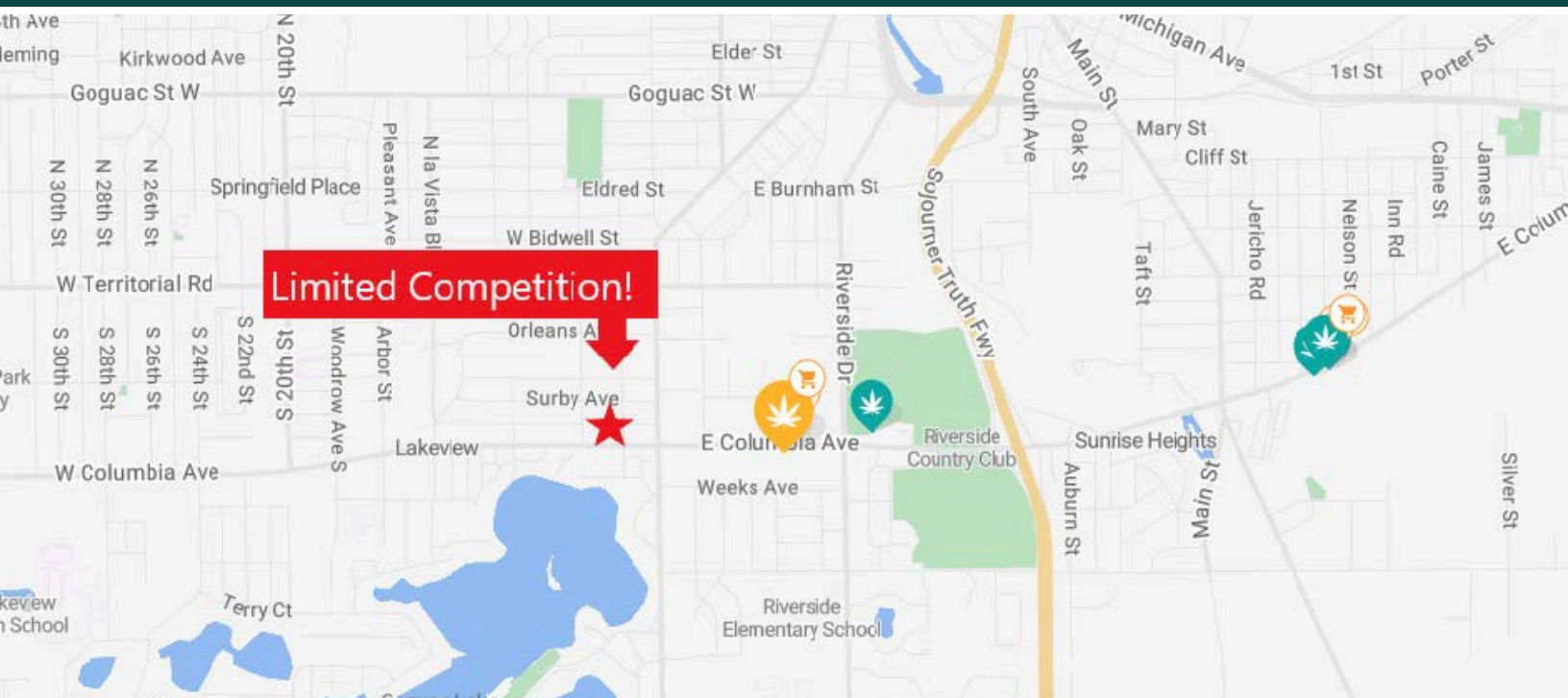


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# LOCATION



# COMPETITION



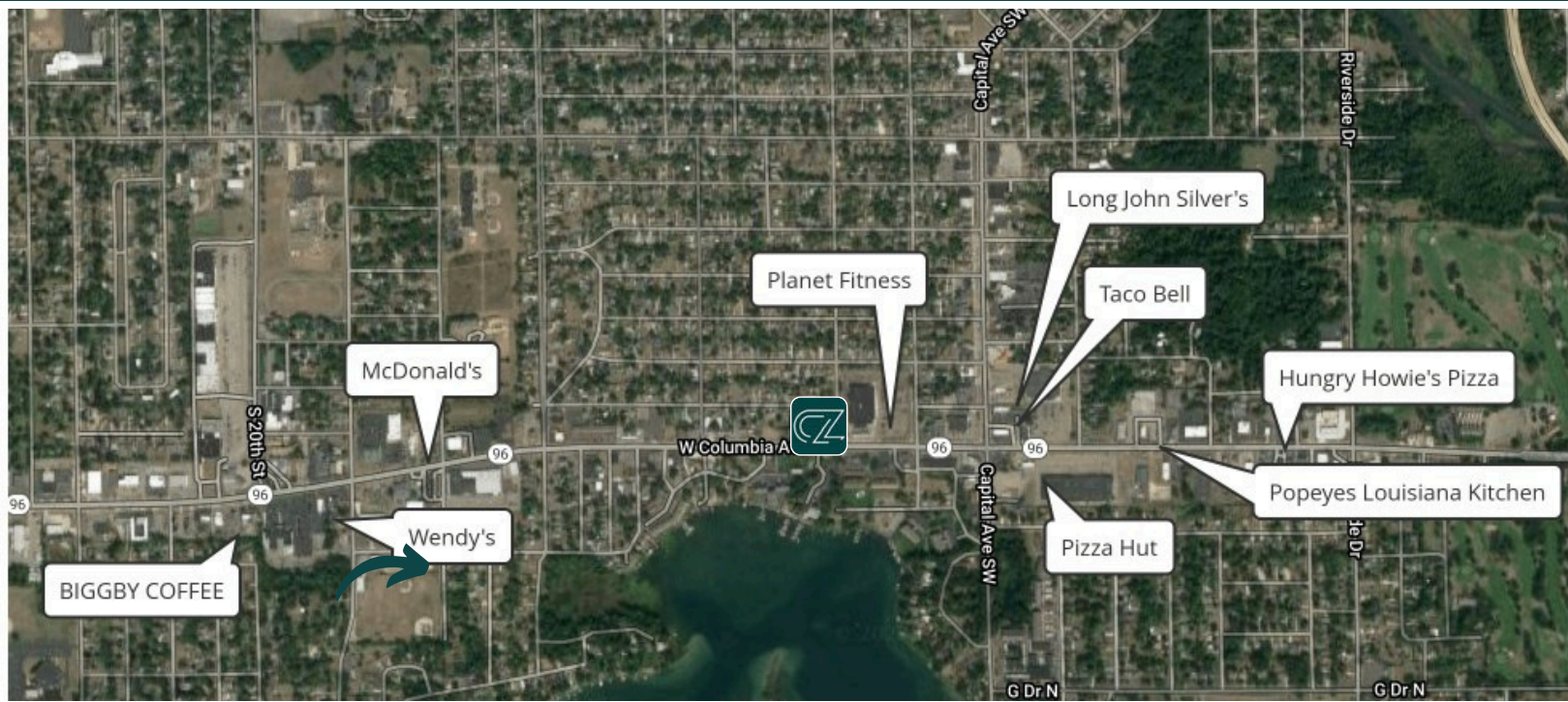
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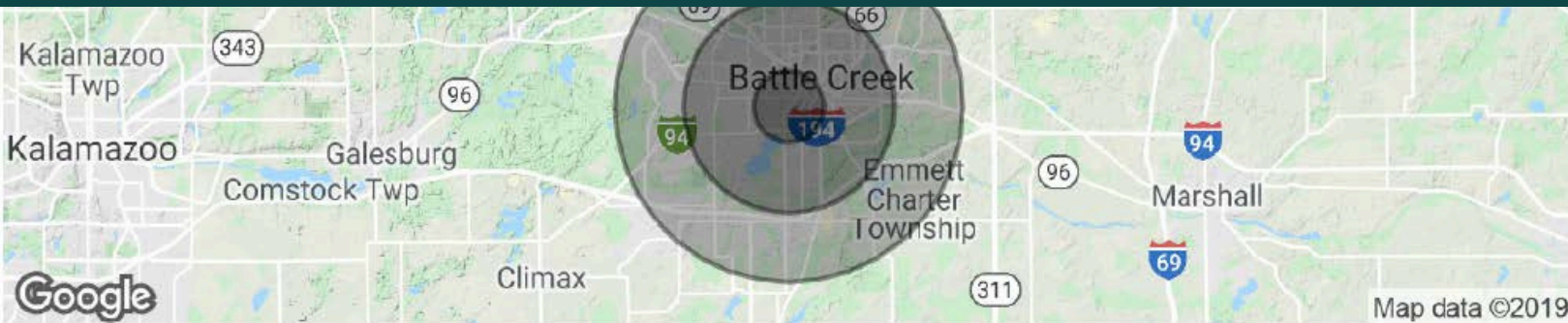


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# RETAIL MAP



# 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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**WANT TO KNOW MORE ABOUT  
YOUR COMPETITION OR HOW TO  
BEST OPTIMIZE YOUR  
DISTRIBUTION?**

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[CANNAZONEDMLS.COM/MICHIGAN-LICENSE-INFORMATION/](http://CANNAZONEDMLS.COM/MICHIGAN-LICENSE-INFORMATION/)**

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PROPERTY? WE'VE GOT YOU  
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