

SHOPS AT BATTLE CREEK

5805 BECKLEY ROAD, BATTLE CREEK, MI 49015

7,255 SF AVAILABLE | 1.84 ACRES

FOR SALE/LEASE



GREG NEWMAN

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ADDITIONAL PHOTOS



GREG NEWMAN

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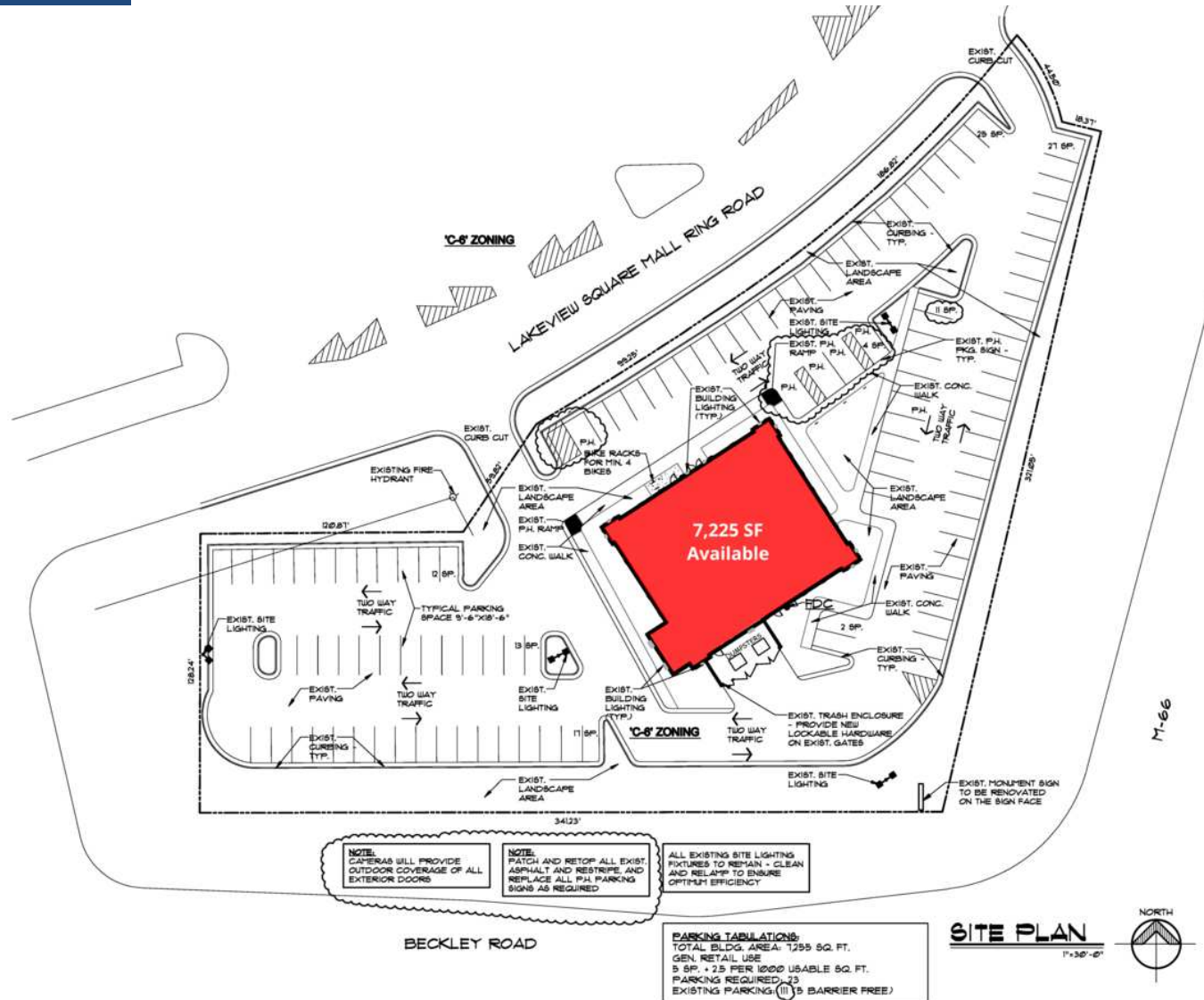
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SITE PLAN



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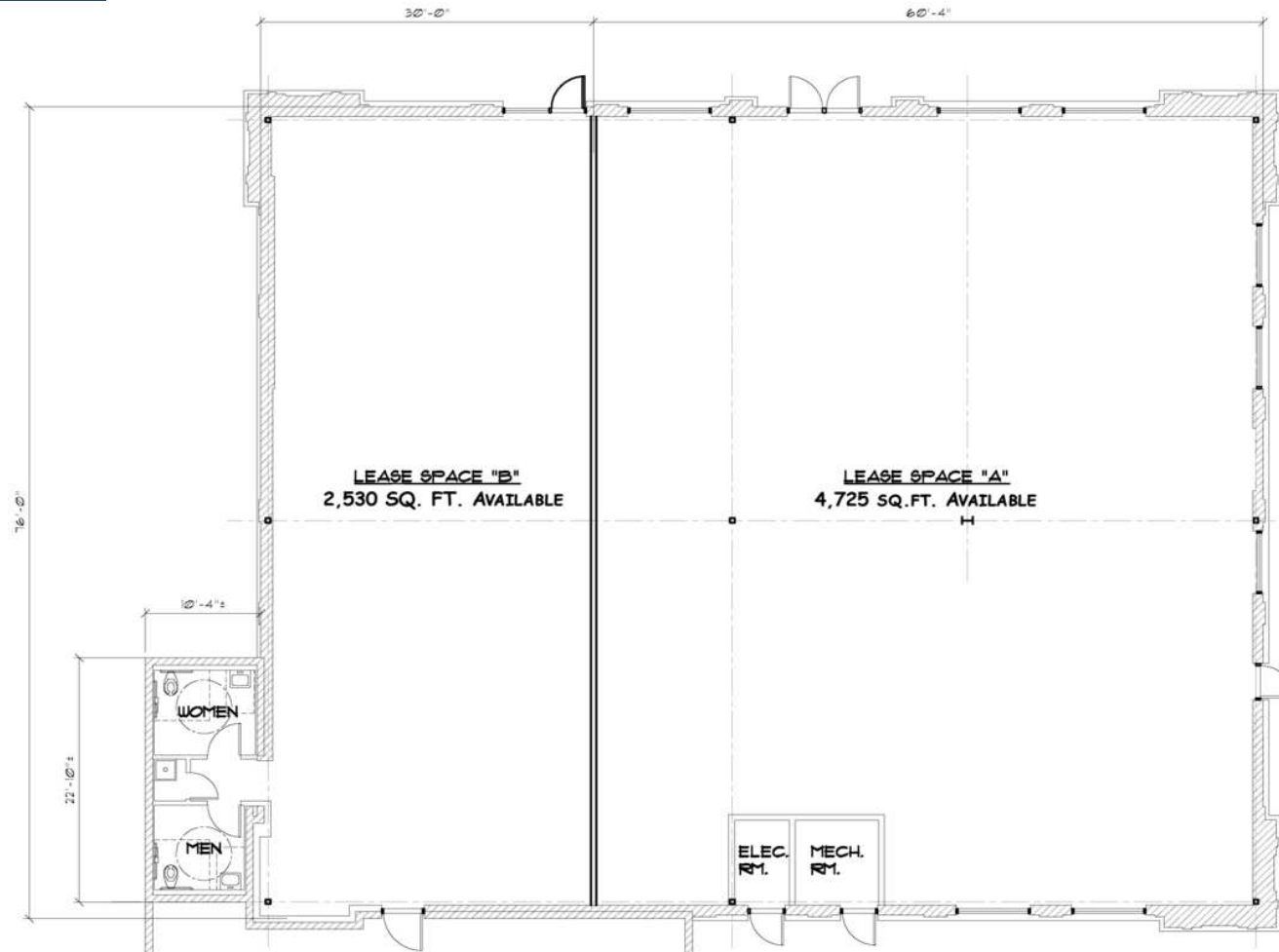
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LEASE PLAN



FLOOR PLAN

TOTAL = 7,255 S.F.



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TRADE AERIAL



Map data ©2025 Imagery ©2025 CNES / Airbus, Maxar Technologies

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	7,255 SF
Available SF:	7,255 SF
Sale Price:	Contact Listing Agent
Lot Size:	1.84 Acres

PROPERTY OVERVIEW

The property at 5805 Beckley Road boasts a prime and strategic retail location within Battle Creek, Michigan's dominant commercial corridor. Situated as an outlot of the expansive Lakeview Square Mall, it benefits from direct exposure to the region's premier shopping destination.

Crucially, the site is positioned at the highly trafficked northwest corner of Beckley Road and M-66 (Helmer Road/Columbia Avenue). Beckley Road is a major east-west artery, serving as Battle Creek's main retail thoroughfare, while M-66 is a significant north-south connector. This intersection is a key node for local and regional traffic, ensuring exceptional visibility and easy access from multiple directions.

The surrounding area is characterized by a strong concentration of national big-box retailers, dining establishments, and service businesses, creating a synergistic retail environment that draws a large and consistent customer base. This established commercial density fosters significant consumer activity and cross-shopping opportunities.

The beloved locally owned grocery store, Horrocks Farm Market, has transformed the former Sears into their new Battle Creek location, bringing new life to the mall and the already highly trafficked surrounding area.

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,764	20,813	52,991
Average Age	34.2	41.4	39.0
Average Age (Male)	36.0	40.3	36.8
Average Age (Female)	32.7	42.1	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,172	9,209	23,888
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$62,749	\$78,654	\$60,038
Average House Value	\$71,074	\$137,389	\$107,389

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,379	16,817	39,330
Total Population - Black	788	1,474	6,645
Total Population - Asian	252	984	2,060
Total Population - American Indian	5	107	328
Total Population - Other	43	171	814

TRAFFIC COUNTS

M-66 North Bound	19,862+ VPD
M-66 North Bound	20,737+ VPD
Beckley Road	18,454+ VPD
I-94 (Combined Directions)	59,810+ VPD

** Demographic data derived from 2020 ACS - US Census*



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BROKERS



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