

# RETAIL SPACE FOR LEASE

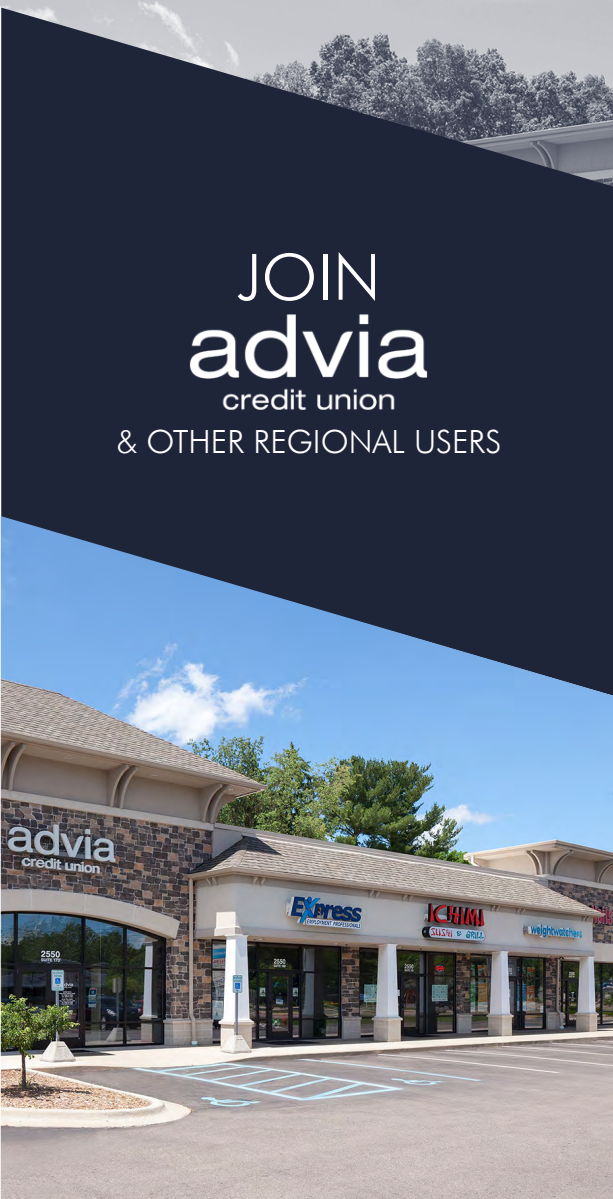
## CAPITAL SHOPPES

2550 CAPITAL AVENUE SW | BATTLE CREEK, MI 49015

### SPACE AVAILABLE: UP TO 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, ICHIMI SUSHI & GRILL, MARCO'S PIZZA, & BC NAILS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	5,371	25,116	57,185
<b>AVERAGE HH INCOME</b>	\$78,816	\$80,580	\$65,506
<b>HOUSEHOLDS</b>	2,315	10,598	23,013



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**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



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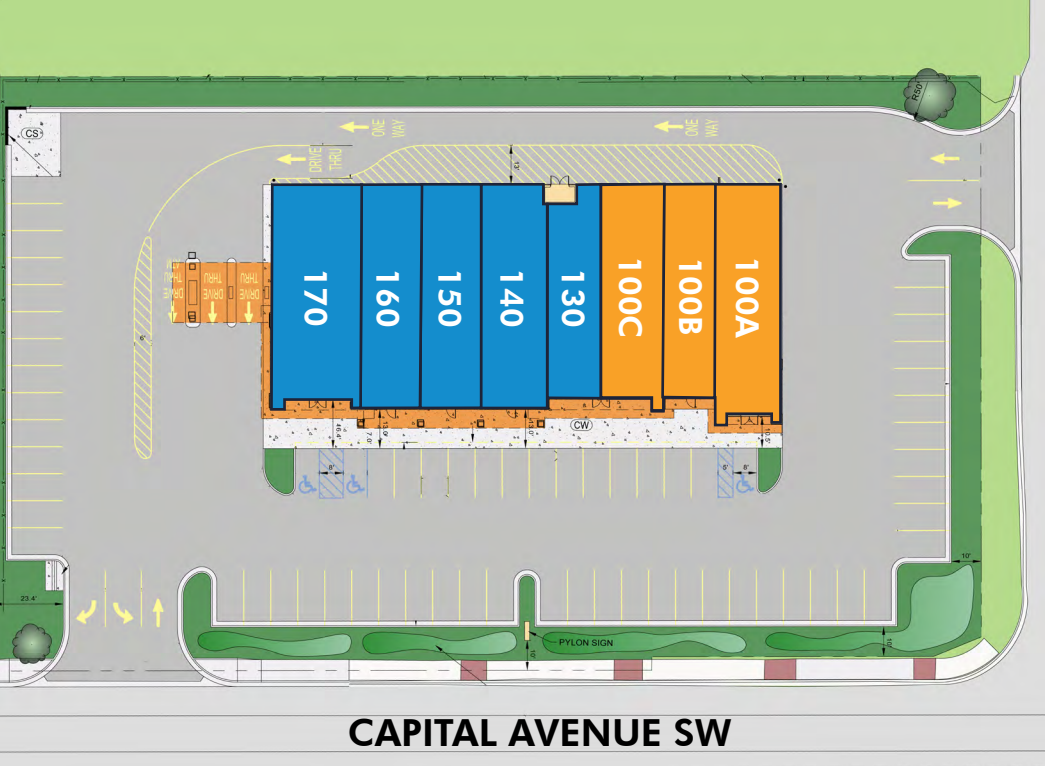
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DEVELOPMENT • MANAGEMENT • LEASING

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### SITE PLAN



### CAPITAL SHOPPES

**100 / 4,436 SF AVAILABLE**

WITH POTENTIAL PICK-UP WINDOW  
DIVISIBLE AT LANDLORD'S DISCRETION

**100A / 1,776 SF DEMISED**

19'-5" WIDE X 77'-7" DEEP  
WITH POTENTIAL PICK-UP  
WINDOW

**100B / 1,313 SF DEMISED**

18'-9" WIDE X 55'-10" DEEP

**100C / 1,347 SF DEMISED**

19'-2" WIDE X 55'-10" DEEP

**130 / BC NAILS**

**140 / MARCO'S PIZZA**

**150 / ICHIMI SUSHI & GRILL**

**160 / EXPRESS EMPLOYMENT**

**170 / ADVIA CREDIT UNION**



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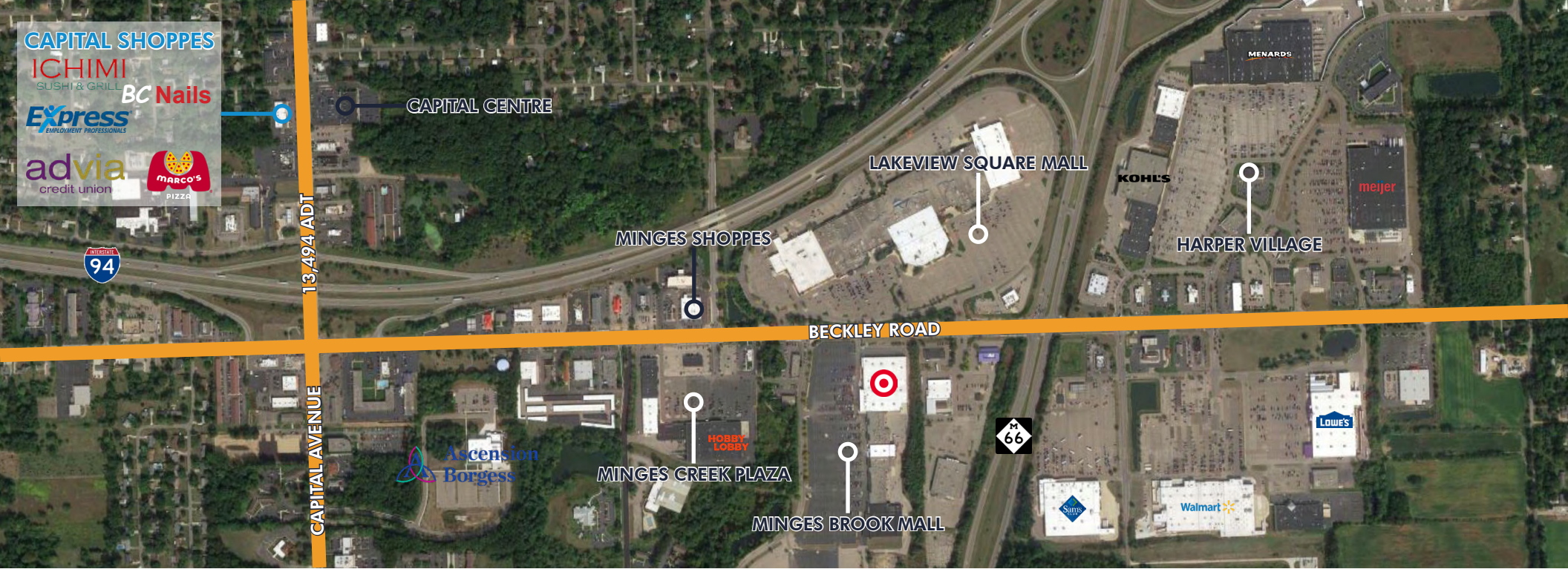
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CAPITAL / BECKLEY CORRIDOR MAP



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