

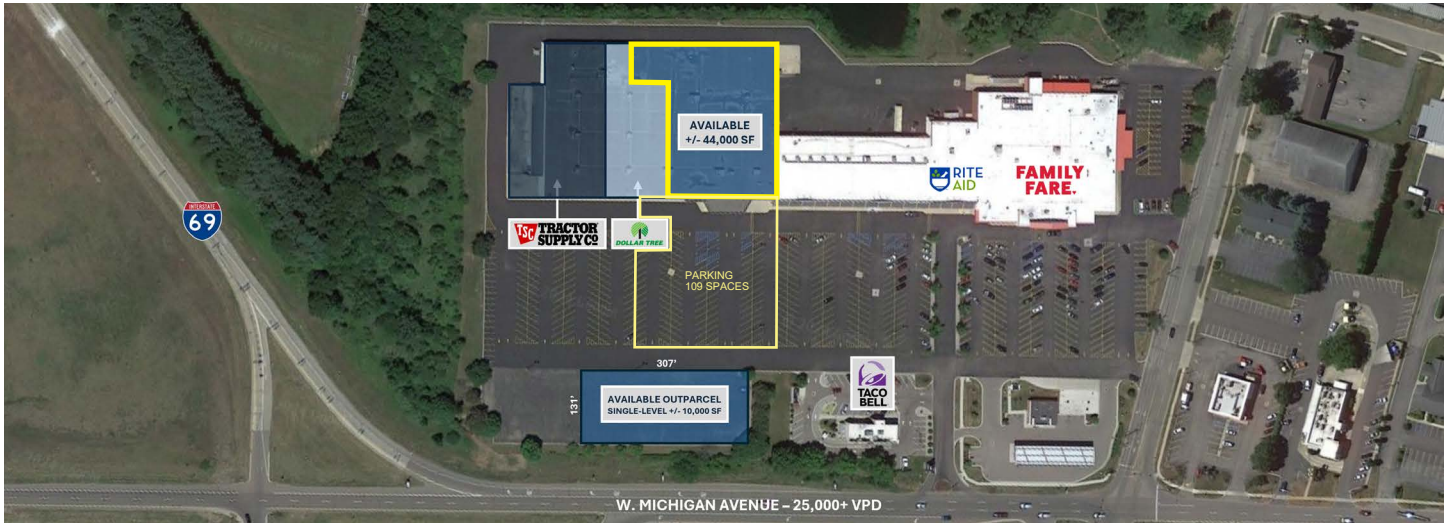
15861 W MICHIGAN AVE
MARSHALL, MI

MARSHALL PLAZA

B | RILEY
Real Estate

RETAIL SPACE FOR SALE OR LEASE

MARSHALL PLAZA 44,000 INLINE SF



B. Riley Real Estate is pleased to offer 44,000 SF of inline retail space for sale or lease within Marshall Plaza. The available space sits adjacent to new tenants Dollar Tree and Tractor Supply. A complete full-building roof replacement has already been completed and the remaining construction work to demise the property is currently being finalized.

Ownership has recently completed the separation of the property via a lot split which has resulted in individual properties for the Tractor Supply/Dollar Tree spaces, the remaining in-line space, and the outparcel site.

With excellent existing tenancy, easy access to I-69 and I-94, and a building that offers floorplan flexibility to suit a wide range of uses, this site provides one of the best opportunities within the market.

PROPERTY HIGHLIGHTS

- Pylon on W Michigan Ave. with 25,000+ VPD
- Building has 360' of High Visibility Frontage
- Ample Parking Allows Outparcel Development
- Two Truckwells Accommodate 53' Trailers
- Business-Friendly Local Government
- One of the Highest-Traffic Family Fare Locations



**FLEXIBLE
FLOORPLAN
OPTIONS**



**QUALITY REAL
ESTATE & MARKET
POSITIONING**



**STRONG MAJOR
RETAILER
ADJACENCY**



**EXCELLENT
VISIBILITY &
ACCESSIBILITY**

RETAIL SPACE FOR SALE OR LEASE

44,000 SF | 15861 W Michigan Ave, Michigan, MI



MARSHALL, MI MARKET HIGHLIGHTS

Located ~12 miles east of downtown Battle Creek, Marshall benefits from easy access to this commercial center. As a popular bedroom community, Marshall offers an excellent school system and a vibrant small-town atmosphere which attracts both young professionals and families alike. Alongside major Battle Creek businesses which include Kellogg's, DENSO, and Bronson Healthcare, Marshall offers a strong set of local healthcare and manufacturing companies. Additionally, with the recent announcement that Ford Motor Company is developing its new EV battery plant at the Marshall Mega Site, bringing ~1,700+ new jobs to the market, the Marshall community is primed for significant growth and new development moving forward.

With an already robust local community and future growth on the horizon, Marshall offers tremendous opportunity for new users to enter the market alongside the strongest shopping center within Marshall.

MAJOR MARKET EMPLOYERS



FOR MORE INFORMATION PLEASE CONTACT:

Al Lieberman | Principal | O: 312.894.7622 | alieberman@brileyfin.com

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RETAIL SPACE FOR SALE OR LEASE

44,000 SF | 15861 W Michigan Ave, Michigan, MI

FORD EV BATTERY PLANT DEVELOPMENT ANNOUNCEMENT

On February 13, 2023, Ford Motor Company announced its decision to invest ~\$2.5 billion to develop the BlueOval Battery Park Michigan at the Mashall Mega Site. This 2 million square foot manufacturing facility will commence operations in 2026 and produce state-of-the-art lithium-ion phosphate batteries to support Ford's electric vehicle lineup. While this plant will directly create more than 1,700 well-paying jobs in Marshall, the broader facility is projected to have an employment multiplier of 4.38x, meaning for every job directly created by Ford another 3.38 regional jobs are forecast to be created.



This job growth, coupled with the significant level of new investment in Marshall, will have a sustained positive effect on the Marshall market moving forward, enhancing the region's investment prospects long-term.

- \$2.5B, 2M SF battery manufacturing facility
- Plant is projected to create 1,700+ new jobs
- Battery production to commence in 2026
- Mega site offers Ford ability to expand operations



OFFER PROCESS & TIMELINE

Potential buyers/lessees are encouraged to make property visits, which may be scheduled through B. Riley Real Estate following offer submission.

All offers should be submitted in writing and must specifically address:

LEASING OFFERS:

- Proposed Rental Rate
- Proposed Lease Term
- Tenant Entity
- Tenant Improvement Requirements

PURCHASE OFFERS:

- Purchaser Entity
- Purchase Price & Escrow Deposit
- Due Diligence & Closing Periods
- Financing & Any Other Offer Contingencies

ABOUT B. RILEY REAL ESTATE

B. Riley Real Estate, a wholly-owned subsidiary of B. Riley Financial, Inc., is uniquely positioned to serve public and private companies in times of growth, M&A, disruption or distress, no matter the objective. With a practice focused on maximizing real estate value through the acquisition, sale, financing, leasing, and development of commercial property, our team of seasoned experts helps clients create value and mitigate losses through the development and execution of effective real estate strategy. On a combined basis our principals have sold over \$6 billion in assets and more than 25 million square feet of real estate across retail, multifamily, office, industrial, distribution centers, and land. We have managed projects which have collectively achieved over \$1 billion in lease savings for our clients, both in and outside of bankruptcy.

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MARSHALL PLAZA

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OUTPARCEL FOR SALE OR LEASE

MARSHALL PLAZA 10,000 SF PAD



B. Riley Real Estate is pleased to offer a prime pad development site for sale or lease within Marshall Plaza. This site sits adjacent to an existing high-traffic Taco Bell outparcel and provides over 300' of direct frontage along W. Michigan Avenue. With new tenants Dollar Tree and Tractor Supply set to open, joining an already strong set of existing tenants that include a high performing Family Fare Supermarket, this site should only benefit from enhanced center traffic making it a compelling opportunity for both potential developers as well as owner/operators.

Ownership has recently completed the separation of the property via a lot split which has resulted in individual properties for the Tractor Supply/Dollar Tree spaces, the remaining in-line space, and the outparcel site.

With excellent existing tenancy, easy access to I-69 and I-94, and a pad site that offers the flexibility to suit to a wide range of uses, this offering provides one of the best outparcel opportunities within the market.

PROPERTY HIGHLIGHTS

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OUTPARCEL FOR SALE OR LEASE

10,000 SF PAD | 15861 W Michigan Ave, Michigan, MI

MARSHALL MEGA SITE

NEW \$2.5B BATTERY PLANT
2.0M SF | ~1,700 NEW JOBS

DEMOGRAPHIC METRIC	0-5 MI	0-10 MI	0-15 MI
Population	12,535	43,903	134,171
Projected 5-Yr Growth	1.44%	1.90%	2.54%
Avg Household Income	\$78,777	\$70,413	\$60,776
Avg Age	43.6	42.5	41.4
% College Educated	38%	27%	22%

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