

LAND DEVELOPMENT OPPORTUNITY

CAPITAL AVENUE

2545 CAPITAL AVENUE SW | BATTLE CREEK, MI 49015

LAND AVAILABLE: 7.60 ACRES

- HIGH PROFILE LOCATION ON BUSY CAPITAL AVENUE SW NEAR I-94, BEHIND CAPITAL RETAIL CENTRE
- SECONDS TO I-94 & BECKLEY RD CORRIDOR
- POTENTIAL VISIBILITY FROM I-94, DEPENDING ON HEIGHT
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- MANY HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
- PROMINENT, HIGHLY VISIBLE PYLON SIGNAGE AVAILABLE
- MULTIPLE ACCESS POINTS TO DEVELOPMENT LAND
- NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA
- MINUTES TO DOWNTOWN BATTLE CREEK
- ABUNDANT AMOUNT OF CUSTOMER PARKING AVAILABLE WITH EASY IN & OUT ACCESS TO STREET

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

EXCELLENT BUILD-TO-SUIT / LAND LEASE OPPORTUNITY



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 AVENUE



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

LEASING //

HINMANCOMPANY.COM



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 DEVELOPMENT • MANAGEMENT • LEASING

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SITE PLAN



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CAPITAL AVENUE / BECKLEY ROAD CORRIDOR MAP



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