

2810 CAPITAL AVENUE SW BATTLE CREEK

3,071 SQUARE FEET AVAILABLE



- Rare 3,071 square foot former Caribou Coffee drive-thru space available for lease
- Located along Capital Avenue SW, positioned directly adjacent to Panera Bread in one of Battle Creek's most active retail corridors
- This highly visible end-cap style opportunity benefits from strong daily traffic, shared parking, and excellent co-tenancy that drives consistent customer flow throughout the day
- Ideal for coffee or beverage concept, dessert or bakery, quick-service food, specialty takeout, salon or personal care, cell phone repair, insurance, real estate, or professional services
- Surrounded by national and regional retailers, restaurants, and neighborhood services
- Contact Broker for additional information



For more information, please contact:

BRUCE BAJA
(248) 799 3177
bbaja@signatureassociates.com

MARVIN PETROUS
(248) 359 0647
mpetrous@signatureassociates.com

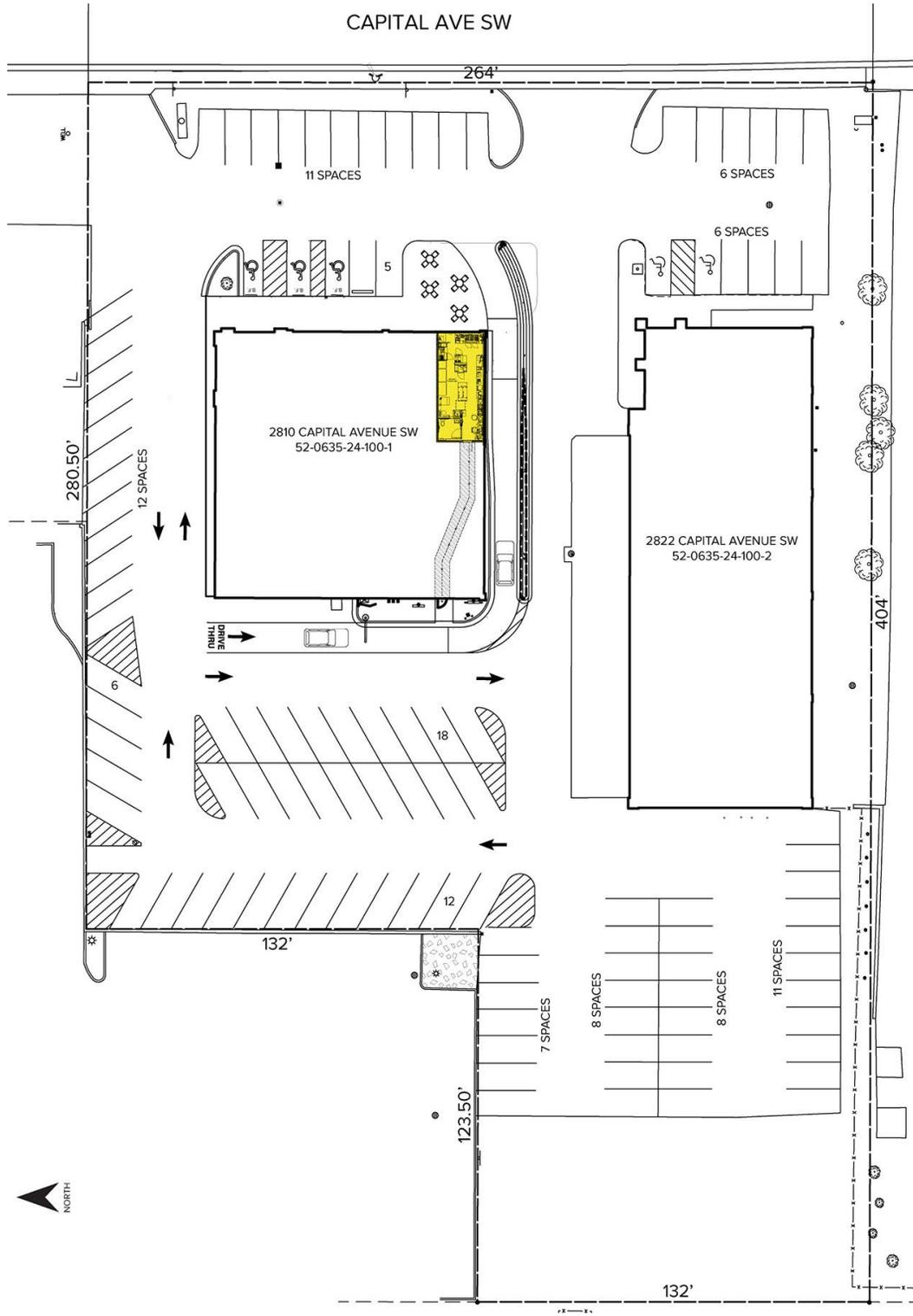


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SITE PLAN

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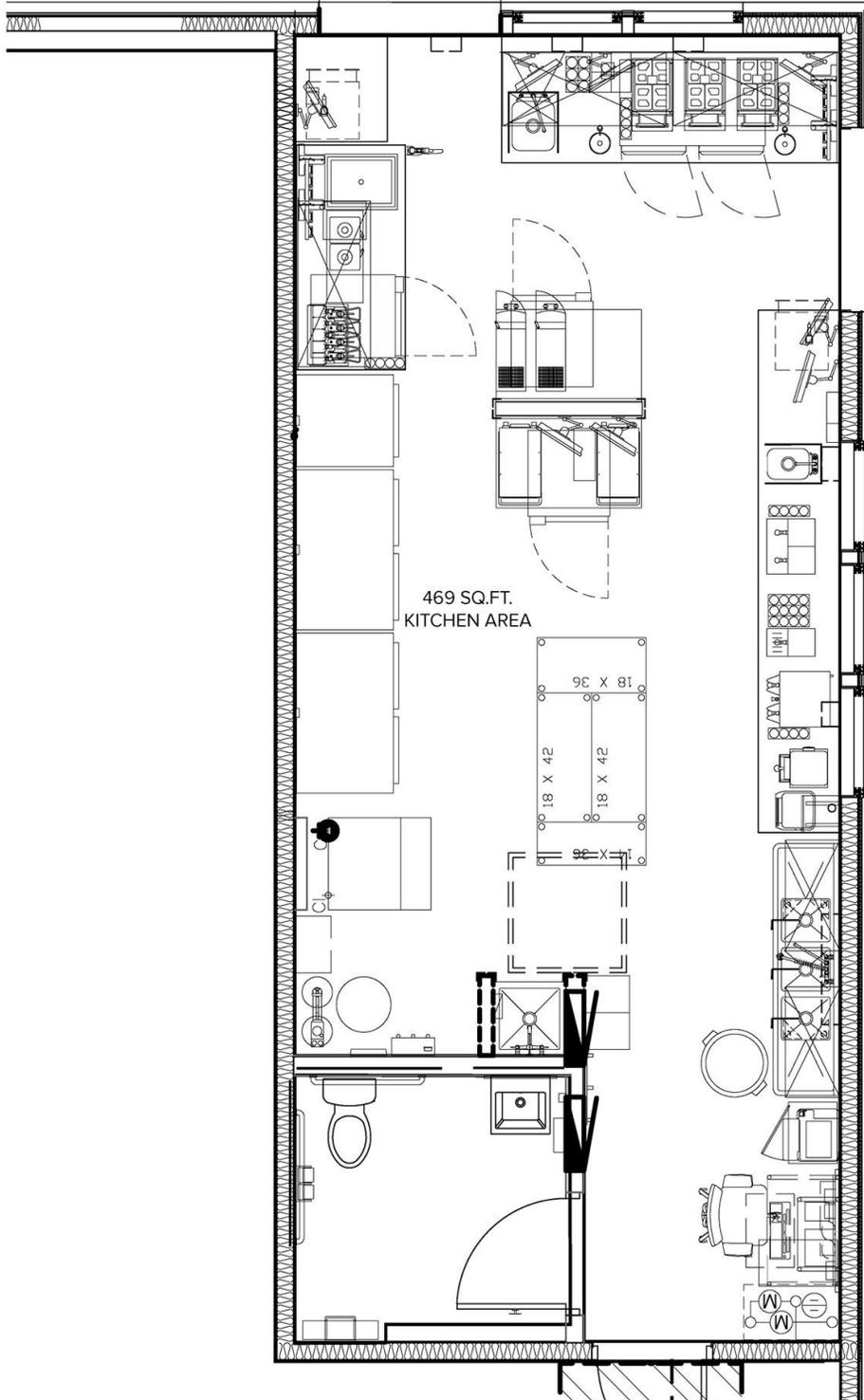


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FLOOR PLAN

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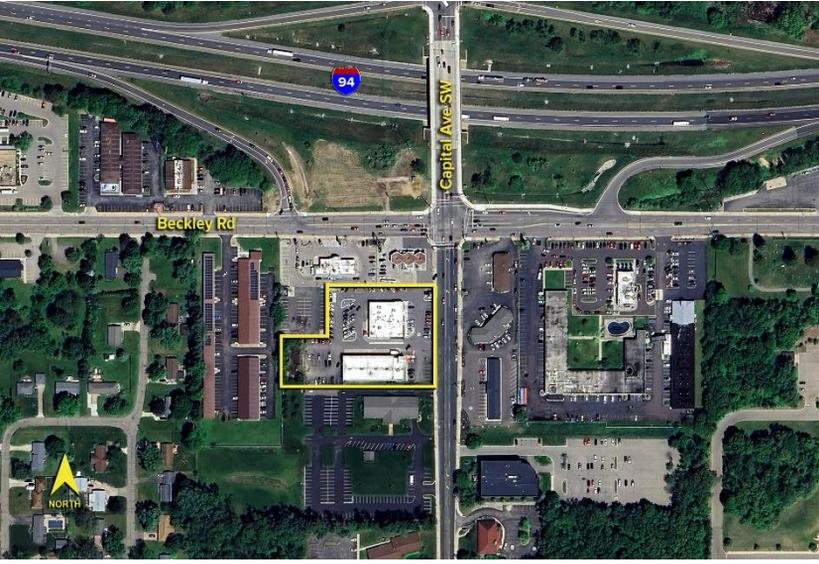
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AERIAL

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,492	\$60,812
3 MILE	22,018	\$86,183
5 MILE	52,505	\$67,763

TRAFFIC COUNTS (TWO-WAY)

9,317	Capital Ave. S of Beckley Rd.
15,485	Capital Ave. N of Beckley Rd.
16,585	Beckley Rd. E of Capital Ave.
10,872	Beckley Rd. W of Capital Ave.



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