



# RETAIL PROPERTY FOR SALE/LEASE IN BATTLE CREEK

492 CAPITAL AVE. BATTLE CREEK, MI 49015

## OVERVIEW

This high-visibility commercial retail space offers a prime location on Capital Ave, one of Battle Creek's busiest corridors. With 10,542 sqft of flexible space, it is ideal for retail, office, or service-based businesses looking for strong local exposure.

The property features large storefront windows, 30+ parking spaces, and a high-traffic area with a 5-mile population of 88,000+, ensuring a steady flow of potential customers. Its versatile layout allows for easy customization to suit various business needs. Whether you're opening a storefront, medical office, showroom, or fitness studio, this space is ready for your vision.

**This property is available for lease, providing a great opportunity for the right tenant to customize the space to fit their business needs. Located in a high-traffic commercial district with excellent visibility and ample parking, this property is well-suited for a variety of businesses. Contact us today to discuss leasing options or to schedule a private tour!**

## FEATURES & HIGHLIGHTS

- ✓ Prime Retail Location – High-traffic area on Capital Ave
- ✓ Spacious Floor Plan – 10,542 sqft of versatile commercial space
- ✓ Ample Parking – 30+ parking spots for customers & staff
- ✓ Strong Local Demographics – 88,000+ population in a 5-mile radius
- ✓ Endless Business Potential – Retail, restaurant, fitness center, smoke shop, and more

SALE PRICE <b>\$185,000</b>	BUILDING SIZE <b>10,542 sqft</b>
COUNTY POP. <b>134,000+</b>	PARKING SPACES <b>30</b>



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# PHOTOS

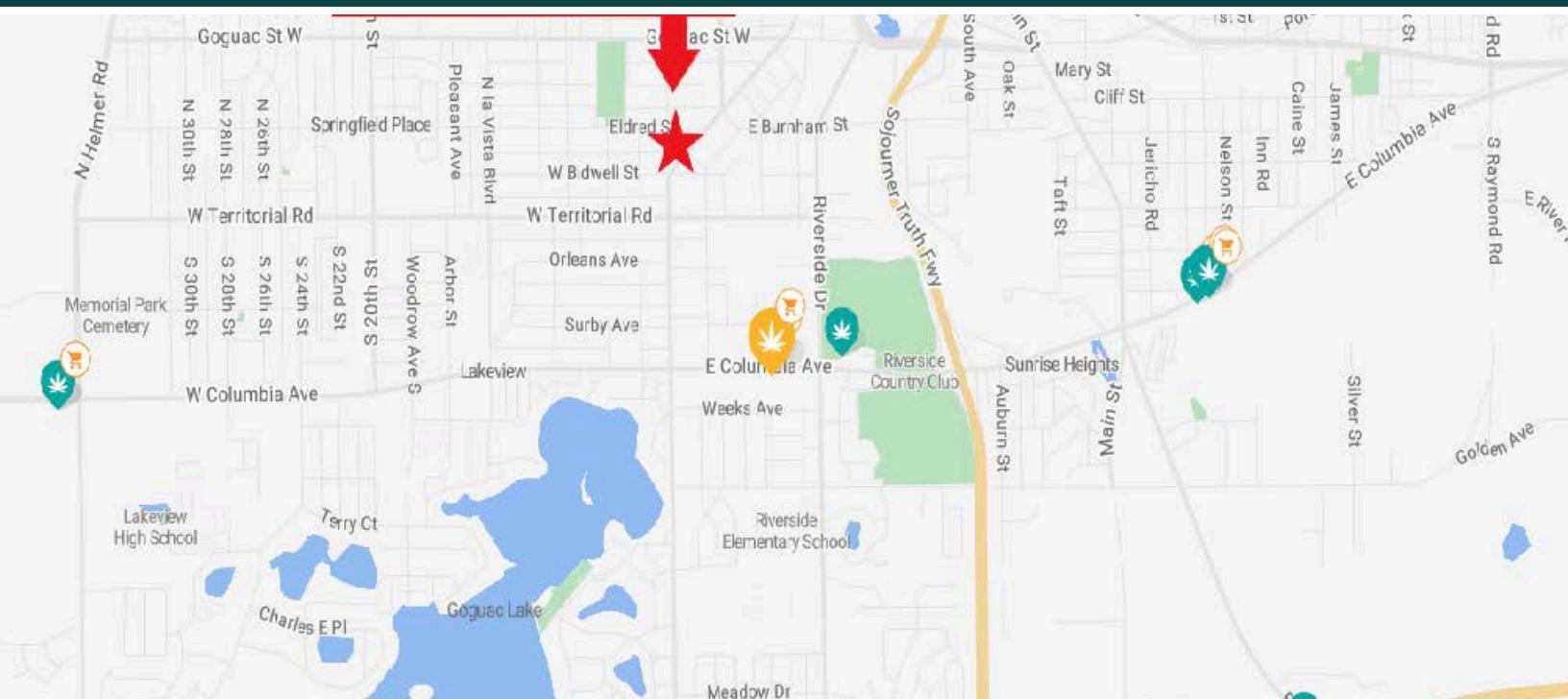
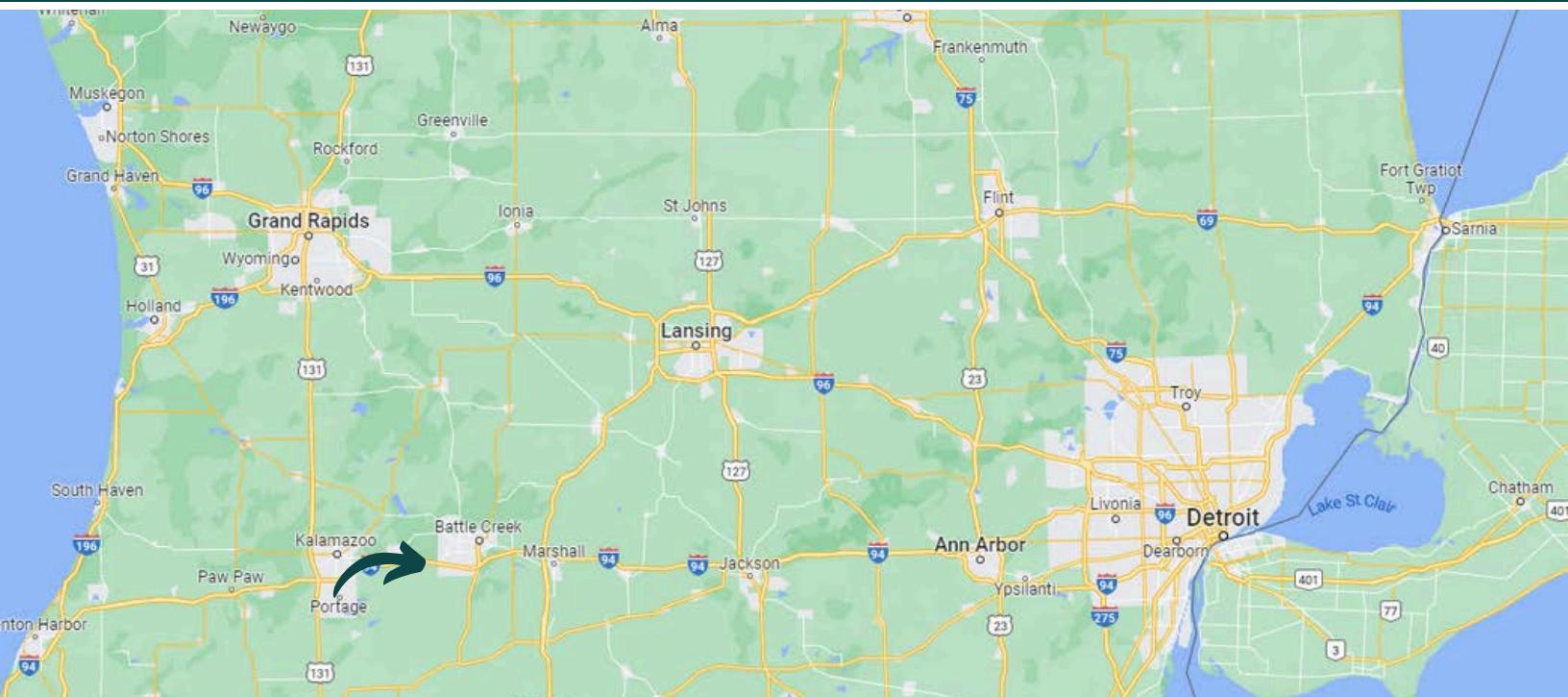


📞 248-453-6202  
✉️ SALES@GREENZONEDREALTY.COM  
🌐 WWW.GREENZONEDREALTY.COM  
📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



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# LOCATION



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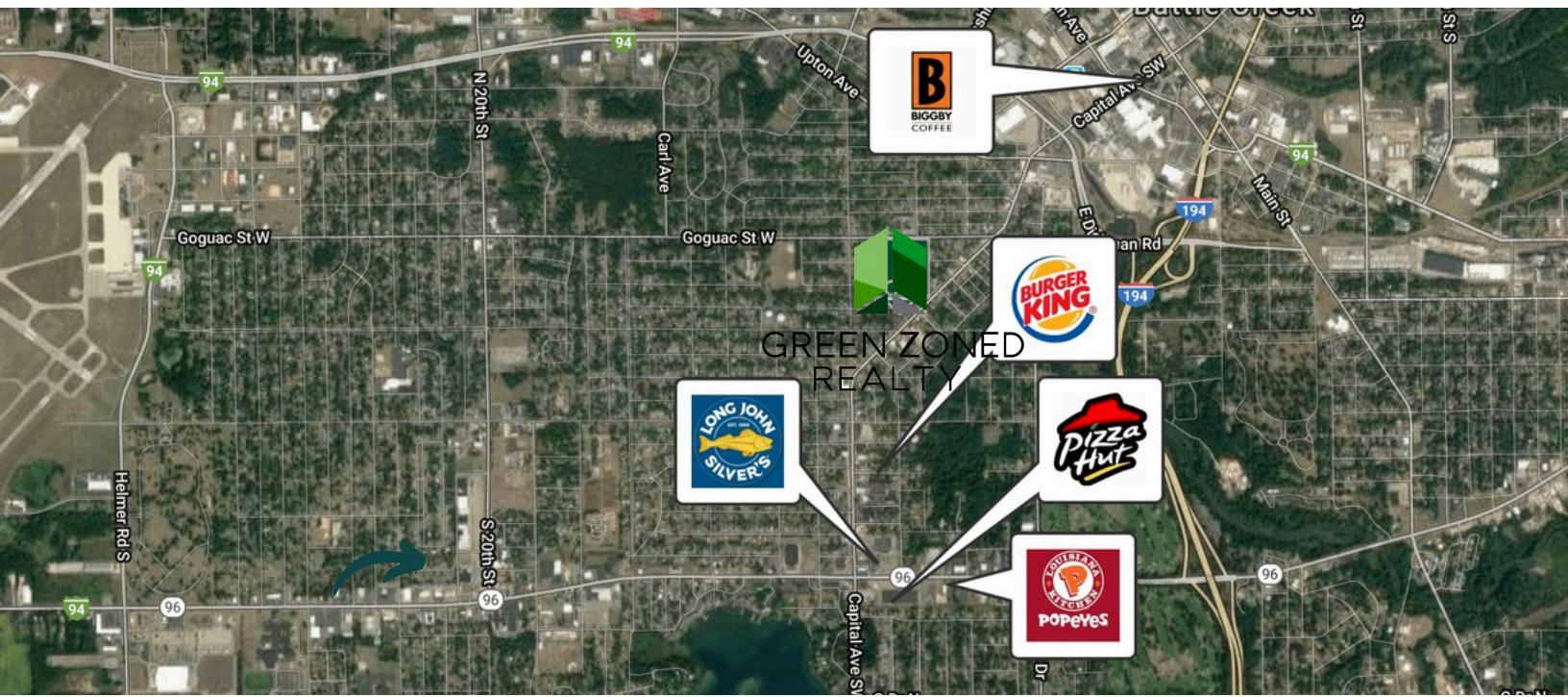
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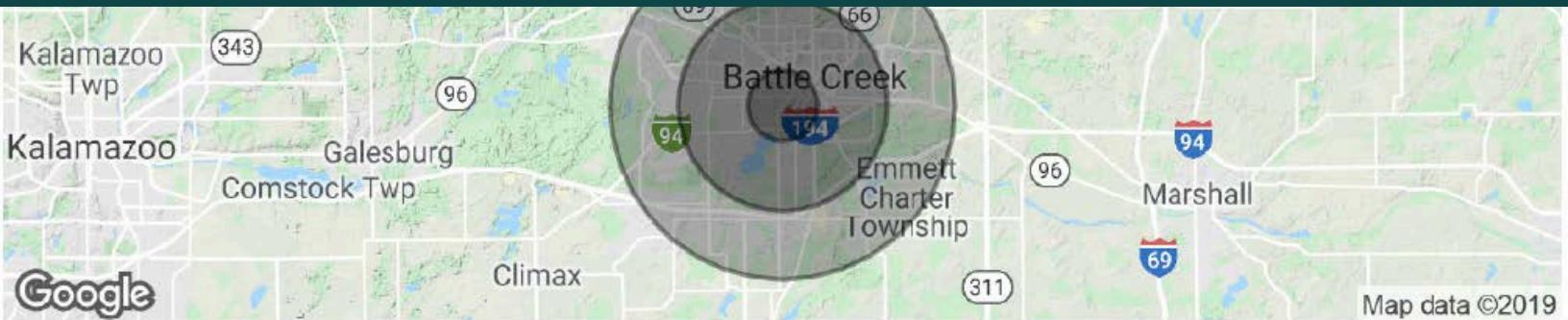


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# RETAIL MAP



## DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,993	50,386	88,592
Median age	32.9	36.1	36.6
Median age (Male)	30.0	34.3	35.2
Median age (Female)	37.5	38.4	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,246	19,884	35,535
# of persons per HH	2.8	2.5	2.5
Average HH income	\$44,614	\$47,638	\$49,488
Average house value	\$149,302	\$110,514	\$120,833

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