



RETAIL PROPERTY FOR SALE IN BATTLE CREEK

## ADULT USE PROVISIONING CENTER

1382 W MICHIGAN AVE. BATTLE CREEK, MI 49015

### OVERVIEW

This newly built-out & turn key Cannabis Provisioning Center is municipally licensed for Medical and Recreational Marijuana operations. The property includes a Certificate of Occupancy which makes it ready for a streamlined State Licensing Submission. Located on a hard corner with excellent visibility and traffic count, the building features custom cabinetry with Five (5) P.O.S registers, along with a reception area, private office, and Two (2) Bathrooms. The property also comes equipped with full interior and exterior surveillance system. Contact our Brokerage today to set up a showing with one of our agents!

This location would make an excellent smoke or tobacco shop. Its prime position in central Battle Creek, combined with its robust infrastructure, ensures high visibility and convenience for customers. Additionally, the building's layout is perfect for a smoke shop, offering ample space for product displays and customer interaction.

### HIGHLIGHTS

- **Municipally Licensed for Recreational Marijuana**
- **1,371 SF, 0.211 Acres**
- **Newly Built Out**
- **Ideal for a high-visibility smoke or tobacco shop.**
- **Custom Cabinetry + 5 P.O.S Registers**
- **5-Mile Radius Population of 88,000+**

SALE PRICE

**\$650,000**

COUNTY POP.

**134,000+**

BUILDING SIZE

**1,371 sqft**

**TURN-KEY**

### CONTACT:

2207 ORCHARD LAKE ROAD  
SYLVAN LAKE, MI 48320  
248-420-0420  
WWW.CANNAZONEDMLS.COM



**Canna Zoned MLS**

# PHOTOS



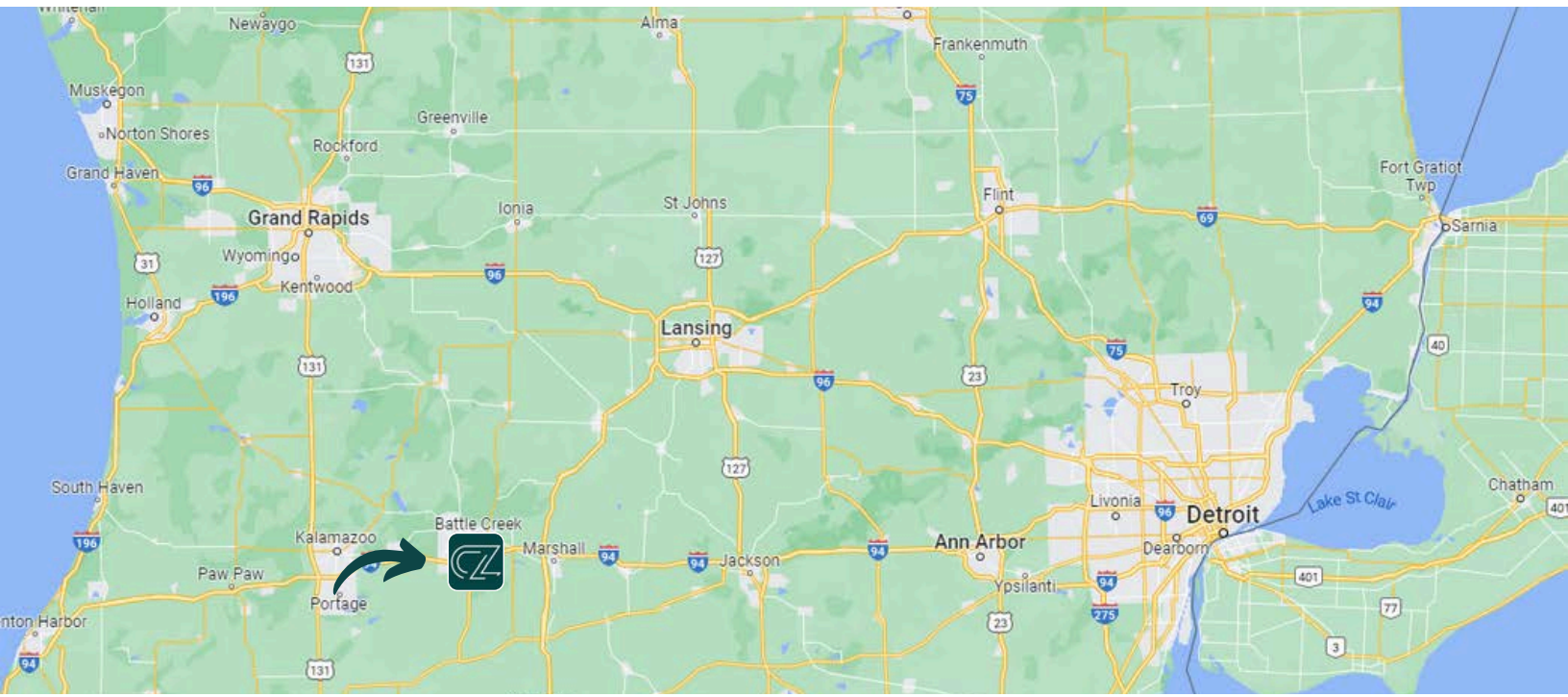
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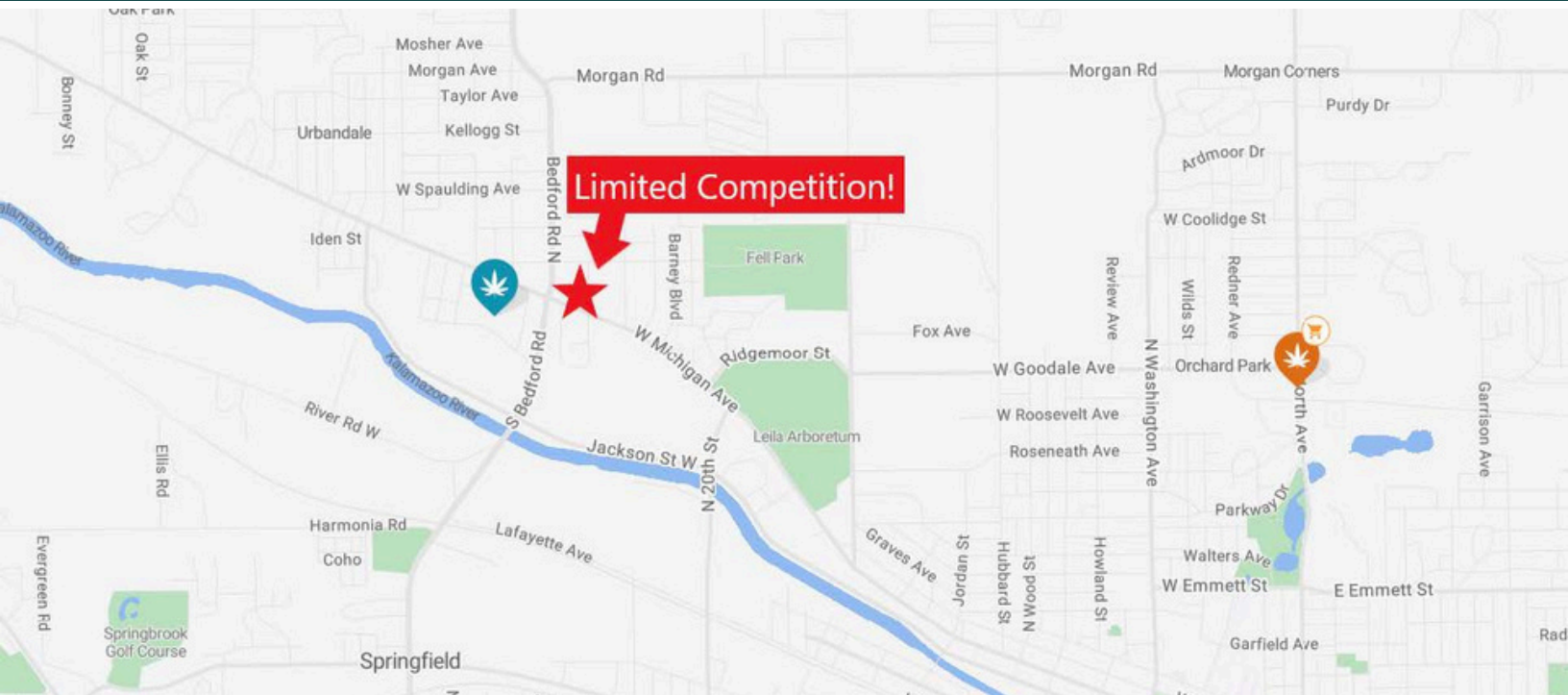


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# LOCATION



# COMPETITION



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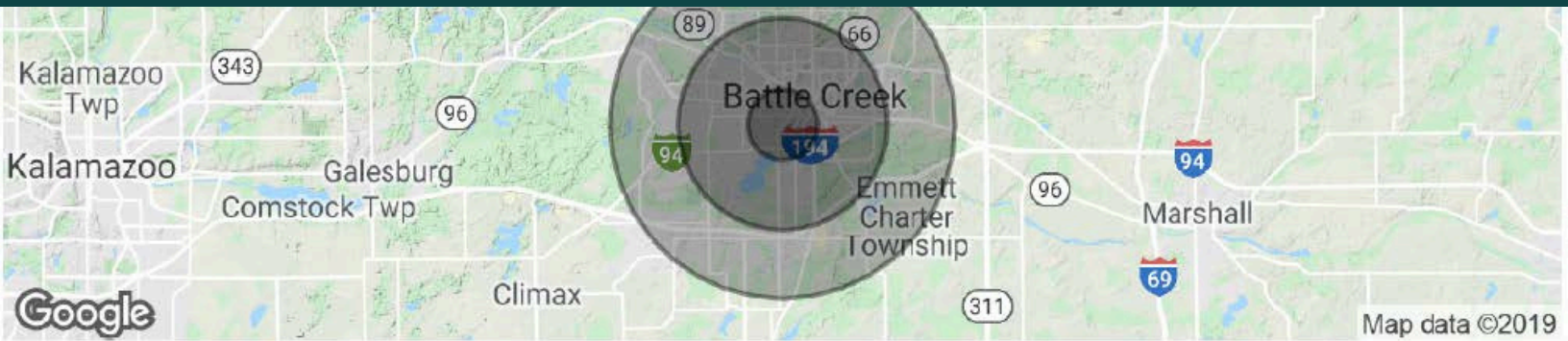


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# RETAIL MAP



# DEMOGRAPHICS



|                                | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>              |           |           |           |
| 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      |
| <b>HOUSEHOLDS &amp; INCOME</b> |           |           |           |
| 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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**WANT TO KNOW MORE ABOUT  
YOUR COMPETITION OR HOW TO  
BEST OPTIMIZE YOUR  
DISTRIBUTION?**

**SEE LOCAL LICENSED PROPERTIES  
[CANNAZONEDMLS.COM/MICHIGAN-LICENSE-INFORMATION/](http://CANNAZONEDMLS.COM/MICHIGAN-LICENSE-INFORMATION/)**

**LOOKING TO FIND THE PERFECT  
PROPERTY? WE'VE GOT YOU  
COVERED!**

**CHECK OUT ALL AVAILABLE PROPERTIES  
[CANNAZONEDMLS.COM/PROPERTIES/](http://CANNAZONEDMLS.COM/PROPERTIES/)**

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