



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

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



**GREEN ZONED
REALTY**

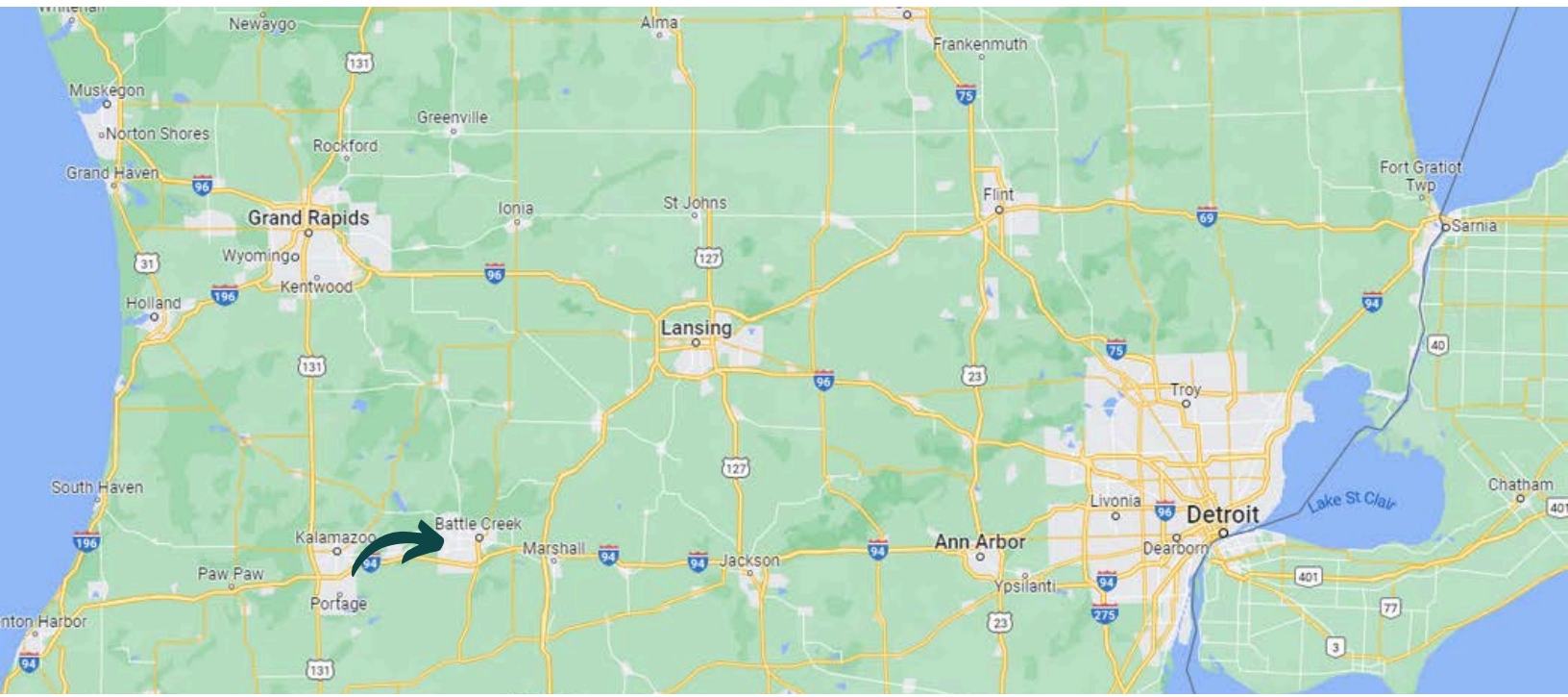
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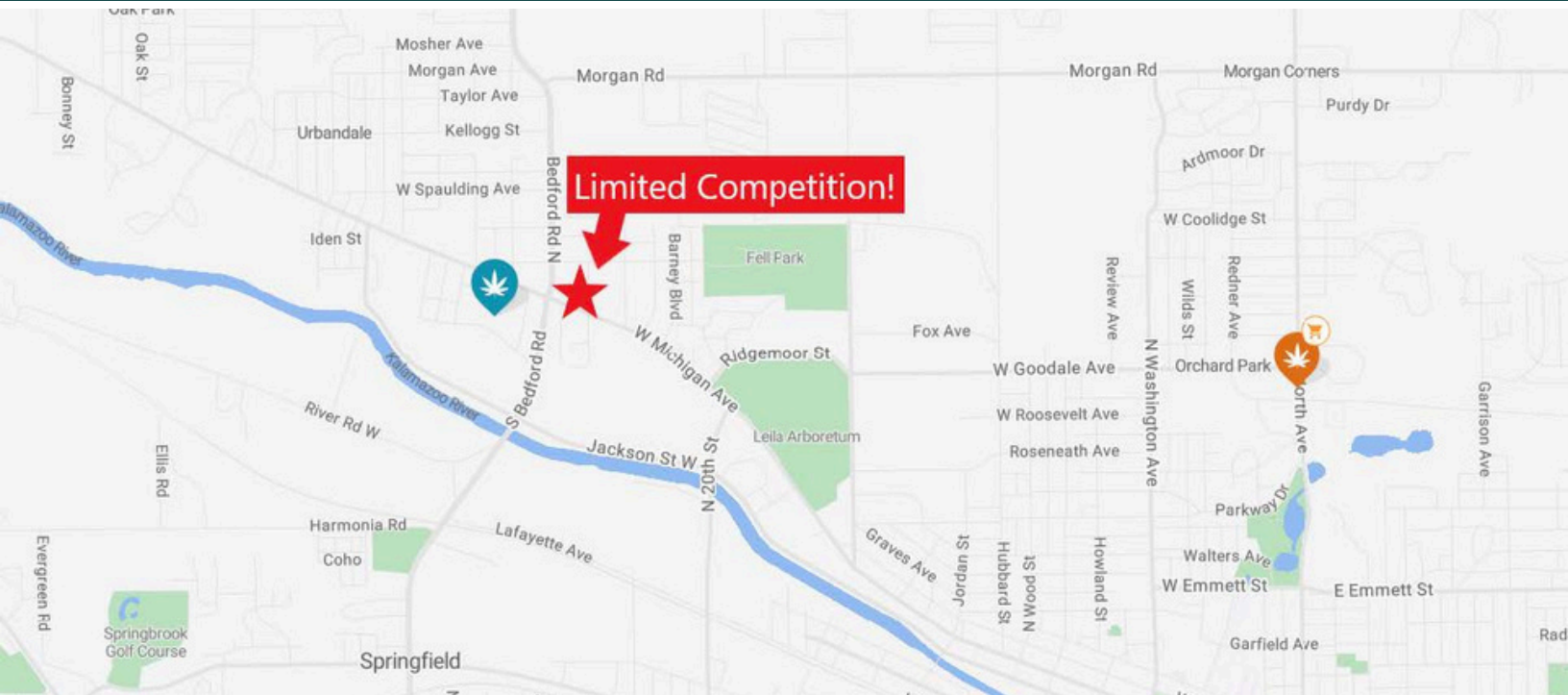
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LOCATION



COMPETITION



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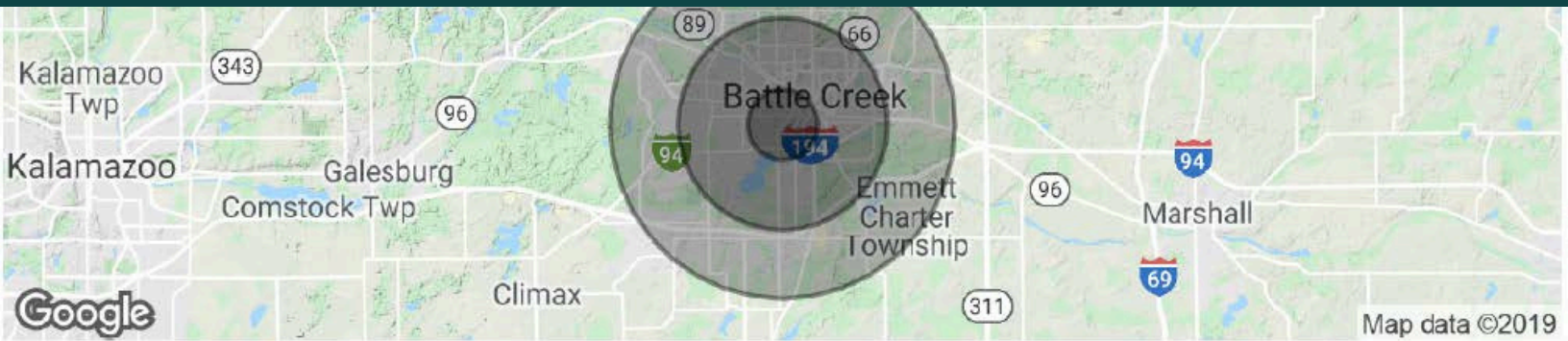


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RETAIL MAP



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

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