



PROPERTY INFORMATION

Property Address	6453 B Dr N
City/Township	Battle Creek
Land Size	1.35 AC
Ground Lease	\$85,000.00 Per Year
Sale Price	\$800,000.00

DEMOGRAPHICS (FIVE-MILE RADIUS)

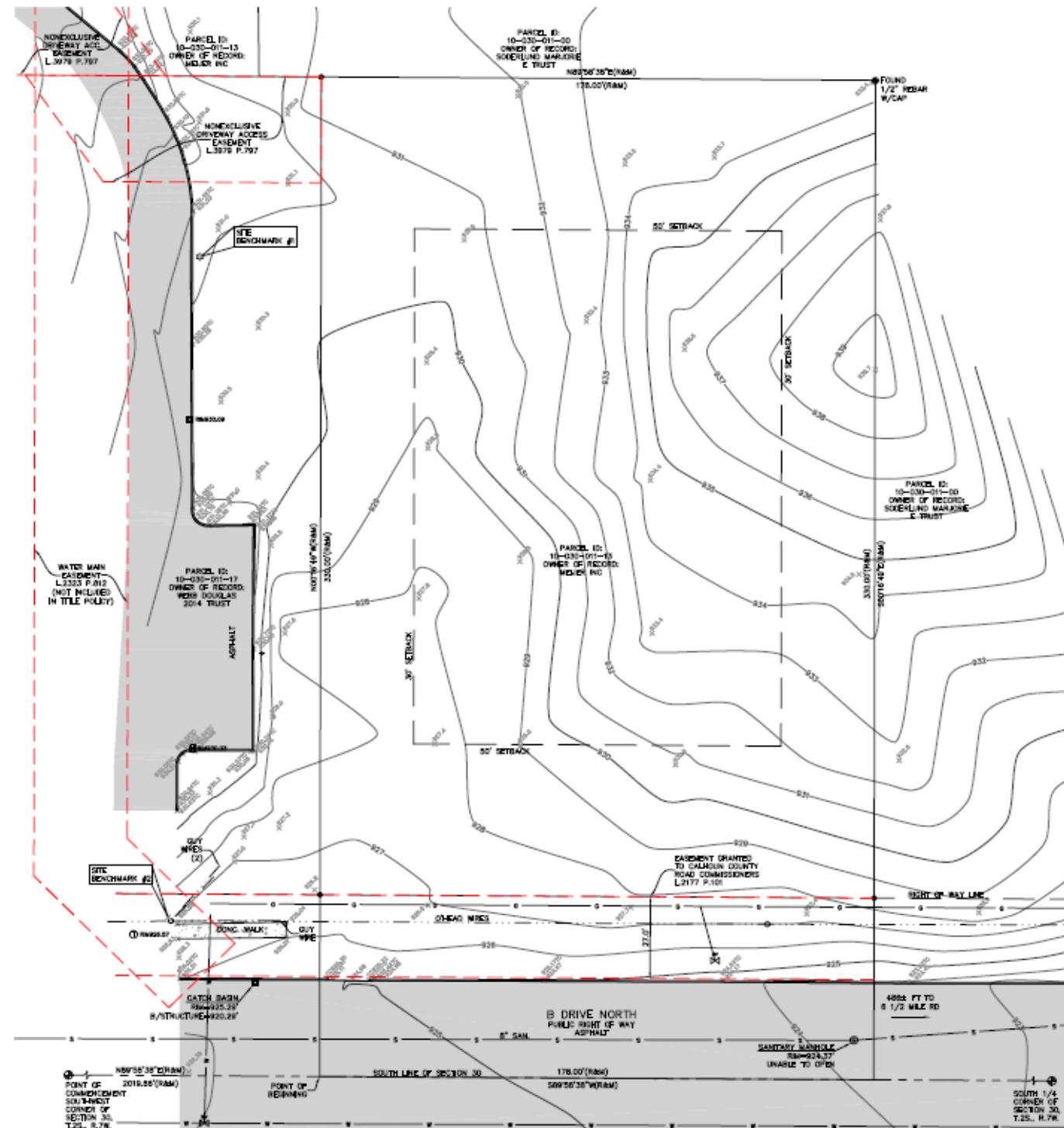
	POPULATION 98,151 PEOPLE		MEDIAN AGE 40.4 YEARS OLD
	HOUSEHOLDS 39,568		CONSUMER SPENDING \$1.1 BILLION ANNUALLY
	AVG HOUSEHOLD INCOME \$70,499/ANNUALLY		DAYTIME EMPLOYEES 60,165 EMPLOYEES

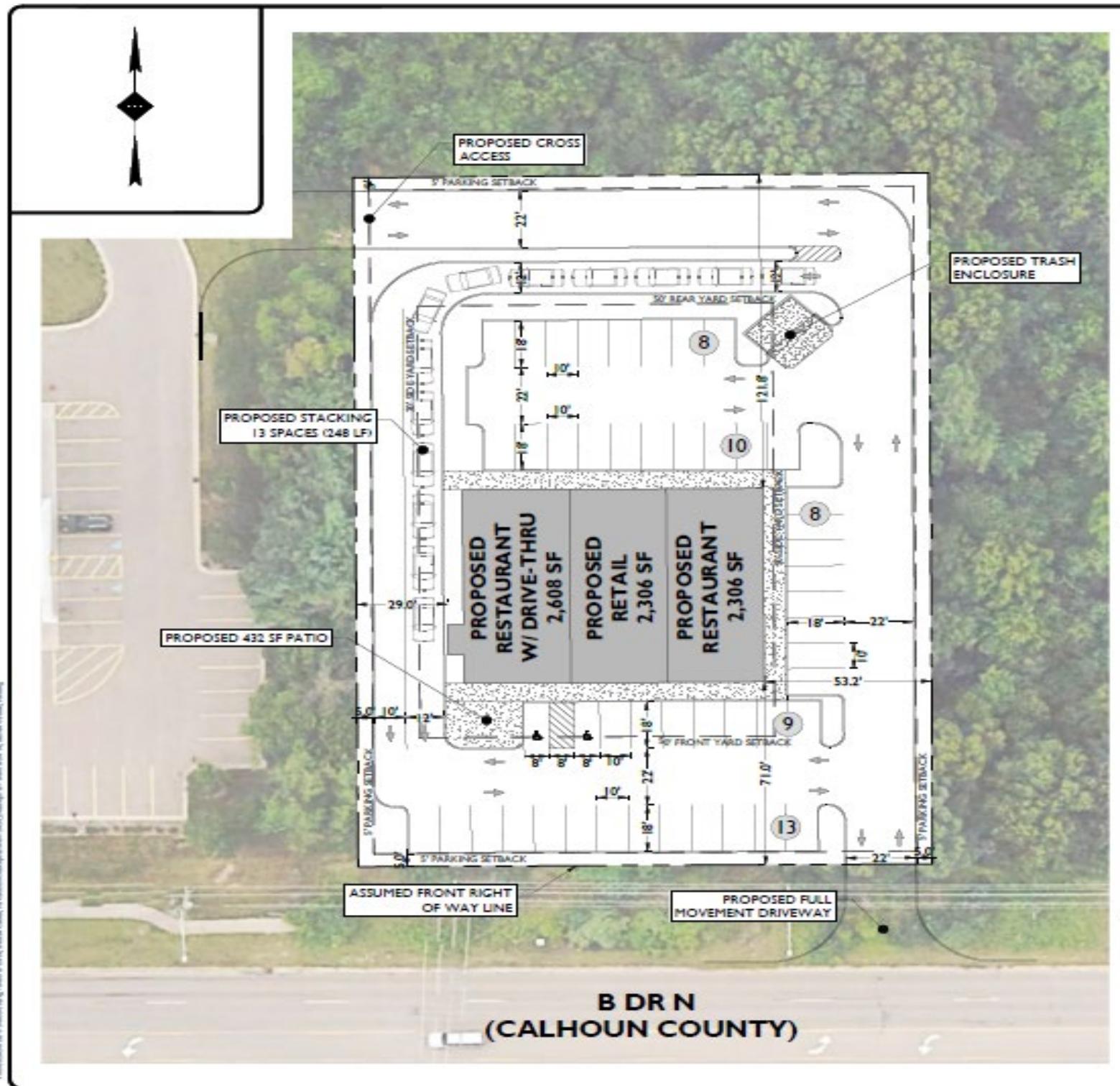
AREA TENANTS & EMPLOYERS

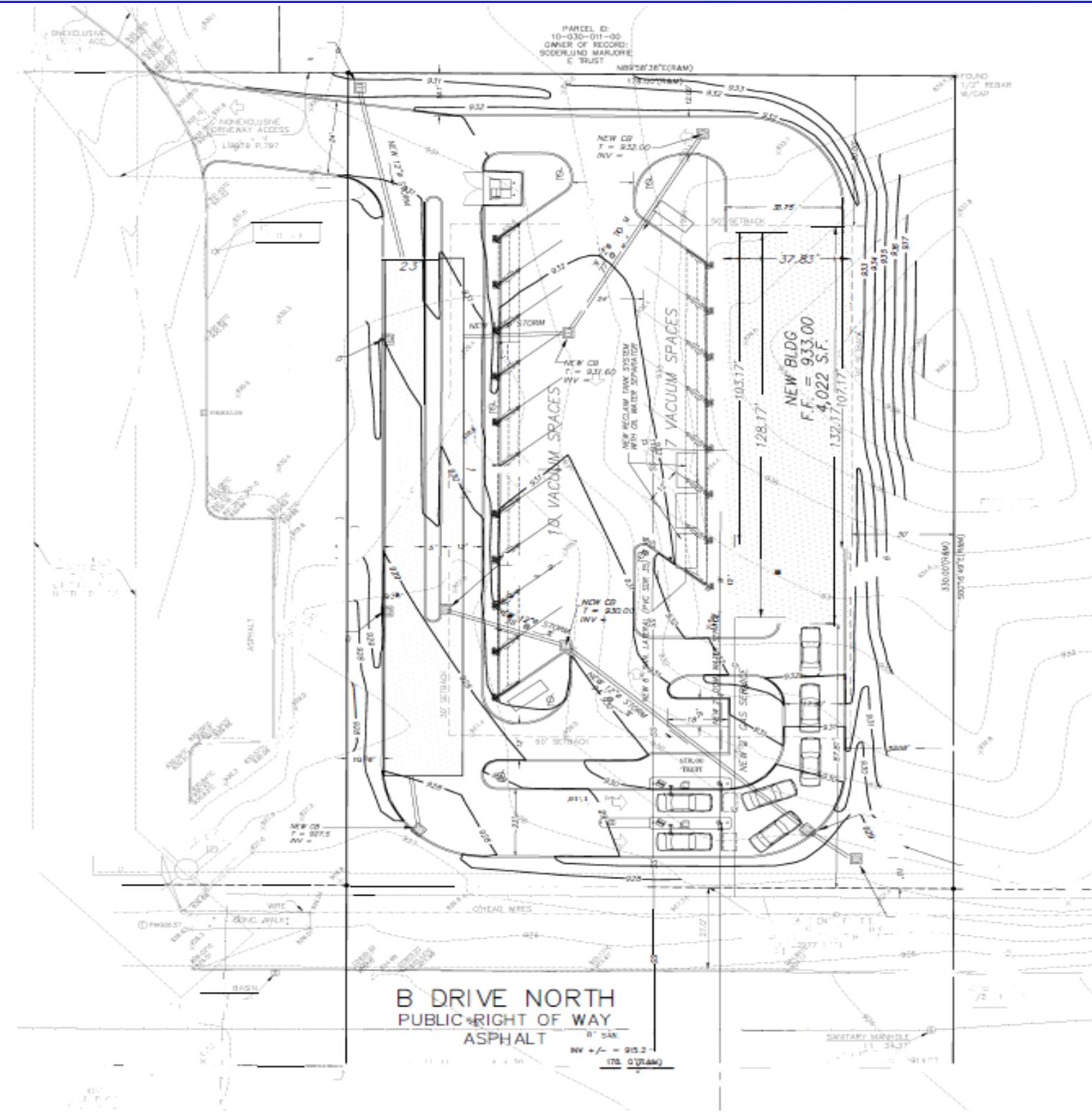


PROPERTY HIGHLIGHTS

- Join Meijer, Lowes's, Sam's Club, Walmart, Menards, Chick-Fil-A, and more at this prime redevelopment opportunity.
- 1.35 Acre site available for sale, ground lease, or Build to Suit.
- 1.35 Acres available along B Dr located less than a mile from the I-94 Beckley Exit which sees over 28,000 vehicles per day.
- Site is adjacent to Meijer and is situated among several major national retailers such as Best Buy, Menards, Target, Aldi, Walmart, Lowes, Sam's Club, Chick-Fil-A and more.
- Situated in high-income area with average household income in excess of \$95,000 within a one-mile radius of this property.









POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	11,050	56,579	99,180
2024 Population	10,608	56,149	98,151
2029 Population Projection	10,569	56,317	98,342
Annual Growth 2020-2024	-0.30%	-0.10%	-0.10%
Annual Growth 2024-2029	-0.10%	0.10%	0.00%
Median Age	41.1	39.6	40.4
Bachelor's Degree or Higher	35%	21%	19%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	8,802	43,792	77,456
Black	655	6,894	12,144
American Indian/Alaskan Native	80	578	889
Asian	731	2,257	3,361
Hawaiian & Pacific Islander	4	19	37
Two or More Races	336	2,608	4,265
Hispanic Origin	585	4,536	6,235

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	4,794	22,717	39,930
2024 Households	4,632	22,526	39,568
2029 Household Projection	4,620	22,588	39,652
Owner Occupied Households	2,770	14,560	26,604
Renter Occupied Households	1,851	8,028	13,047
Avg Household Income	\$90,727	\$70,942	\$70,499
Median Household Income	\$73,023	\$47,634	\$49,425
INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	954	6,620	11,582
\$50,000 - 75,000	687	3,331	6,154
\$75,000 - 100,000	718	2,616	4,865
\$100,000 - 125,000	484	1,506	3,105
\$125,000 - 150,000	460	1,351	2,243
\$150,000 - 200,000	269	850	1,598
\$200,000+	322	1,098	1,591

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	6,725	737	9	31,037	2,965	10	46,194	4,092	11
Trade Transportation & Utilities	1,643	127	13	5,229	443	12	9,266	638	15
Information	45	9	5	685	43	16	833	57	15
Financial Activities	391	72	5	1,721	319	5	2,326	445	5
Professional & Business Services	573	81	7	2,392	312	8	3,238	433	7
Education & Health Services	2,026	320	6	11,035	1,183	9	15,347	1,544	10
Leisure & Hospitality	1,739	66	26	3,375	208	16	6,578	297	22
Other Services	252	55	5	4,219	367	11	5,024	540	9
Public Administration	56	7	8	2,381	90	26	3,582	138	26
Goods-Producing Industries	98	22	4	5,834	200	29	13,971	355	39
Natural Resources & Mining	0	0	-	20	7	3	439	21	21
Construction	67	14	5	949	134	7	1,407	222	6
Manufacturing	31	8	4	4,865	59	82	12,125	112	108
Total	6,823	759	9	36,871	3,165	12	60,165	4,447	14



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