

MEDICAL OFFICE



FOR SALE



2 Heritage Oak Lane / 75 Minges Place
Battle Creek, Michigan 49015

Property Highlights

- 100% Occupied Medical Building
- Strong Credit Long Term Tenants: Novacare care has more than 1,900 outpatient physical therapy centers with 7,000-plus licensed therapists.
- Bronson Orthopedic Specialists is owned / operated by Bronson Healthcare, which is the largest employer and leading healthcare system in the region with over 9,000 employees and 1,500+ medical staff members
- Minimal Landlord Responsibilities
- Central location with smooth ingress / egress
- Extremely well maintained / clean building

OFFERING SUMMARY

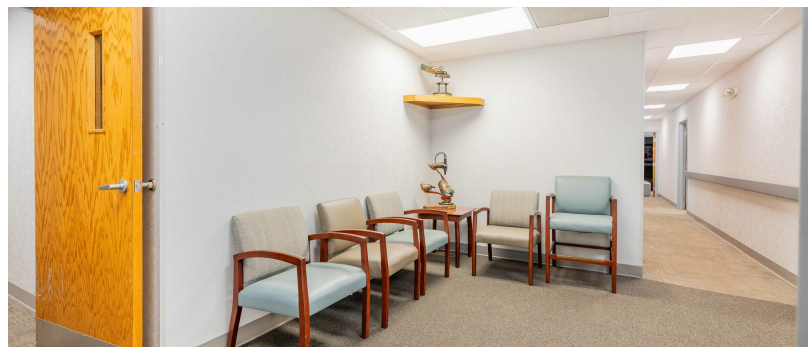
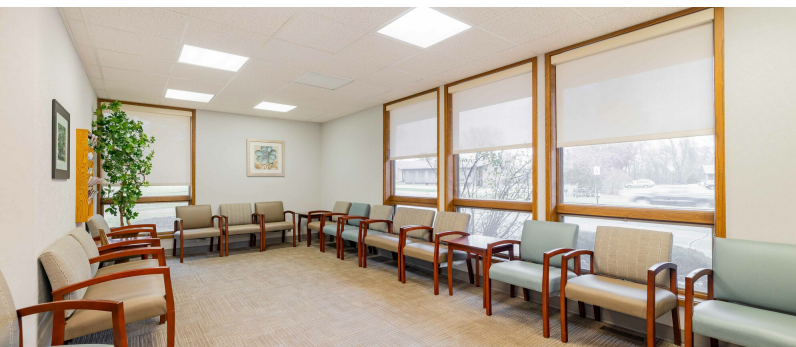
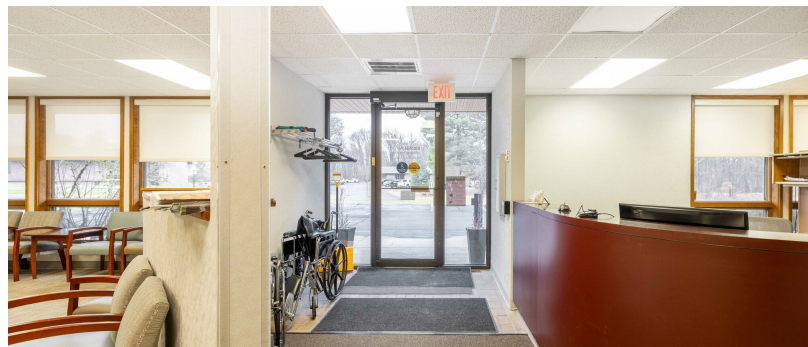
Sale Price:	Contact Listing Agent(s)
Building Size:	14,780 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,307	8,213	21,706
Total Population	4,765	18,583	48,676
Average HH Income	\$55,219	\$83,997	\$61,915

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NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Brad Margolis
Senior Vice President | 248.351.4367
bmargolis@farbman.com

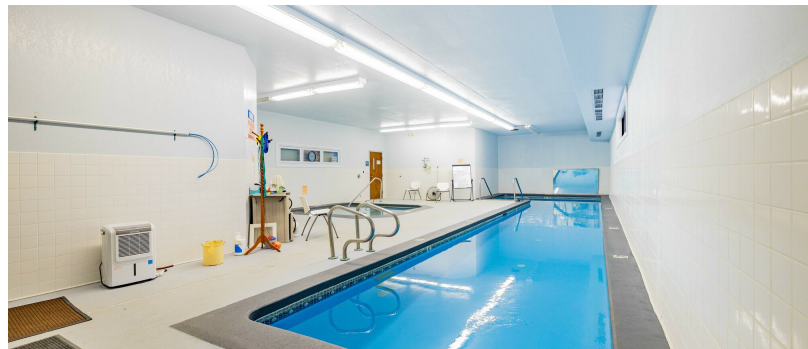
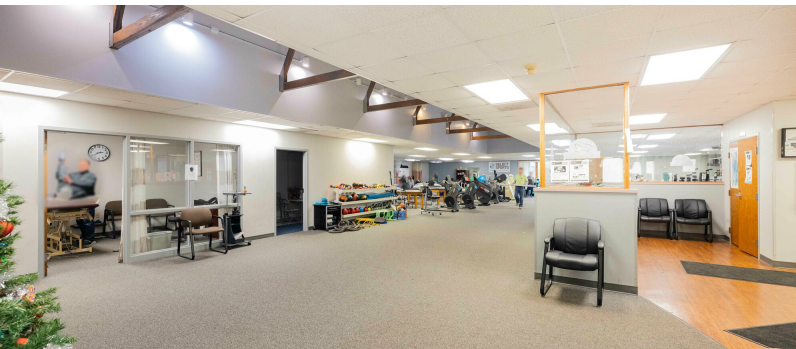
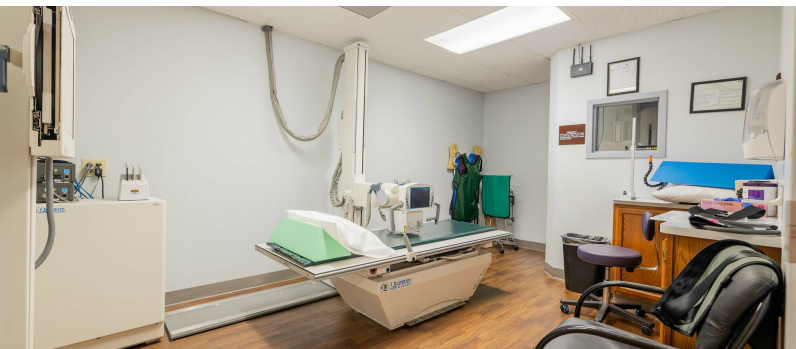
Jacob Brown
Sales Associate | 248.351.6331
brown@farbman.com

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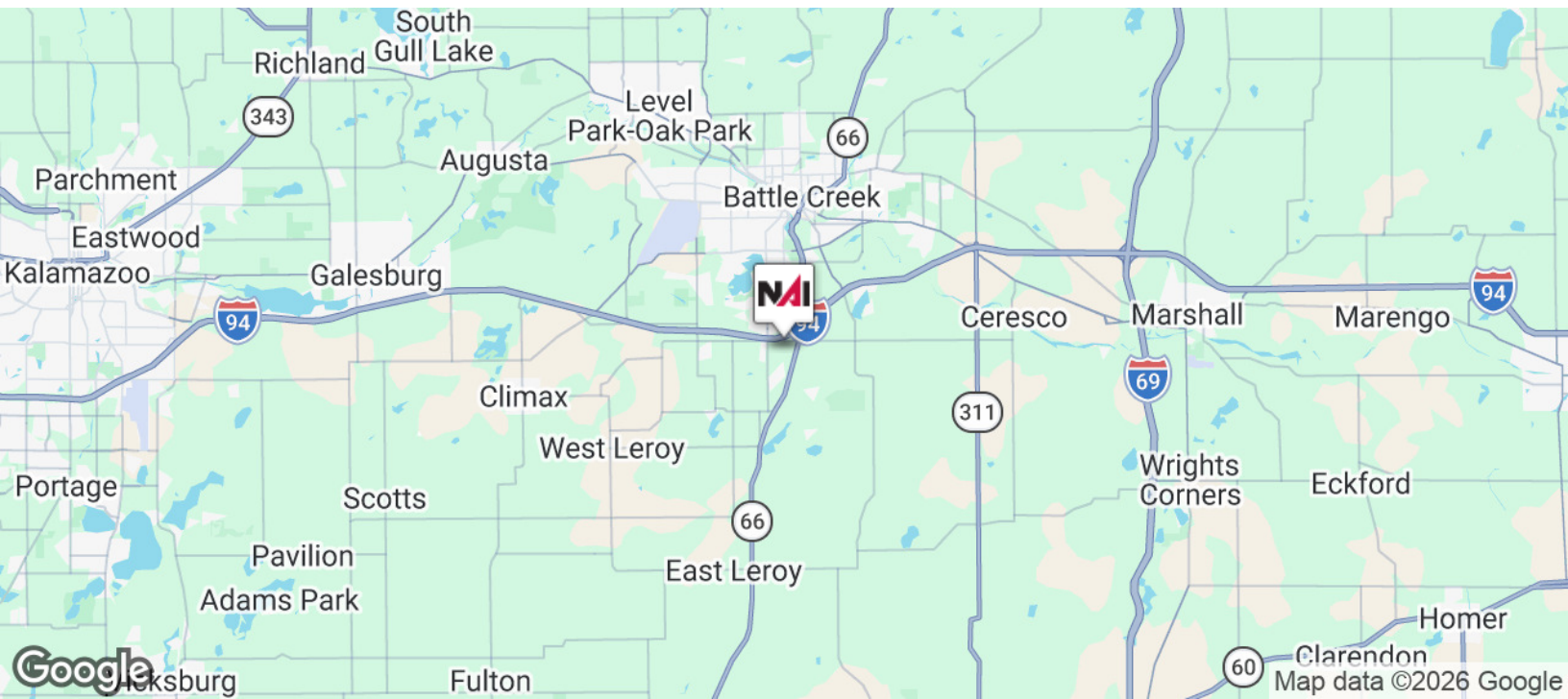
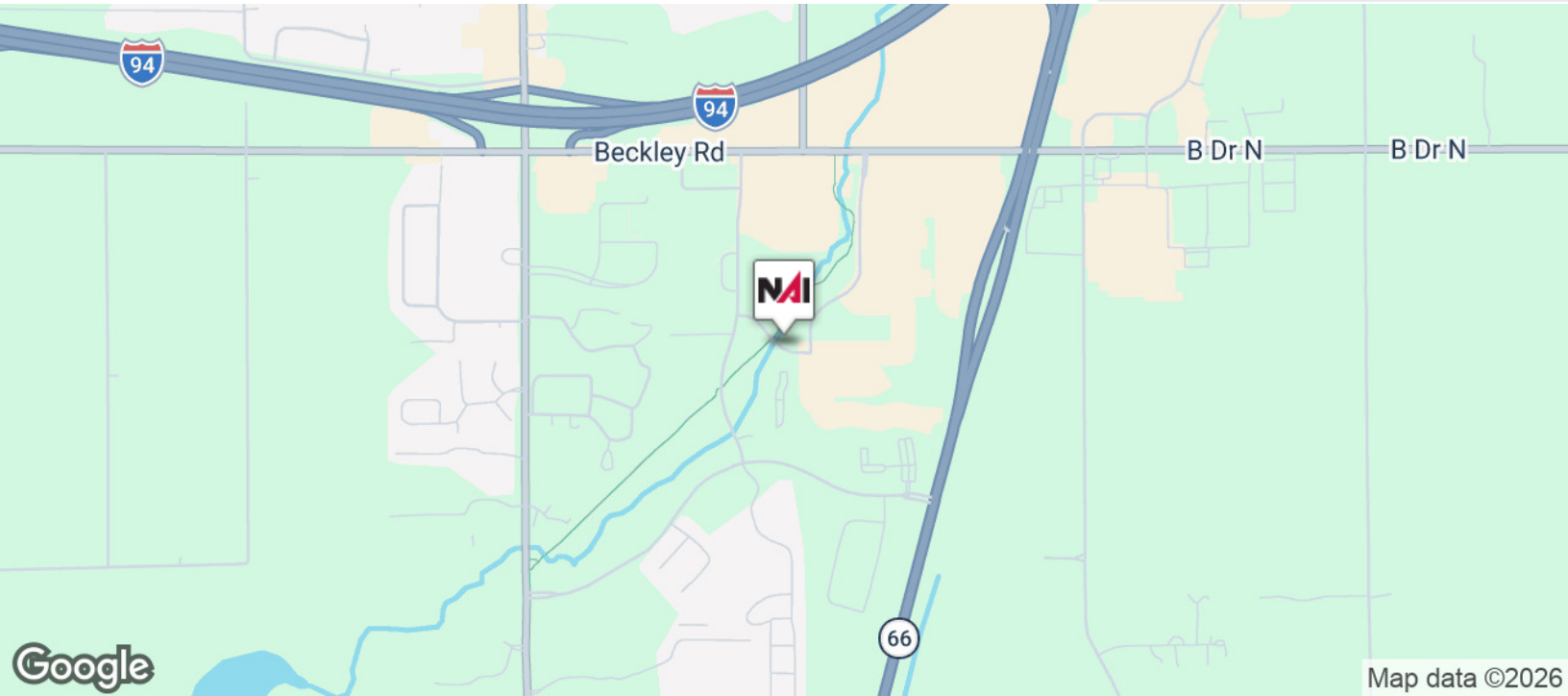
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