

BATTLE CREEK - FREESTANDING RETAIL/CANNABIS BUILDING

1200 EAST COLUMBIA AVENUE | BATTLE CREEK, MI 49014



FOR SALE / FOR LEASE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

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PROPERTY HIGHLIGHTS

- Freestanding retail building available for sale/for lease with 42 parking spaces and it has additional land with the ability to expand the current site.
- The building is suitable for traditional retail/automotive/office users to take advantage of the national retail synergy in the marketplace.
- The property also sits within the Cannabis Green Zone criteria for an Adult-Use Provisioning Center.
- The site features large pylon signage and one (1) loading/garage door that is measured at 7'11 feet in height and 8'2 feet in width.
- Sits on a heavily traveled road with a daily traffic count of 18,875+ vehicles per day, offering excellent brand exposure and plenty of daytime traffic.
- Surrounded by a dense residential community and is within immediate proximity to both I-194 and I-94 freeways.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,968	17,217	29,593
Total Population	5,233	42,808	72,386
Average HH Income	\$56,515	\$73,427	\$79,319

BUILDING SIZE

7,089 SF

LAND SIZE

3.85 Acres

SALES PRICE

\$399,999 (Seller Financing Available)

LEASE PRICE

Contact Broker

AREA TENANTS



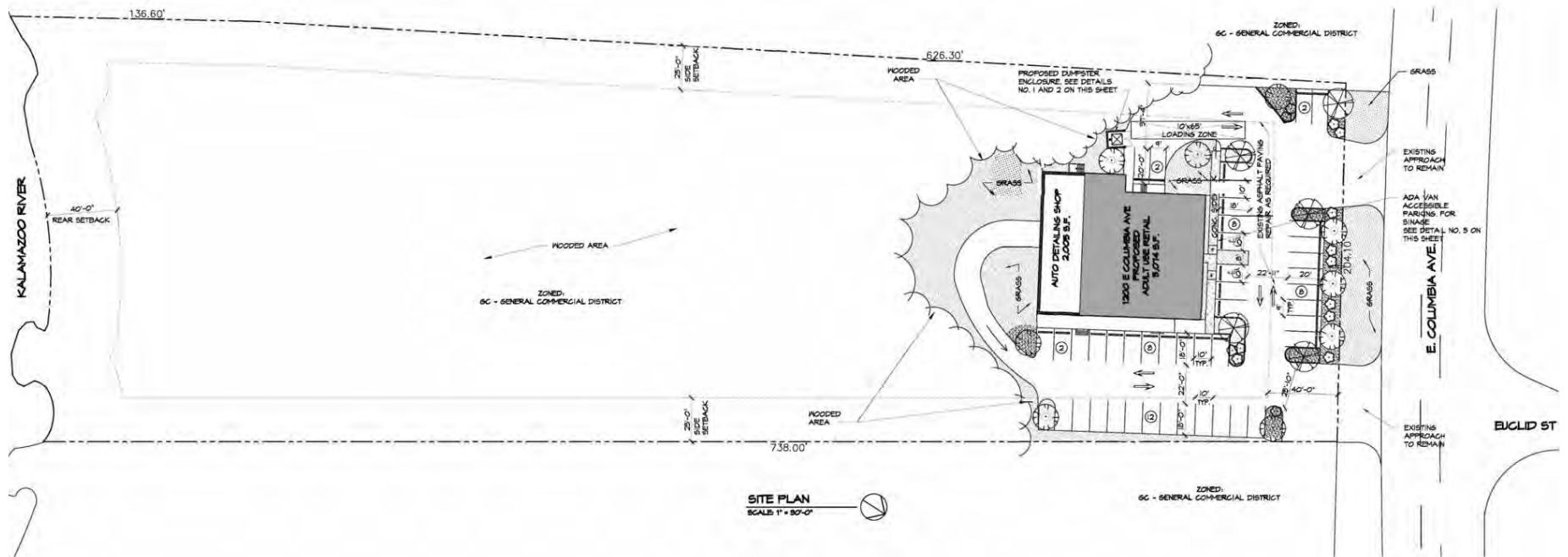
KELLOGG ARENA

FAMILY DOLLAR



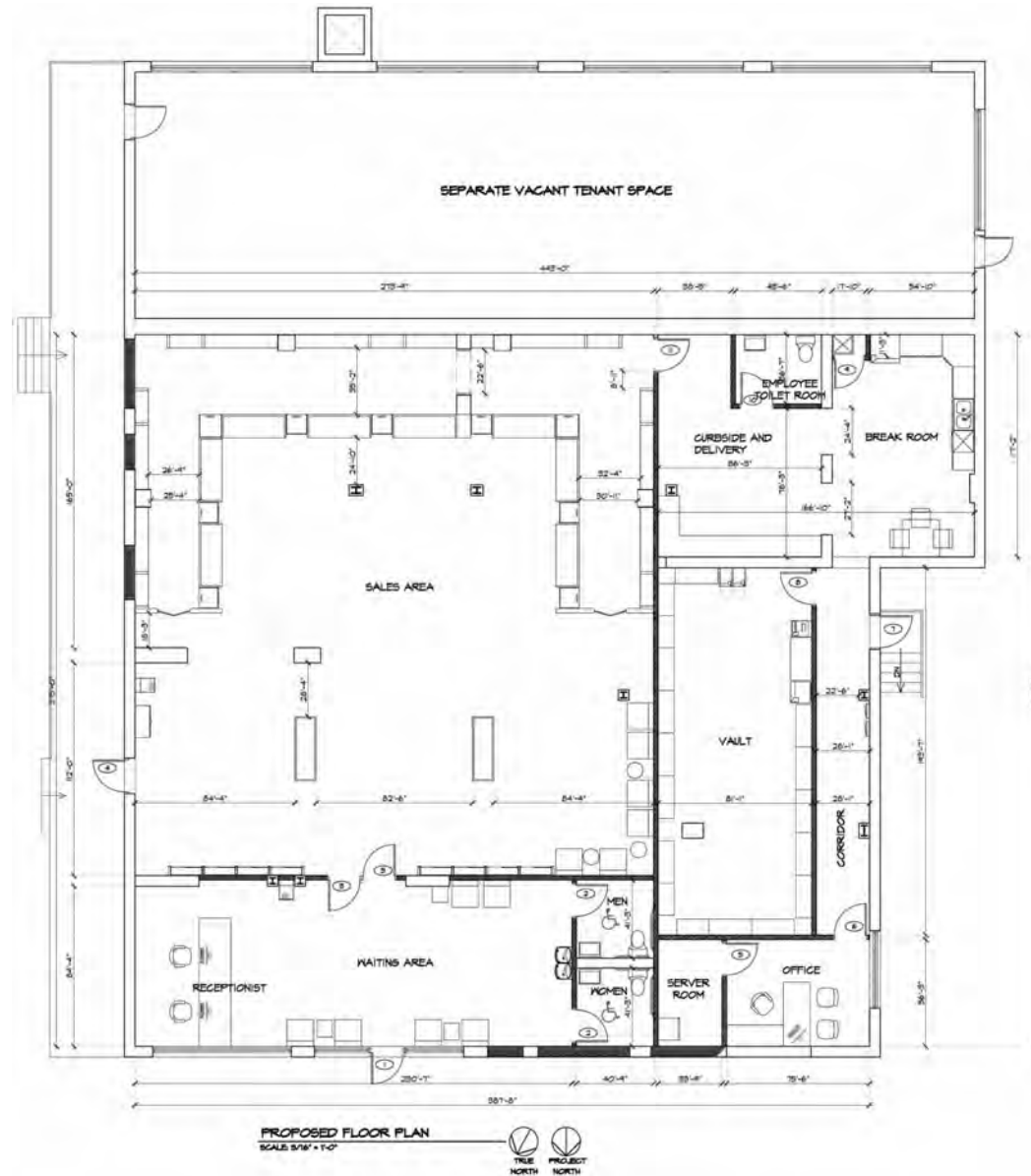
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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

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All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Real Estate Agency Relationships:

Seller's Agent - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

Buyer's Agent - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

