

Colliers

FOR SALE

Kellogg's



## 1001 E Columbia Ave | Battle Creek, MI Redevelopment Site



Asking Price:  
**\$1,399,000**



**1.95 Acres**  
of Property



**Conveniently  
Located**

Between NEC of  
Columbia Ave and  
Main St



**28,209 AADT**  
on E Columbia Ave

**Jacob Ramont**

Associate

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## FOR SALE | REDEVELOPMENT SITE

1001 E Columbia Ave | Battle Creek, MI



### Executive Summary

1001 E Columbia Avenue is a 1.95 acre signalized hard-corner redevelopment site at the intersection of M-96 (E. Columbia Avenue) and S. Main Street on Battle Creek's primary east-side commercial corridor. Colliers has been retained on an exclusive basis by ownership to offer the site for sale or long-term ground lease to QSR, fuel/convenience, and pad-tenant operators seeking a credit quality corner with state trunkline frontage, full traffic-signal control, and an underbuilt improvement ratio ripe for redevelopment.

The site is improved with a 2,761 SF former bank branch (built 1988) currently occupied by Starlite Vintage on a short-term basis, providing holding income through closing while the next user pursues entitlements. The seven-lot assemblage delivers a regular, level, fully-utility-served pad with frontage on two thoroughfares, signal access, and the operational depth needed for a modern QSR double-drive thru or a 5-MPD fuel-and-convenience prototype.



# FOR SALE | REDEVELOPMENT SITE

## 1001 E Columbia Ave | Battle Creek, MI

### Salient Facts

| Property Address                               | APN           | Building Size (SF) | Land Area (Acres) | Zoning                  | Taxes (2025) |
|------------------------------------------------|---------------|--------------------|-------------------|-------------------------|--------------|
| 1001 E Columbia Ave,<br>Battle Creek, MI 49014 | 10-530-137-00 | 2,761 SF           | 1.95 Acres        | General Commercial (GC) | \$9,518.37   |

### Land Use Considerations

- Food Service (grocery, restaurant, bakery, deli, etc.)
- Personal Services (salons, clinics, studios)
- Retail Uses (drugstore, hardware, gift, dry goods)
- Drive-In / Drive-Thru Uses
- Gasoline Service Stations
- Planned Drive-In Plaza
- Office (business and professional)



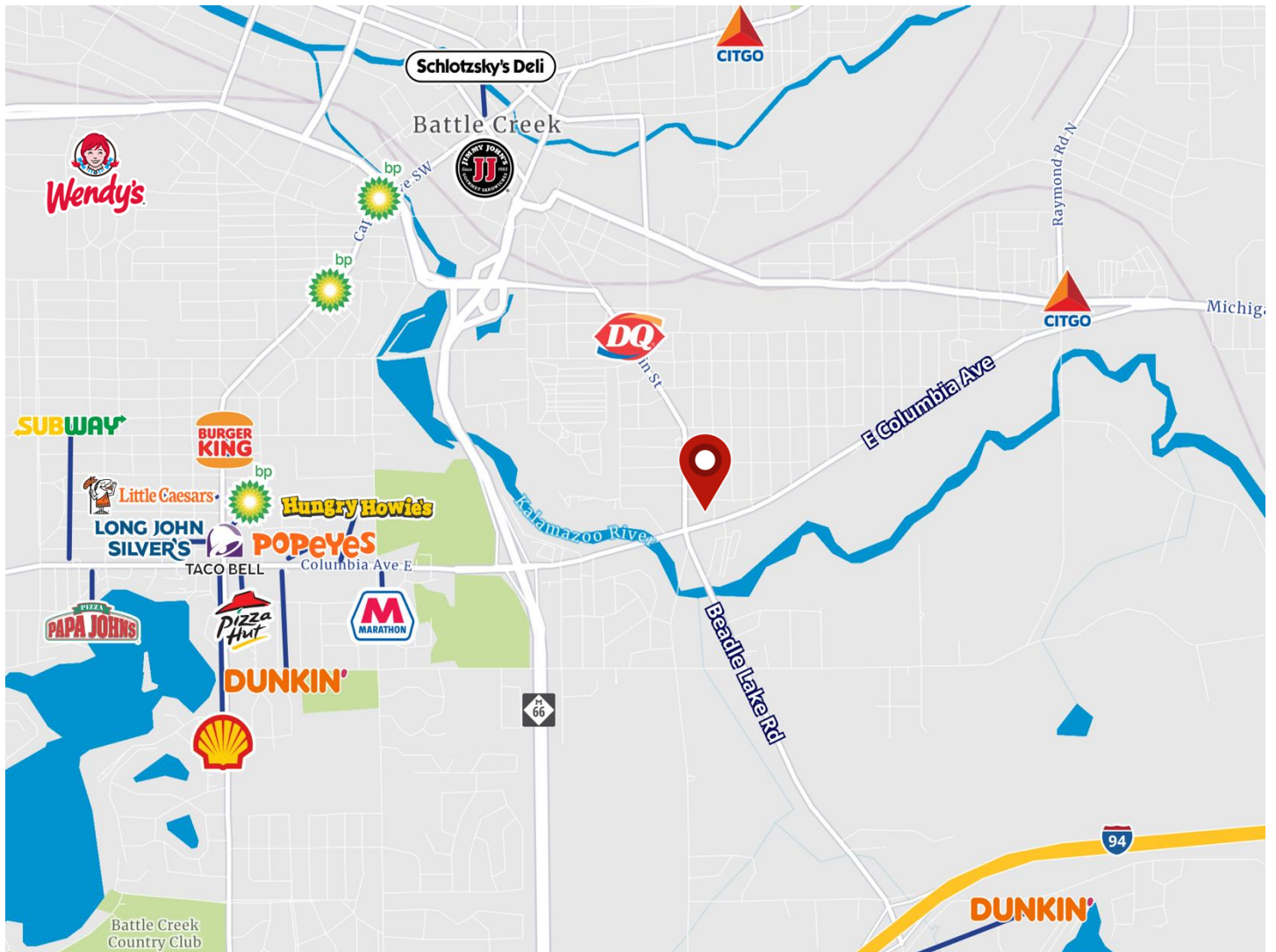
**View Detailed  
Zoning Ordinance**





# FOR SALE | REDEVELOPMENT SITE 1001 E Columbia Ave | Battle Creek, MI

## Area Map



### Location Highlights

- **Quick Service Access:** Lee's Chicken (2.5 mi) | Subway (2.8 mi) | Wendy's (3.2 mi) | Burger King (3.5 mi) | Taco Bell (4.5 mi) | Regional QSR (Culver's, Chick-fil-A, Arby's ~4.5-5.5 mi)
- **Fuel Access:** Circle K (1.2 mi) | BP (2.0 mi) | Speedway (2.8 mi) | BP/Sunoco (3.0 mi) | Mobil (4.0 mi) | Shell (5.5 mi)
- **Trade Area Insights:** Immediate service at site (<0.5 mi) | Strong QSR corridor 3-5 miles west along Columbia Ave | Fuel nodes spaced every 1-2 miles | High visibility along commuter retail corridors



# FOR SALE | REDEVELOPMENT SITE

## 1001 E Columbia Ave | Battle Creek, MI

### Demographics

| CURRENT YEAR SUMMARY           | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|--------------------------------|---------------|---------------|---------------|
| Total Population               | 5,033         | 43,874        | 73,567        |
| Total Households               | 1,939         | 17,901        | 30,617        |
| Total Family Households        | 1,133         | 10,415        | 17,966        |
| Average Household Size         | 2.53          | 2.40          | 2.37          |
| Median Age                     | 36.2          | 39.1          | 39.8          |
| Population Age 25+             | 3,282         | 29,811        | 50,543        |
| CURRENT YEAR POPULATION BY SEX | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| Male Population / % Male       | 2,571         | 21,749        | 36,264        |
| Female Population / % Female   | 2,462         | 22,125        | 37,303        |
| INCOME & HOUSEHOLDS SUMMARY    | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| Median Household Income        | \$44,434      | \$55,505      | \$56,908      |
| Average Household Income       | \$56,489      | \$70,732      | \$74,534      |
| Per Capita Income              | \$21,324      | \$28,906      | \$31,053      |
| SUMMARY BUSINESS DATA          | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
| Total Businesses               | 203           | 1,702         | 2,594         |
| Total Daytime Population       | 5,372         | 50,230        | 80,175        |
| Daytime Population: Workers    | 2,531         | 25,992        | 39,552        |
| Daytime Population: Residents  | 2,841         | 24,238        | 40,623        |

#### Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*