

CAPITAL CENTRE

RETAIL SPACE FOR LEASE | 2,602-6,872 SF

2545 CAPITAL AVENUE SW, BATTLE CREEK, MI 49015

PROPERTY HIGHLIGHTS

- 35,088 SF MUTLTI-LEVEL, MIXED-USE DEVELOPMENT LOCATED ON BUSY CAPITAL AVENUE SW NEAR I-94
- MINUTES FROM BECKLEY RD CORRIDOR & SECONDS TO I-94
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
- PROMINENT PYLON & BUILDING SIGNAGE
- MULTIPLE MEDICAL PROFESSIONAL TENANT MIX
- NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA
- ABUNDANT AMOUNT OF CUSTOMER PARKING AVAILABLE WITH EASY IN & OUT ACCESS TO STREET
- TENANTS INCLUDE ARMOR PHYSICAL THERAPY, DOMINO'S, EPIC NUTRITION, H&R BLOCK, RESOURCE MFG, AND UBREAKIFIX



RETAIL TRADE AREA SERVES A POPULATION OF OVER **177,342** PEOPLE & **6,382** HIGHER EDUCATION STUDENTS



VISIBLE TO APPROXIMATELY **13,494** VEHICLES PER DAY ON CAPITAL AVENUE SW



OVER **1,000,000** SF OF CRITICAL RETAIL & RESTAURANT MASS ADJACENCIES TO CAPITAL RETAIL CENTRE



VISIBILITY EQUIVALENT TO BILLBOARD ADVERTISING COSTS OF **\$25,661** PER YEAR

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HINMAN

2545 CAPITAL AVENUE SW | BATTLE CREEK, MI 49015



100 / 3,029 SF AVAILABLE

102 / 3,843 SF AVAILABLE

105 / H&R BLOCK

110 / DOMINO'S

120 / UBREAKIFIX

130 / EPIC NUTRITION

140 / ARMOR PHYSICAL THERAPY

150 / 2,602 SF AVAILABLE

1 MILE 3 MILE 5 MILE

POPULATION

5,371 25,116 57,185

AVERAGE HH INCOME

\$78,816 \$80,580 \$65,506

HOUSEHOLDS

2,315 10,598 23,013

