

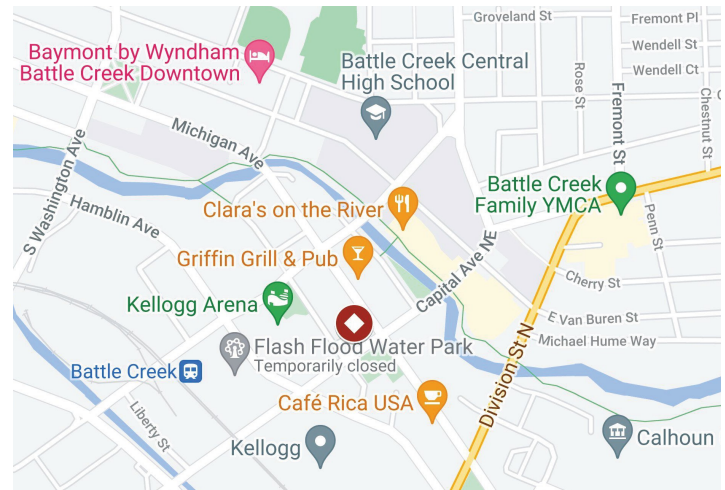


17 W. Michigan Avenue

Battle Creek, Michigan 49017

Property Features

- Newly renovated exterior with new roof
- First Floor Retail or Restaurant Space
- Prominent Downtown Battle Creek location
- Situated immediately adjacent to 'The Milton' residential development (themiltonbattlecreek.com)
- Full kitchen with hood in-place
- Developer plans to rehab the upstairs into apartments



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Asset Overview

17 W. Michigan Avenue
Battle Creek, Michigan

More Than An Address

First floor retail/restaurant/commercial space available for lease in the heart of Downtown Battle Creek. This prominent location is immediately adjacent to "The Milton", a new 85-unit, 18-story residential development (themiltonbattlecreek.com). The retail suite can be easily subdivided. A portion of the space was a former restaurant and still has a hood system in-place. The developer plans to renovate the building into retail/commercial on the first level and apartments on the upper levels. Street parking available at the front of the building and city parking available at the rear entrance.

The Offering

| | |
|--------------|--------------------------|
| Availability | 3,000 SF up to 11,440 SF |
| Rate | \$8.00/SF NNN |
| NNN's | \$1.40/SF (Approximate) |



Lease Overview

17 W. Michigan Avenue
Battle Creek, Michigan

The Building

| | |
|-------------------|---------------------------|
| Location | City of Battle Creek |
| Total Building SF | +/- 11,440 SF |
| Acreage | +/- 0.272 Acres |
| HVAC | Gas/Forced Air |
| Air Conditioning | Yes |
| Signage | On-building opportunities |
| Parking | On-street City lot |
| Zoning | T5 |
| Year Built | 1920 |
| Year Renovated | Planned for 2022 |

Availability

| Suite | Rentable SF | Rate/SF/Yr | Type | Base Monthly Rent |
|-------|-------------|------------|------|-------------------|
| A | 3,000 SF | \$8.00/SF | NNN | \$2,000.00/Month |
| B | 11,440 SF | \$8.00/SF | NNN | \$7,626.66/Month |

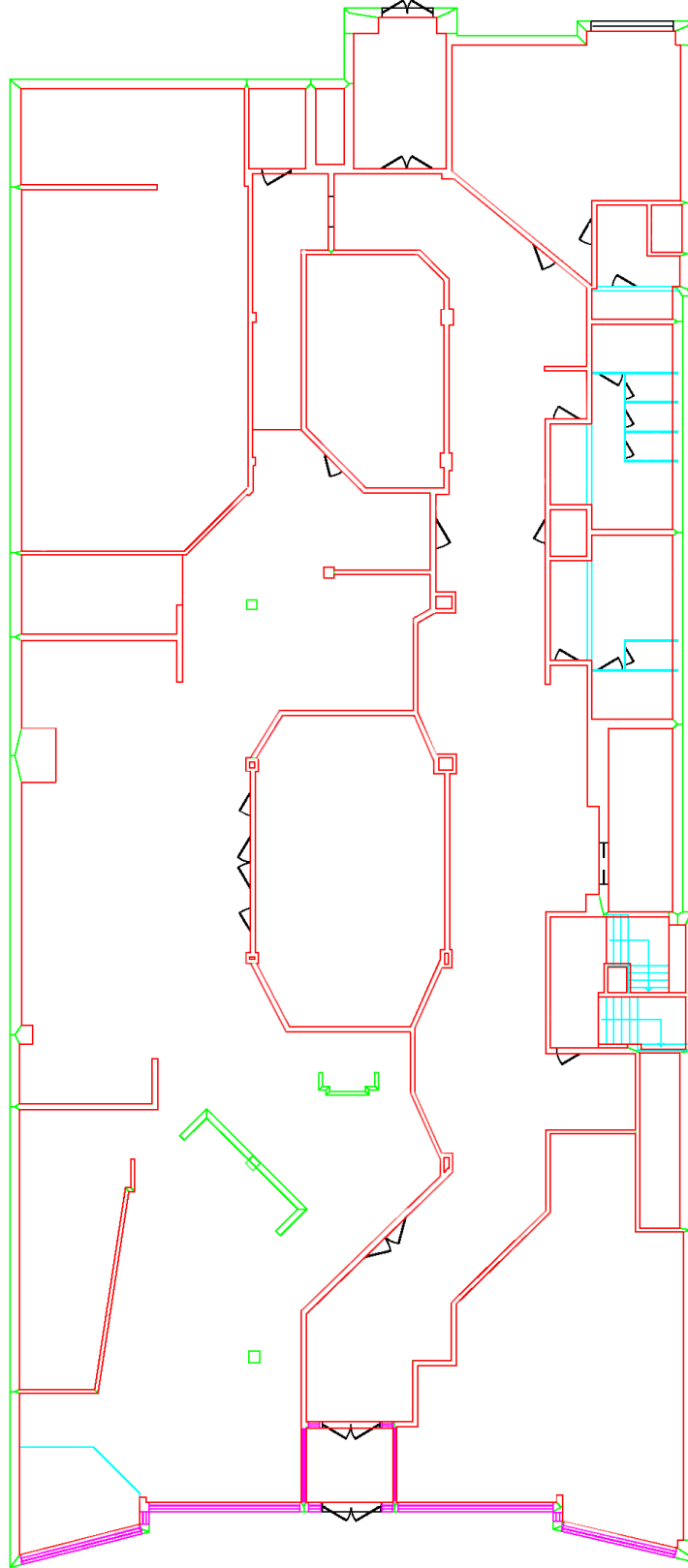
Lease Information

| | |
|------------------------------|--|
| Lease Type | NNN — Approximately \$1.40/SF |
| Terms | Up to 60 months |
| Tenant Provides | Phone & Internet, Gas/ Heat, Electric, Air Conditioning, Taxes, Refuse Removal, Water, Sewer, Janitorial |
| Landlord Provides | Roof & Structural |
| NNN Expenses Include | Insurance, Roof & Structural, Common Area Maintenance |
| Possession | Immediate occupancy available |
| Tenant Improvement Allowance | Available for long term lease / approved credit tenant |



1st Floor Plan

17 W. Michigan Avenue
Battle Creek, Michigan



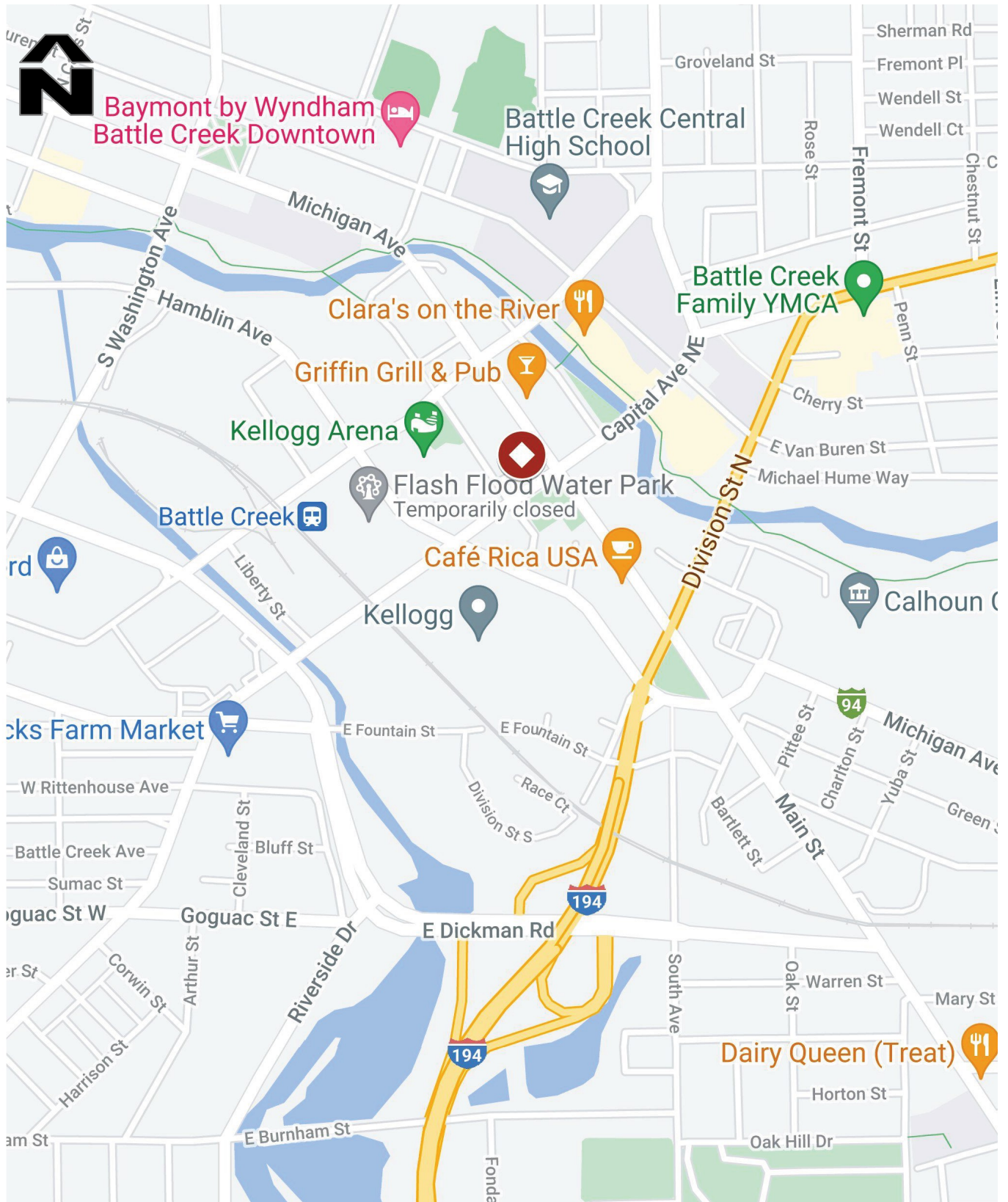
Property Photography

17 W. Michigan Avenue
Battle Creek, Michigan



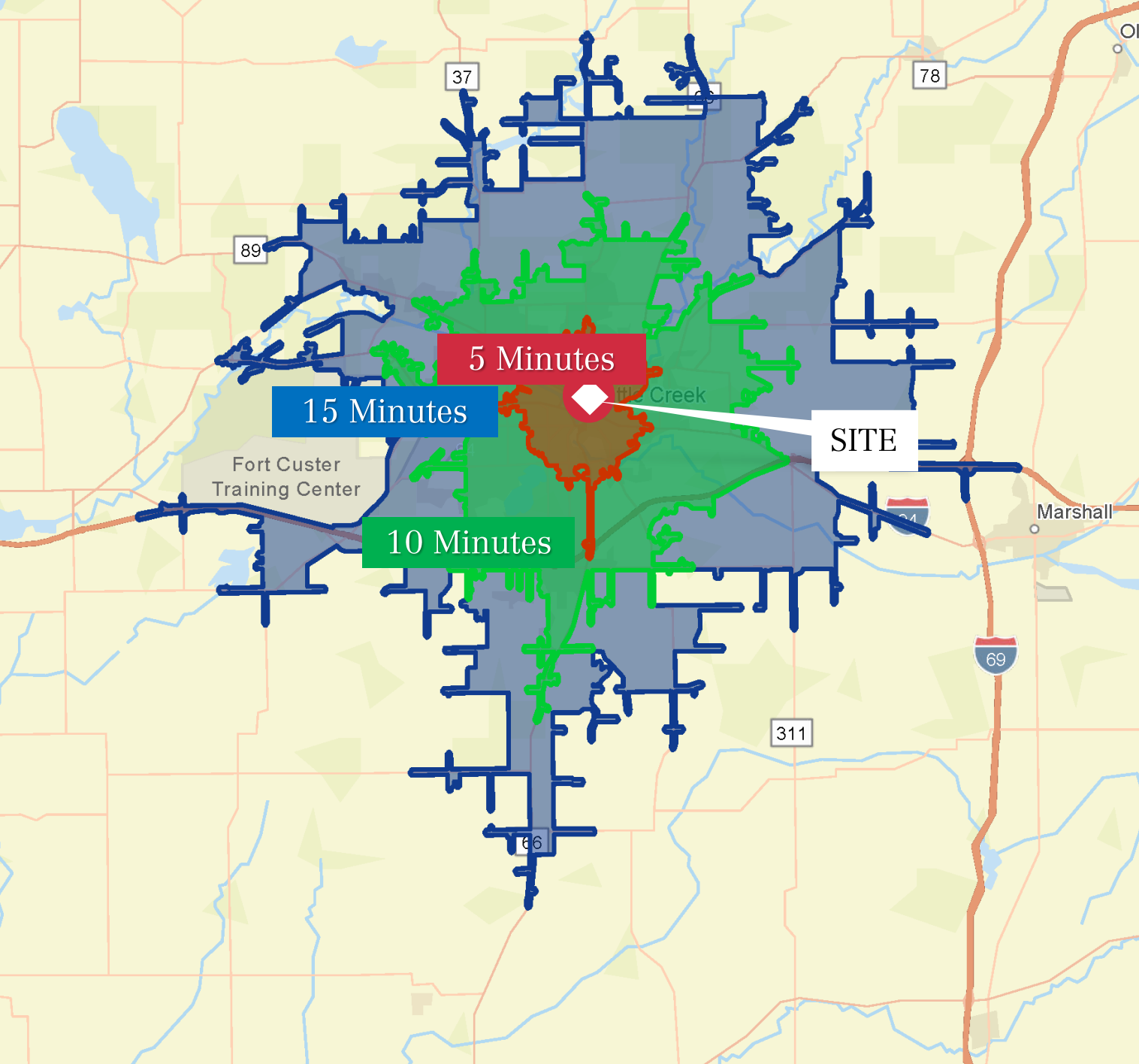
Location Map

17 W. Michigan Avenue
Battle Creek, Michigan



Drive Time Map

17 W. Michigan Avenue
Battle Creek, Michigan



Demographic Information

17 W. Michigan Avenue
Battle Creek, Michigan

KEY FACTS

7,983

Population

34.6

Median Age

2.7

Average Household Size

\$31,747

Median Household Income

EDUCATION

14%

No High School Diploma



38%

High School Graduate



30%

Some College



18%

Bachelor's/Grad/Pr of Degree

BUSINESS



561

Total Businesses



14,520

Total Employees

EMPLOYMENT



42%

White Collar



37%

Blue Collar



21%

Services

10.1%

Unemployment Rate

INCOME



\$31,747

Median Household Income



\$17,888

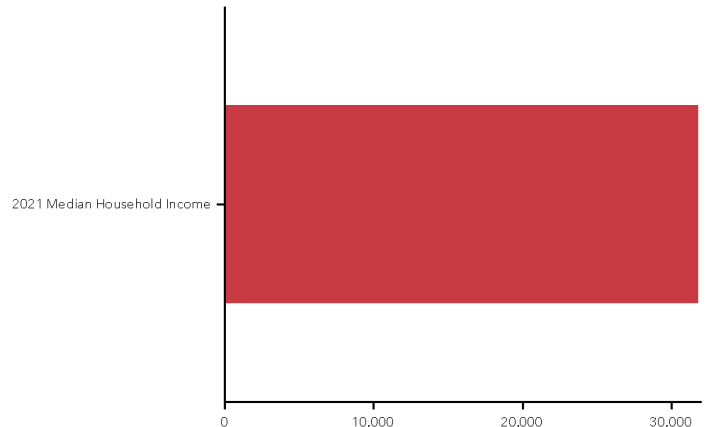
Per Capita Income



\$14,729

Median Net Worth

2021 Median Household Income



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Demographic Information

17 W. Michigan Avenue
Battle Creek, Michigan

KEY FACTS

49,201

Population

38.1

Median Age

2.4

Average Household Size

\$41,419

Median Household Income

EDUCATION

10%

No High School Diploma



40%

High School Graduate



31%

Some College



18%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,791

Total Businesses



30,380

Total Employees

EMPLOYMENT



50%

White Collar



35%

Blue Collar



16%

Services

6.2%

Unemployment Rate

INCOME



\$41,419

Median Household Income



\$23,420

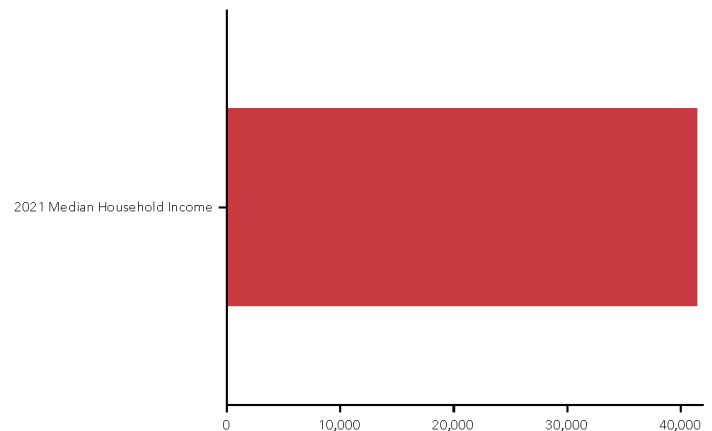
Per Capita Income



\$78,917

Median Net Worth

2021 Median Household Income



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Demographic Information

17 W. Michigan Avenue
Battle Creek, Michigan

KEY FACTS

78,576

Population

39.3

Median Age

2.4

Average Household Size

\$45,274

Median Household Income

EDUCATION

9%

No High School Diploma



37%

High School Graduate



32%

Some College



21%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,648

Total Businesses



47,886

Total Employees

EMPLOYMENT



53%

White Collar



32%

Blue Collar



15%

Services

5.3%

Unemployment Rate

INCOME



\$45,274

Median Household Income



\$26,703

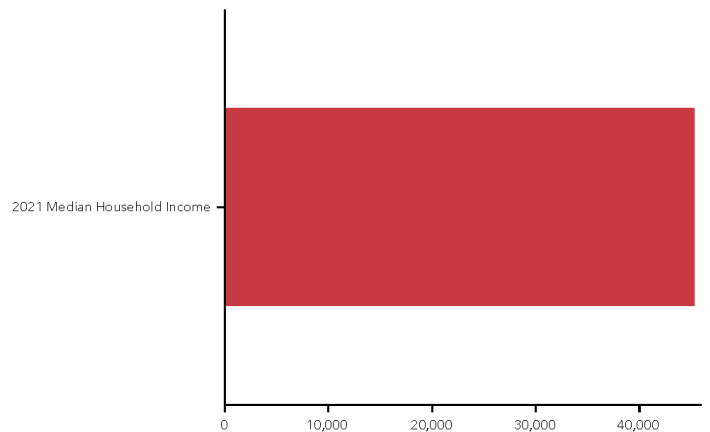
Per Capita Income



\$93,123

Median Net Worth

2021 Median Household Income



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