



THE HINMAN COMPANY

# CAPITAL CENTRE

2545 Capital Avenue SW Battle Creek, MI



## AVAILABLE SPACE:

1,750 SF to 3,300 SF

## LEASE RATE:

\$12.00 to \$16.00 PSF NNN

## FEATURES:

- Neighborhood shopping center
- End Cap Now Available
- Strong occupancy history
- 8 acre development opportunity east of existing center
- Retail frontage available as well as lower level office space
- Excellent visibility on busy Capital Avenue SW
- Convenient access to I-94
- Strong grouping of residential homes located within 3 miles of center
- Restaurants, retail and lodging within minutes

Please contact:

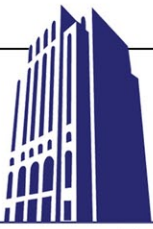
Anmar Atchu

(269) 342-8600

[anmara@hinmancompany.com](mailto:anmara@hinmancompany.com)

COMMERCIAL REAL ESTATE, INVESTMENT, DEVELOPMENT, MANAGEMENT & LEASING

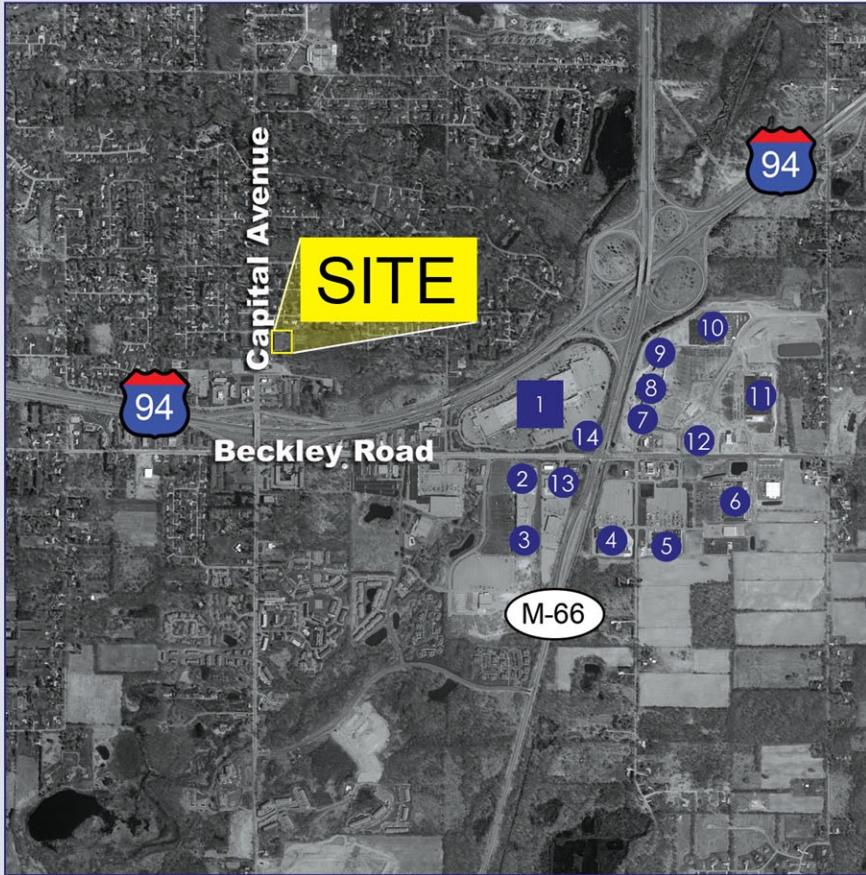
The Hinman Company 750 Trade Centre Way Suite 100 Kalamazoo, MI 49002  
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## SURROUNDING RETAILERS:

1. Lakeview Square Regional Mall
2. Target
3. Zucca's Gourmet Grocery
4. Sam's Club
5. Walmart
6. Lowe's
7. Bed, Bath & Beyond
8. Michael's, Kohl's
9. Best Buy
10. Menard's
11. Meijer
12. Ruby Tuesday's
13. Pier 1 Imports,  
Marhle's Harley Davidson
14. Don Pablo's Mexican Kitchen

## Demographics:

Metropolitan Statistical Area (MSA) Population	440,000
Calhoun County Population	138,000
Population within a 5 mile radius	60,400
Daily traffic count on Capital Ave.	15,200
Owner occupied households	73%
Average Household Income (per year)	\$38,000

Please contact:

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