

# RETAIL SPACE FOR LEASE

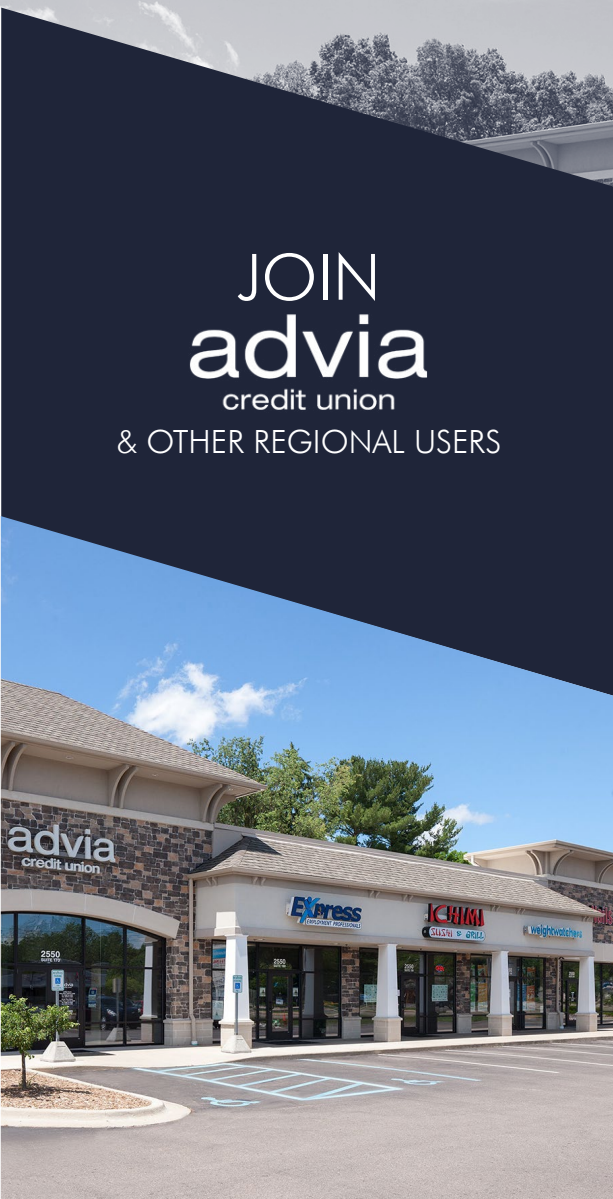
## CAPITAL SHOPPES

2550 CAPITAL AVENUE SW | BATTLE CREEK, MI 49015

**SPACE AVAILABLE: 1,427 SF**

- 12,563 SF RETAIL NEIGHBORHOOD CENTER DEVELOPMENT LOCATED ON BUSY CAPITAL AVENUE SW NEAR I-94
- PROPERTY SITS ON A HARD CORNER
- MINUTES FROM BECKLEY RD CORRIDOR & SECONDS TO I-94
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- MANY HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
- PROMINENT, HIGHLY VISIBLE PYLON & BUILDING SIGNAGE
- NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA
- CONVENIENT CUSTOMER PARKING AVAILABLE WITH EASY IN & OUT ACCESS TO STREET
- TENANTS INCLUDE ADVIA CREDIT UNION, EXPRESS EMPLOYMENT, CHICK & CHILL, MARCO'S PIZZA, BC NAILS, & LAKE EFFECT

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	5,371	25,116	57,185
<b>AVERAGE HH INCOME</b>	\$78,816	\$80,580	\$65,506
<b>HOUSEHOLDS</b>	2,315	10,598	23,013



JOIN  
**advia**  
credit union  
& OTHER REGIONAL USERS



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

LEASING //

HINMANCOMPANY.COM



**ANMAR ATCHU**  
VP OF MARKETING & LEASING  
269.488.3642  
[ANMARA@HINMANCOMPANY.COM](mailto:ANMARA@HINMANCOMPANY.COM)



**DAISY BLUMAN**  
LEASING ASSOCIATE  
269.488.3664  
[DAISY@HINMANCOMPANY.COM](mailto:DAISY@HINMANCOMPANY.COM)

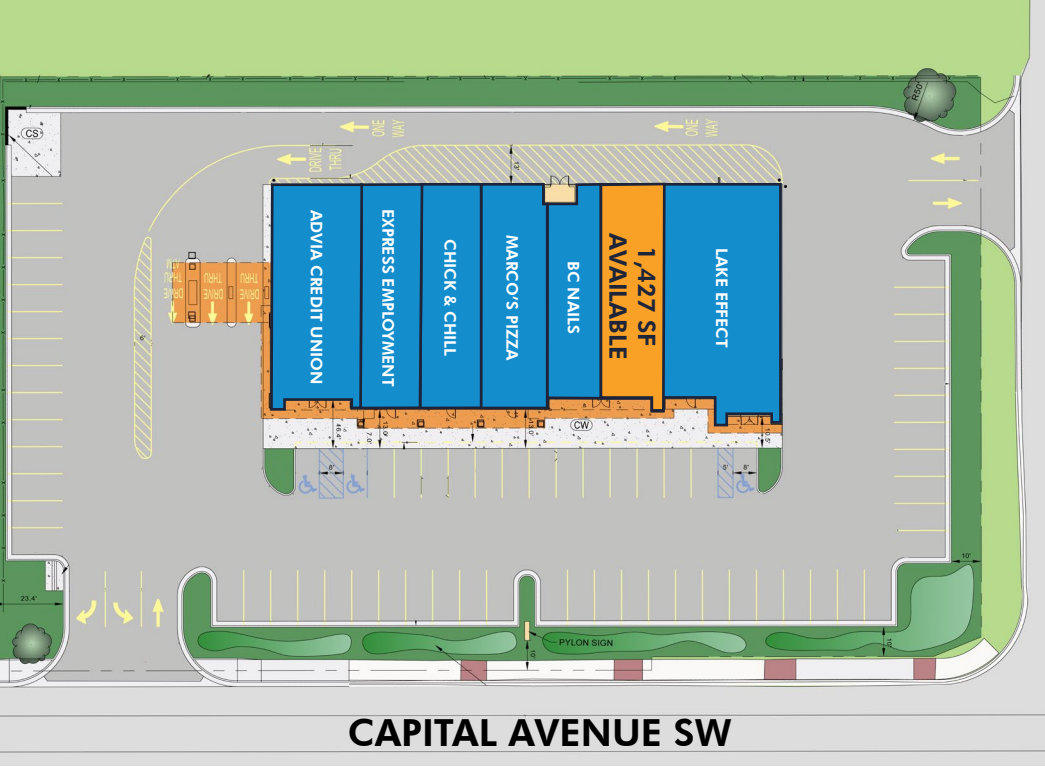
**HINMAN**  
DEVELOPMENT • MANAGEMENT • LEASING

# RETAIL SPACE FOR LEASE

# CAPITAL SHOPPES

2550 CAPITAL AVENUE SW | BATTLE CREEK, MI 49015

## SITE PLAN



- ### CAPITAL SHOPPES
- 100 / LAKE EFFECT
  - 120 / 1,427 SF AVAILABLE
  - 130 / BC NAILS
  - 140 / MARCO'S PIZZA
  - 150 / CHICK & CHILL
  - 160 / EXPRESS EMPLOYMENT
  - 170 / ADVIA CREDIT UNION



## LEASING //

## HINMANCOMPANY.COM



**ANMAR ATCHU**  
VP OF MARKETING & LEASING  
269.488.3642  
[ANMARA@HINMANCOMPANY.COM](mailto:ANMARA@HINMANCOMPANY.COM)



**DAISY BLUMAN**  
LEASING ASSOCIATE  
269.488.3664  
[DAISY@HINMANCOMPANY.COM](mailto:DAISY@HINMANCOMPANY.COM)

# HINMAN

DEVELOPMENT • MANAGEMENT • LEASING

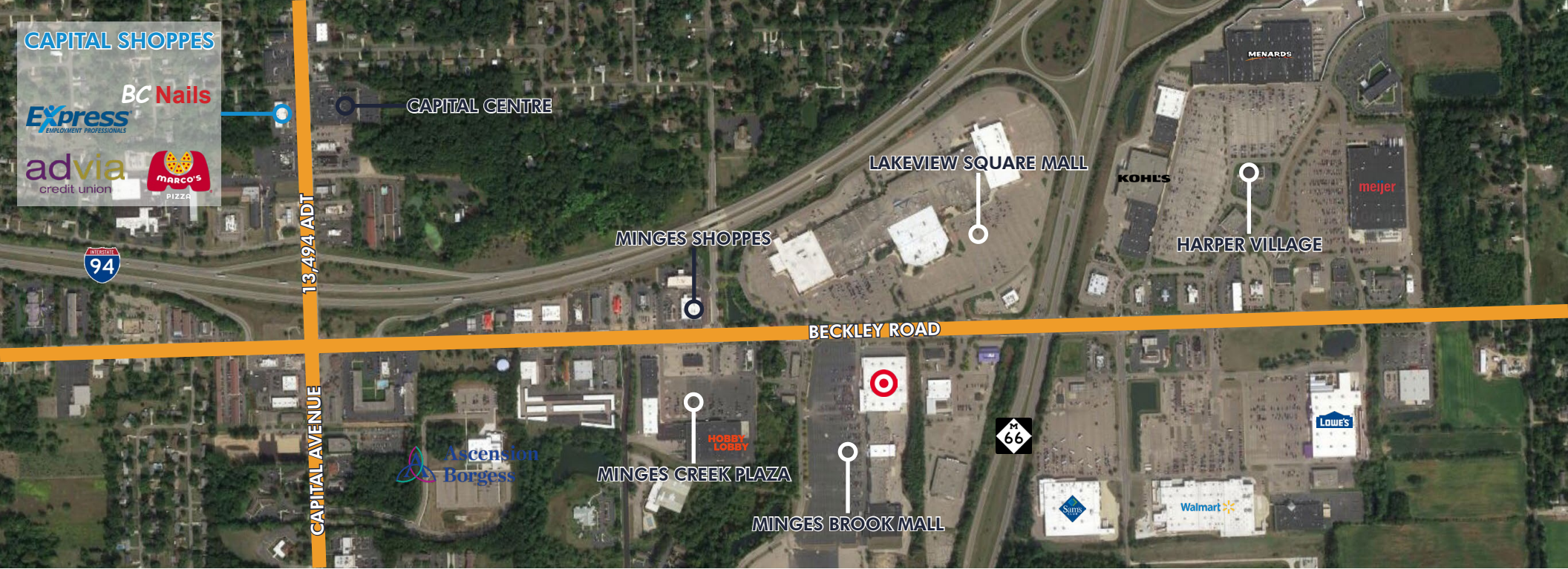


# RETAIL SPACE FOR LEASE

# CAPITAL SHOPPES

2550 CAPITAL AVENUE SW | BATTLE CREEK, MI 49015

CAPITAL / BECKLEY CORRIDOR MAP



LEASING //

HINMANCOMPANY.COM



**ANMAR ATCHU**  
VP OF MARKETING & LEASING  
269.488.3642  
[ANMARA@HINMANCOMPANY.COM](mailto:ANMARA@HINMANCOMPANY.COM)



**DAISY BLUMAN**  
LEASING ASSOCIATE  
269.488.3664  
[DAISY@HINMANCOMPANY.COM](mailto:DAISY@HINMANCOMPANY.COM)

**HINMAN**  
DEVELOPMENT • MANAGEMENT • LEASING