

RETAIL SPACE FOR LEASE

MINGES SHOPPES

5475 BECKLEY ROAD | BATTLE CREEK, MI 49015

SPACE AVAILABLE: CONTACT FOR AVAILABILITY

- 17,307 SF RETAIL SHOPPING CENTER DEVELOPMENT LOCATED ON BUSY BECKLEY ROAD ADJACENT TO I-94
- PROPERTY SITS ON A HARD CORNER WITH TRAFFIC LIGHT
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- MANY ROOFTOPS IN IMMEDIATE AREA
- ADJACENT ENTRANCE TO LAKEVIEW SQUARE MALL
- 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 DENTAL DREAMS, LE NAILS, WINGSTOP, SLEEP DOCTOR MATTRESS, MIRACLE-EAR, & MANGO HEALTHY FRUIT AND FOOD

	1 MILE	3 MILE	5 MILE
POPULATION	4,820	21,481	54,507
AVERAGE HH INCOME	\$66,131	\$86,095	\$65,990
HOUSEHOLDS	2,275	9,264	21,939

EXCELLENT RETAIL SPACE OPPORTUNITY



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



VISIBLE TO APPROXIMATELY **33,707** VEHICLES PER DAY ON BECKLEY ROAD & RIVERSIDE DRIVE



OVER **1,000,000** SF OF CRITICAL RETAIL & RESTAURANT MASS ADJACENCIES TO MINGES SHOPPES



VISIBILITY EQUIVALENT TO BILLBOARD ADVERTISING COSTS OF **\$64,099** PER YEAR

LEASING //

HINMANCOMPANY.COM



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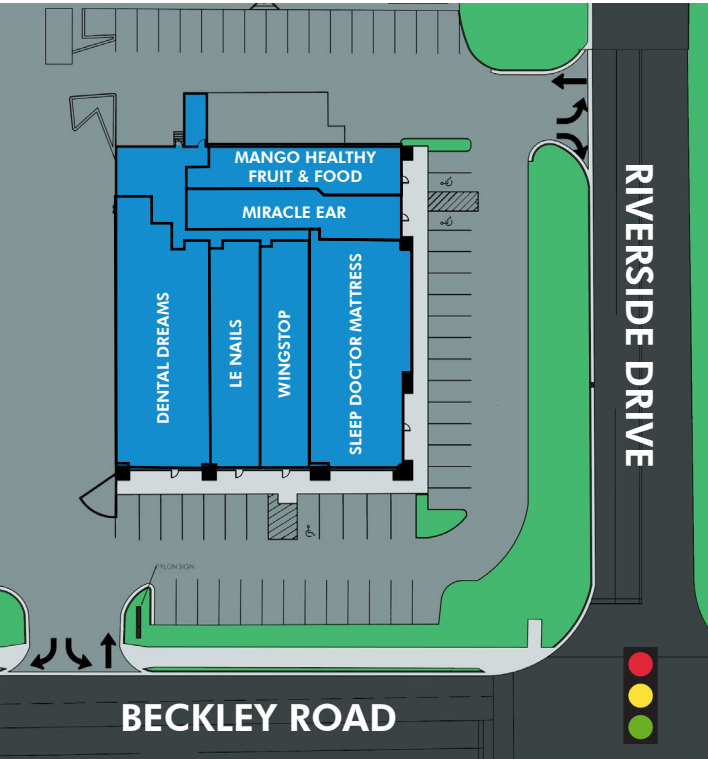
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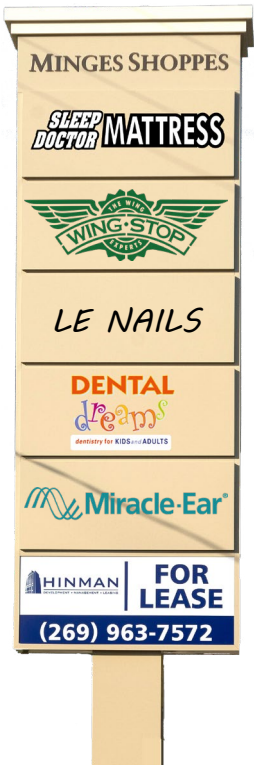
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SITE PLAN



MINGES SHOPPES

- 100 / DENTAL DREAMS
- 120 / LE NAILS
- 130 / WINGSTOP
- 140 / SLEEP DOCTOR MATTRESS
- 150 / MIRACLE EAR
- 160 / MANGO HEALTHY FRUIT & FOOD



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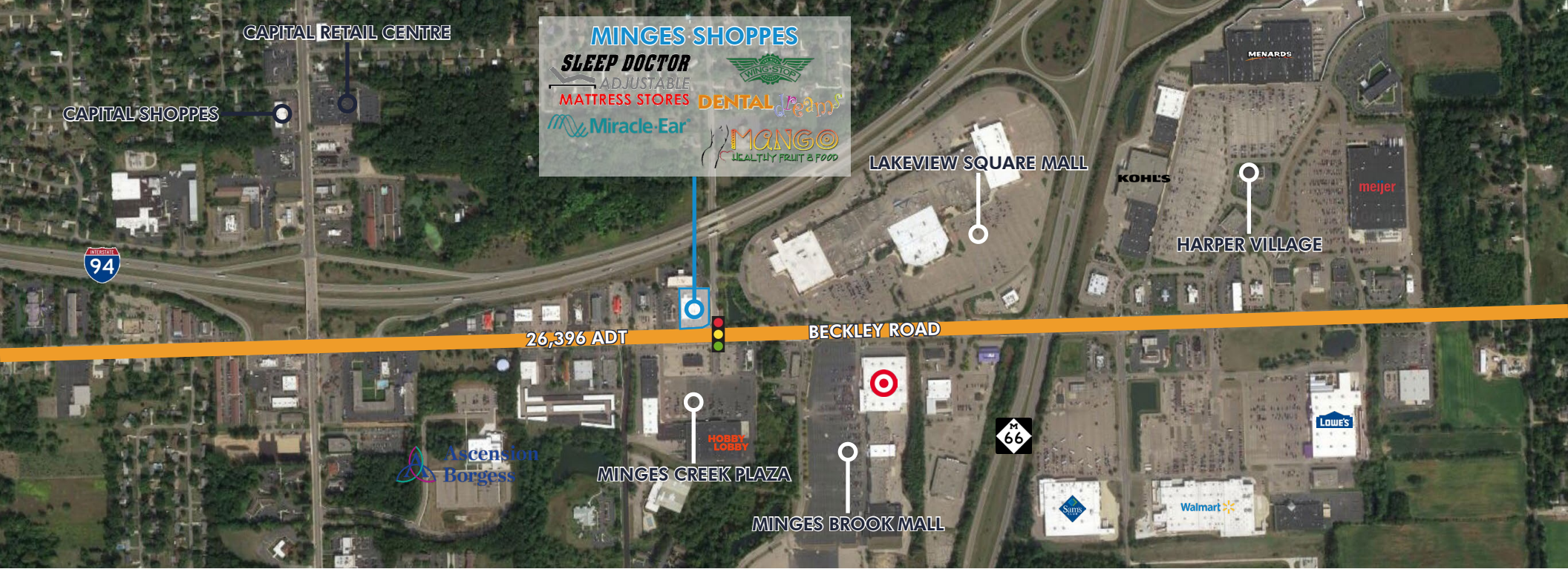
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BECKLEY ROAD CORRIDOR MAP



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