



# Premium Retail Space For Lease

Retail Space That Puts Your Business at  
the Center of It All – Columbia Plaza

30-100 S. 20th Street | Battle Creek, MI



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Image caption

## Property Highlights

- 1,800–24,000 SF In-Line Retail Suites
- Build-to-Suit Sites Available
- New Pylon Signage Coming Soon
- Easy Access with Multiple Entry Points
- Ample On-Site Parking
- Zoned T-3, Neighborhood Commercial
- Strong Tenant Mix Including Ollie’s, Dollar Tree, CitiTrends, Family Dollar, Harbor Freight and More
- Anchored Between Meijer and Family Fare on Busy W. Columbia Ave

# A Prime Retail Destination in the Heart of Battle Creek

Columbia Plaza is a high-traffic retail center offering strong visibility and easy access in a thriving commercial corridor. Located just minutes from downtown Battle Creek, Kellogg’s World Headquarters, and WK Kellogg Airport, the center is surrounded by national retailers—making it an ideal location for businesses looking to grow their presence in the market.

# Availability



Unit	Rentable SF	NNN Rate/SF	NNN Monthly Rate	MG Rate/SF	MG Monthly Rate
40	7,500	\$7.00	\$4,375.00	\$11.00	\$6,875.00
44	5,200	\$3.00	\$1,300.00	\$7.00	\$3,033.33
48	3,250	\$3.00	\$812.50	\$7.00	\$1,895.83
50	3,250	\$3.00	\$812.50	\$7.00	\$1,895.83
54	24,000	\$5.00	\$10,000.00	\$9.00	\$18,000.00
72	9,000	\$7.00	\$5,250.00	\$11.00	\$8,250.00
80	1,800	\$10.00	\$1,500.00	\$14.00	\$2,100.00
82	1,800	\$10.00	\$1,500.00	\$14.00	\$2,100.00
88	1,800	\$10.00	\$1,500.00	\$14.00	\$2,100.00
90	2,000	\$10.00	1,666.67	\$14.00	\$2,333.33
91	4,000	\$9.00	\$3,000.00	\$13.00	\$4,333.33
93 (Back Storage)	8,000	\$3.00	\$2,000.00	\$7.00	\$4,666.67

Starting from

# \$3.00

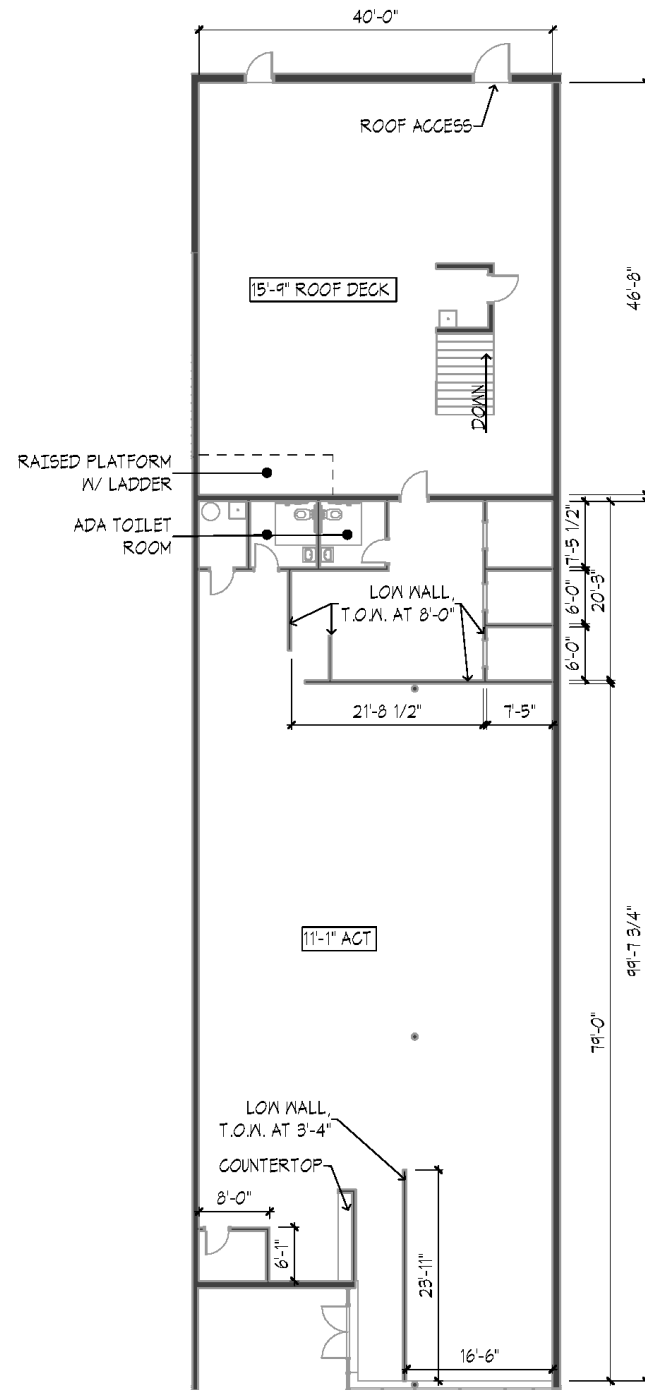
PSF

\* Additional Opportunities Available

# Floor Plan

## Unit 40

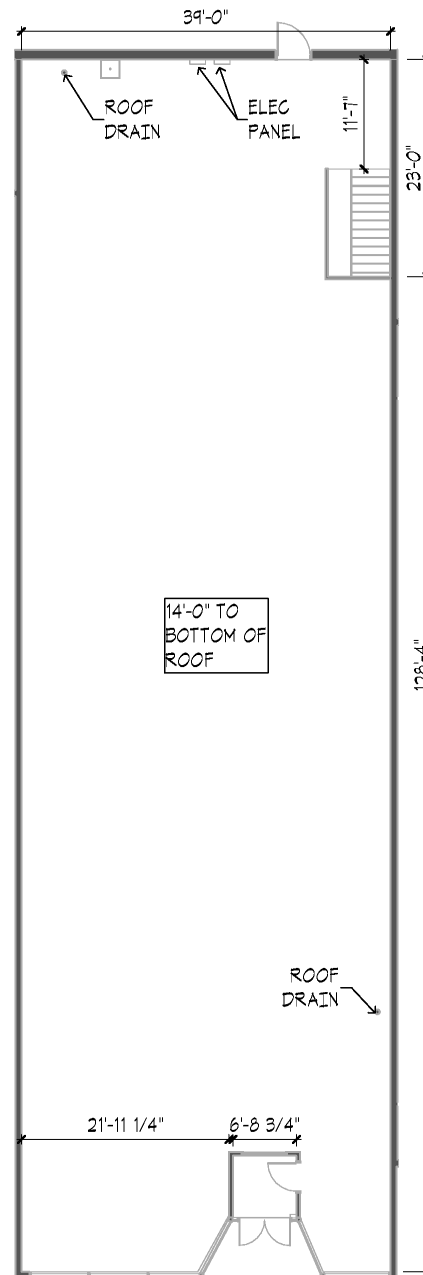
7,500 SF Available



# Floor Plan

## Unit 44

5,200 SF Available



MAIN LEVEL

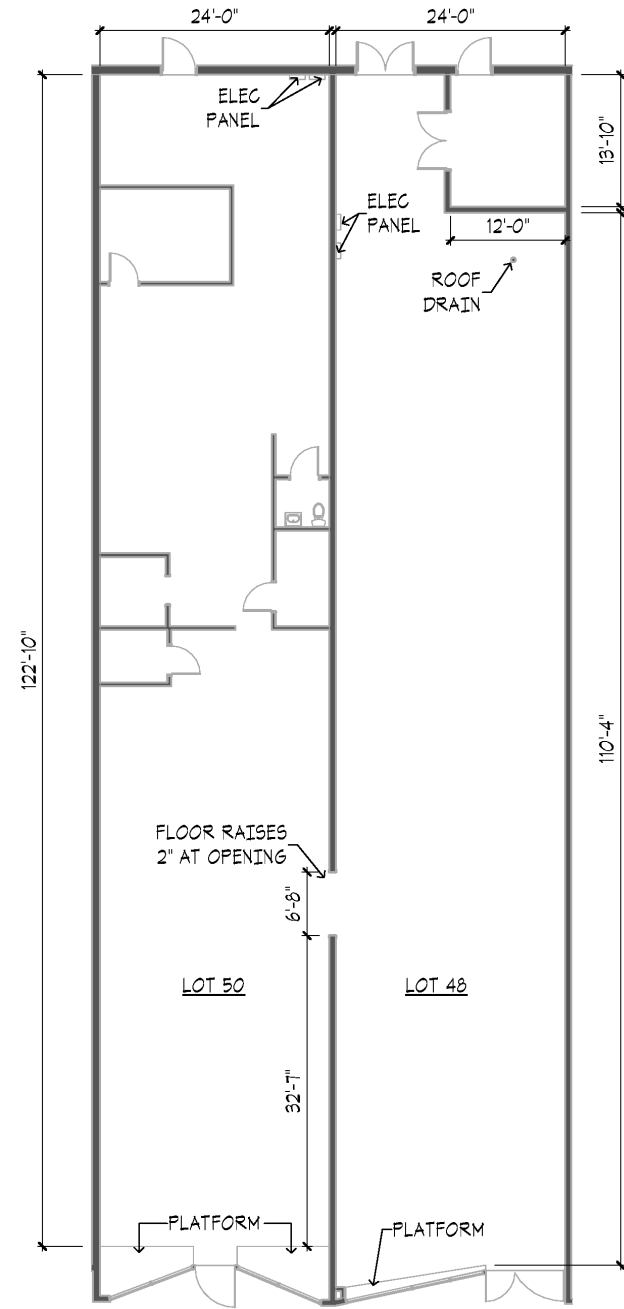


BASEMENT LEVEL

# Floor Plan

## Units 48 & 50

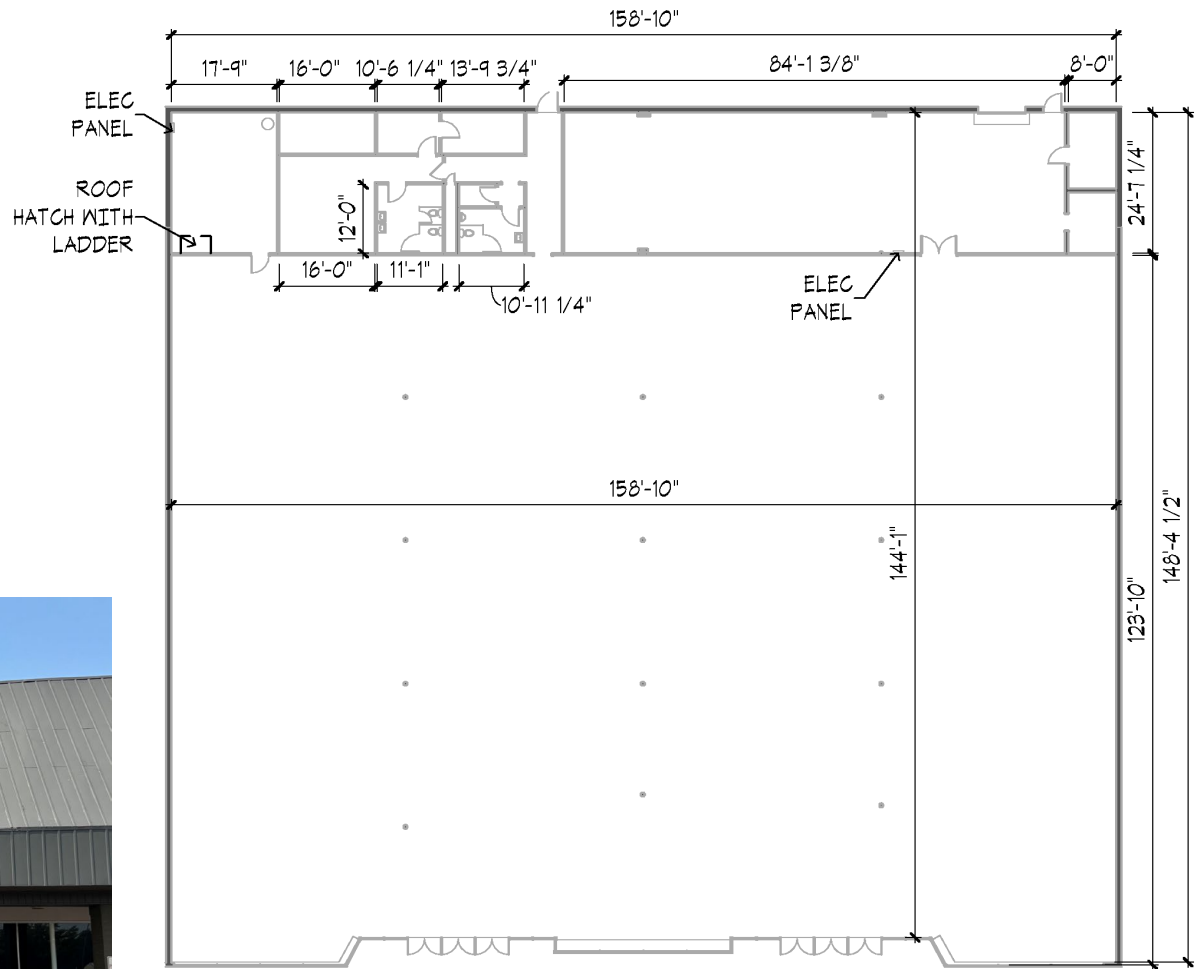
3,250 & 3,250 SF =  
6,500 SF Total Available



# Floor Plan

## Unit 54

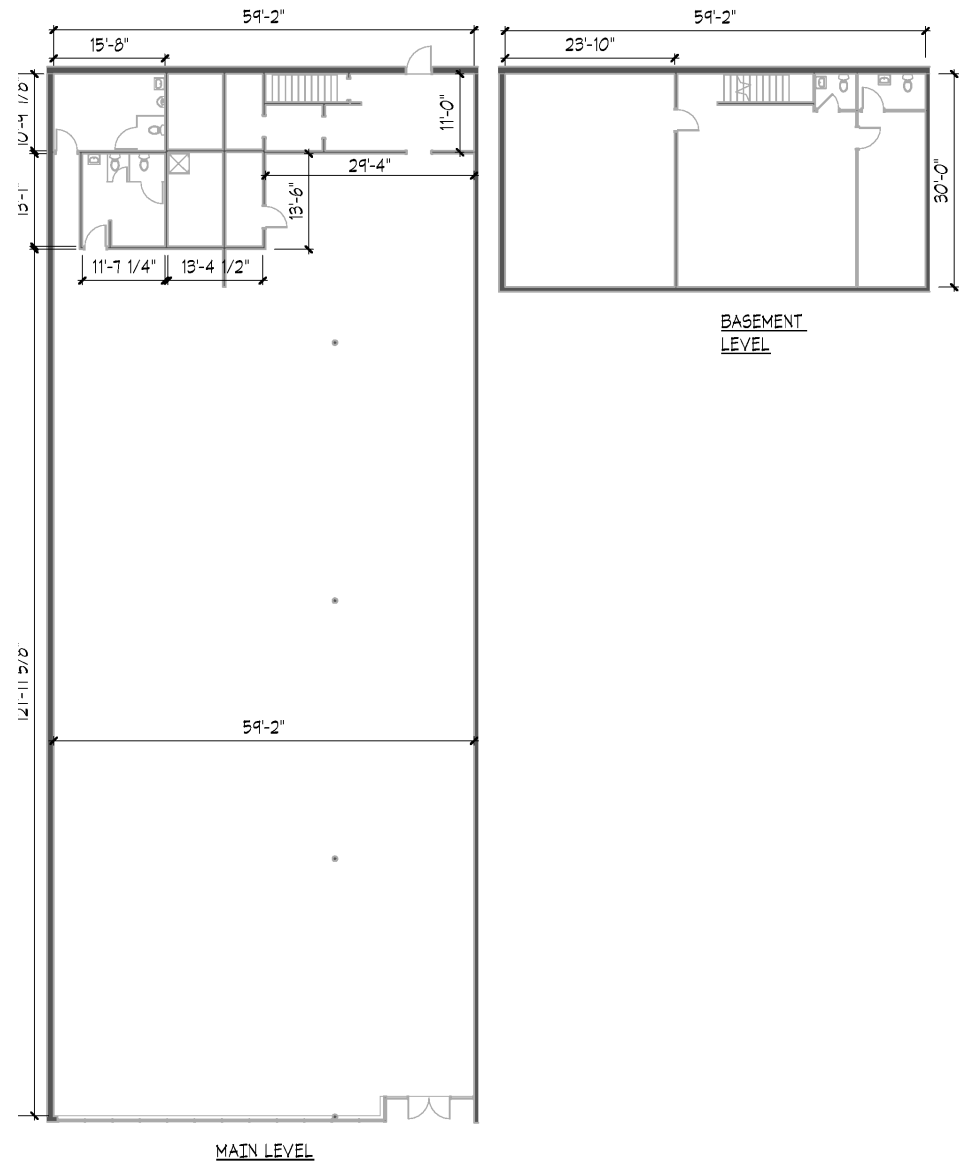
24,000 SF Available



# Floor Plan

## Unit 72

9,000 SF Available



## Available Units

### Unit 80

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1,800 SF Available



### Unit 91

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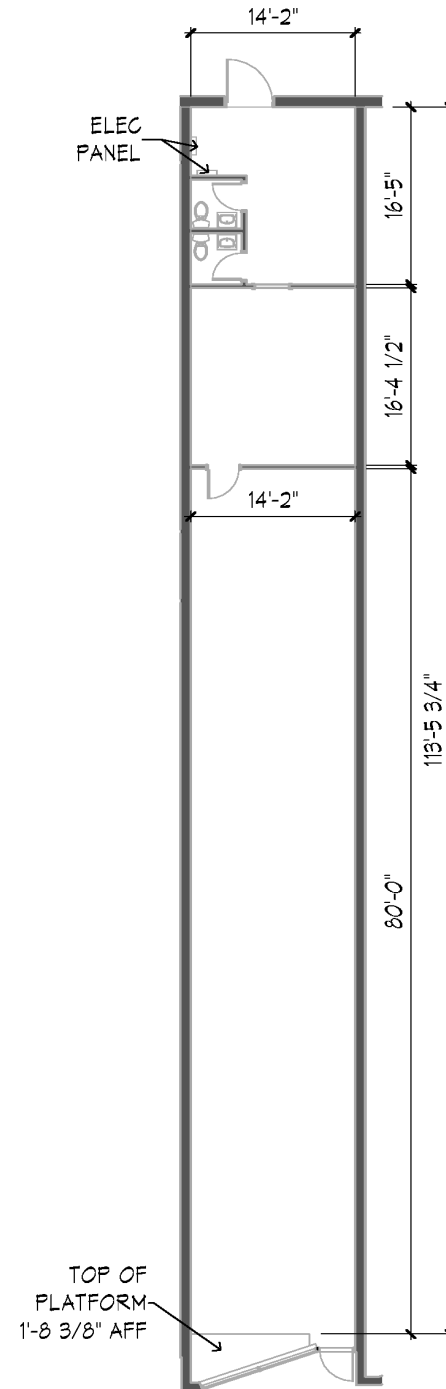
4,000 SF Available



# Floor Plan

## Unit 82

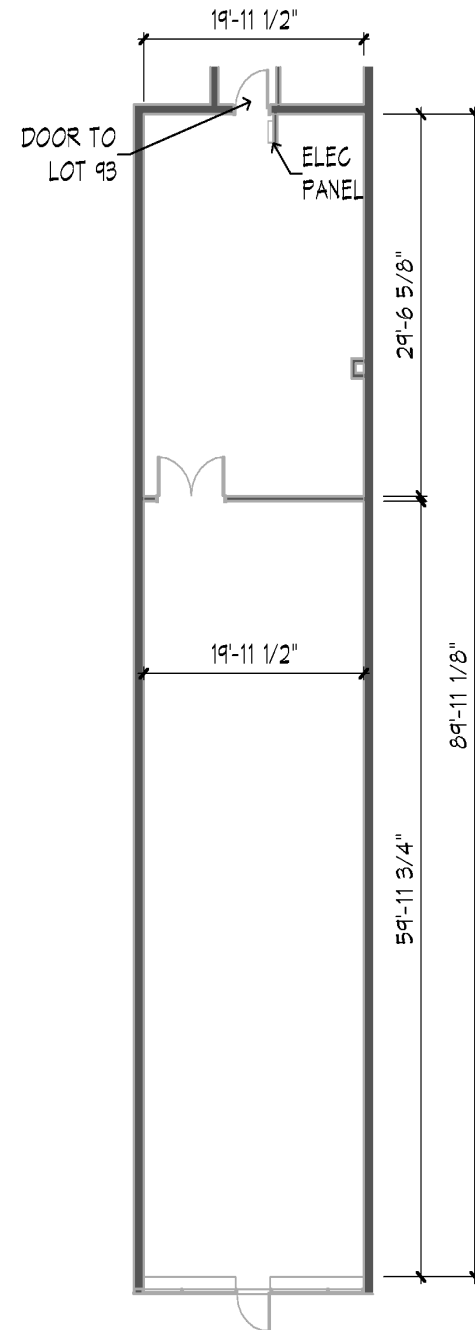
1,800 SF Available



# Floor Plan

## Unit 88

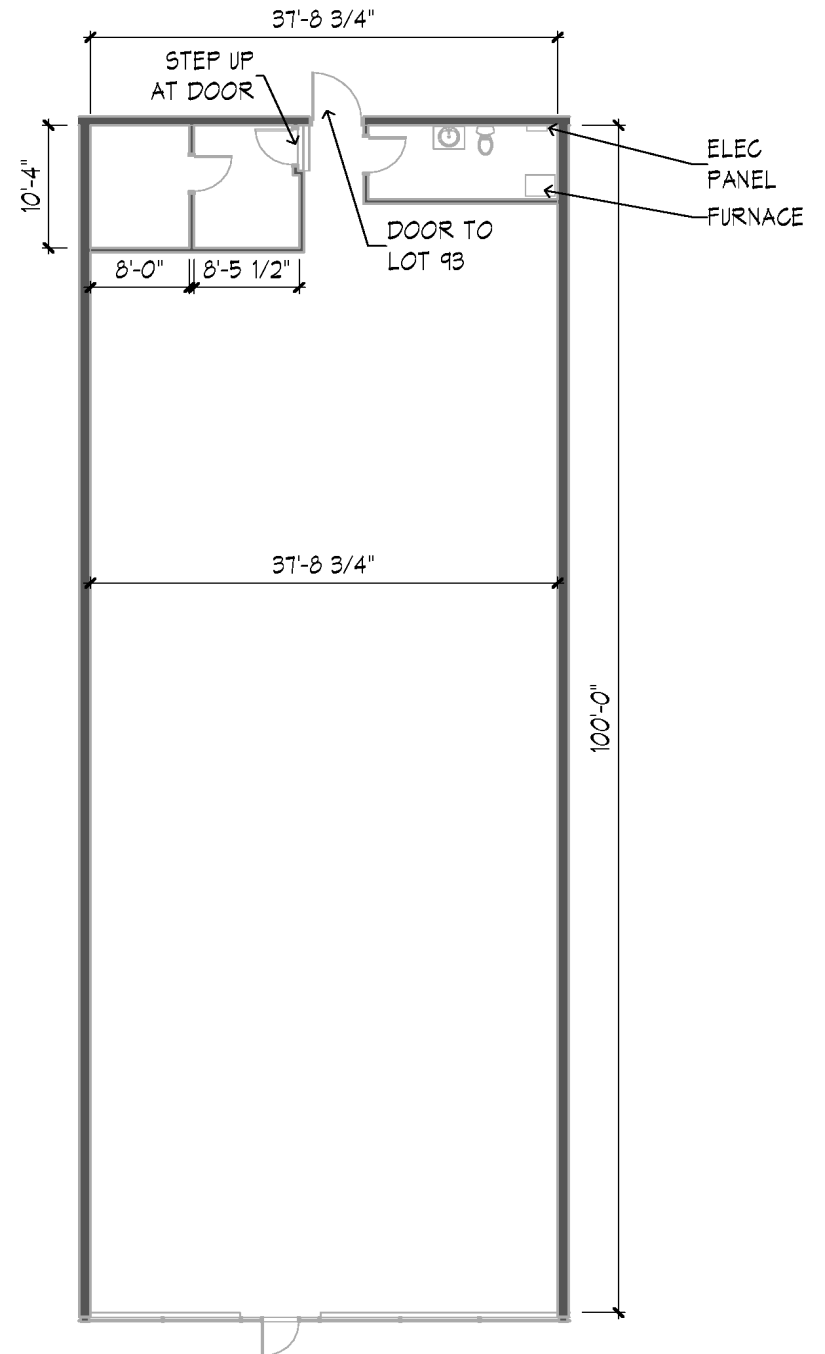
1,800 SF Available



# Floor Plan

## Unit 90

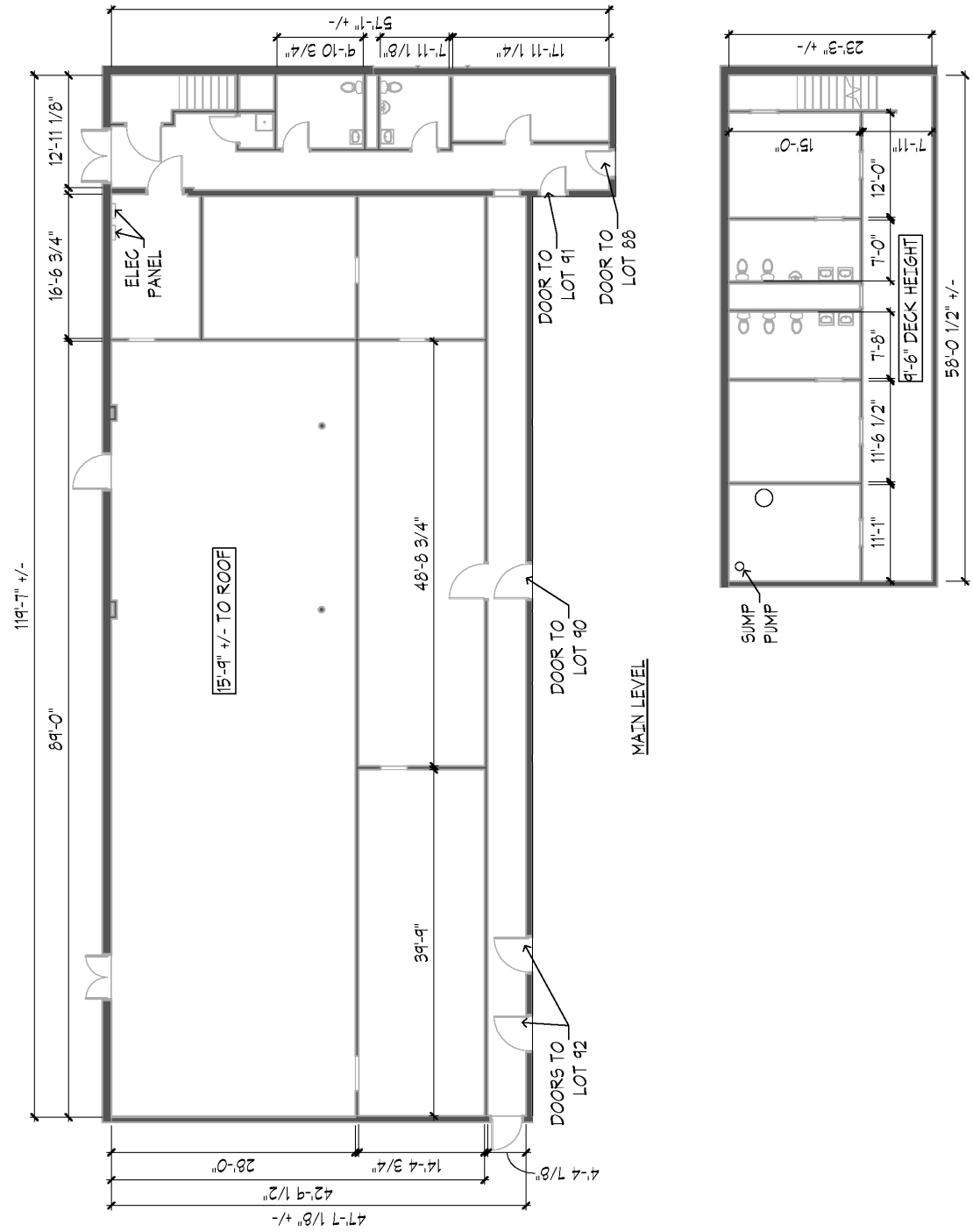
2,000 SF Available



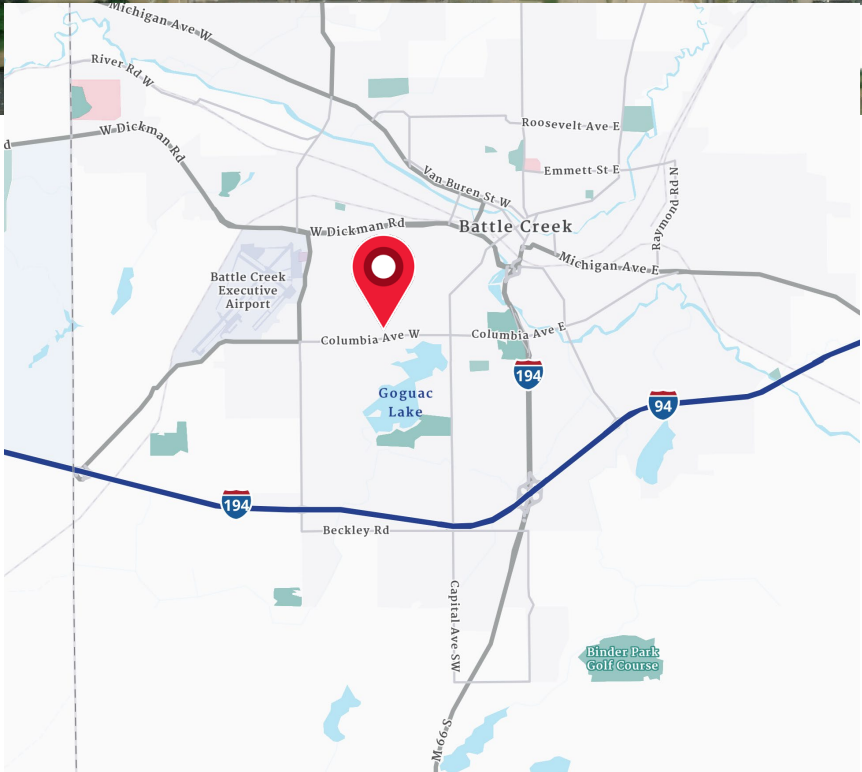
# Floor Plan

## Unit 93 (Back Storage)

8,000 SF Available



# Location Maps



## Demographics

Total Population	Average HH Income	Total Businesses
1 Mile	1 Mile	1 Mile
<b>5,292</b>	<b>\$69,466</b>	<b>309</b>
3 Miles	3 Miles	3 Miles
<b>34,440</b>	<b>\$74,553</b>	<b>1,497</b>
5 Miles	5 Miles	5 Miles
<b>71,255</b>	<b>\$71,255</b>	<b>2,644</b>

# Optimal Pylon Signage Locations for Your Business



Image caption



Image caption



Image caption

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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