



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

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STAPLES

6128 BECKLEY DR N, BATTLE CREEK, MI 49014

FOR SALE \$2,074,074 | 6.75% CAP

LEGACYCREA.COM

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BATTLE CREEK, MI

- Single Tenant Free-Standing Staples - Located in the Heart of Battle Creek, MI
- 20,000 SF Building on 3.33 Acre Lot - Providing Excellent Parking & Options to Repurpose
- Adjacent to Lowe's, and Walmart - Site Located in Dense Retail Corridor - Surrounded by Major Retailers
- Dense Community Surrounding - 1,400+ People Reside within 1 Mile Radius - 17,500+ People Reside within 3 Mile Radius
- Projected 1.7% Population Growth within 1 Mile Radius of Site in the Next 5 Years
- High Traffic Counts - 31,500+ Vehicles Pass Site Daily on Powder Springs Rd
- Affluent Surrounding Area - Average Household Income Exceeds \$71,000 within 1 Mile Radius of Site
- 3,000+ Daytime Employees within 1 Mile Radius
- Happy Returns by PayPal just partnered with Staples in more than 1,000 Staples stores across the country.
- Happy Returns works with over 250 merchants to give customers an immediate refund or exchange without box or label.
- Happy Returns works with Everlane, Rothy's, Steve Madden, Levi's, Revolve, Gymshark and more.

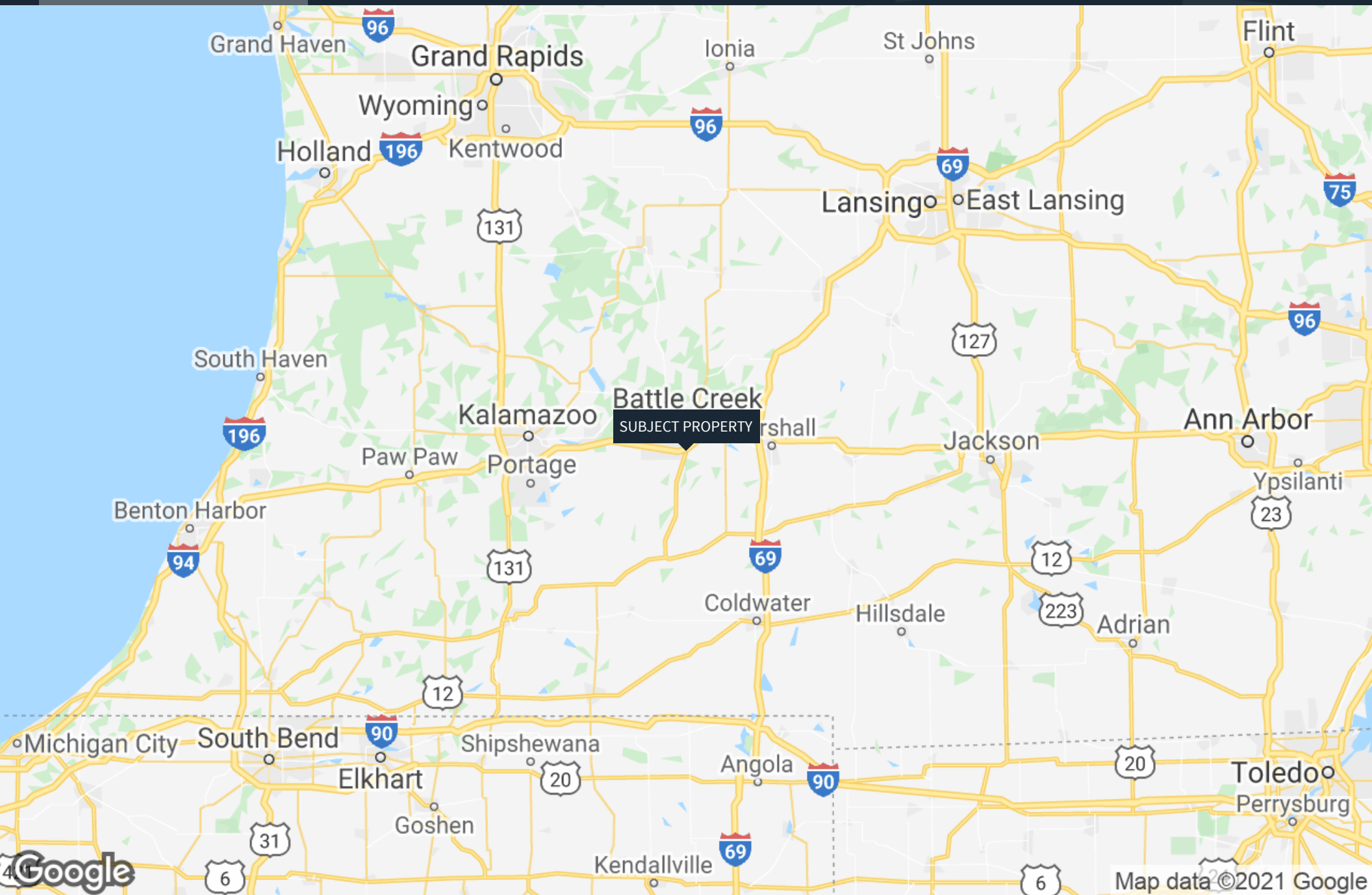
PROPERTY DETAILS

Building Area:	20,000 SF
Land Area:	3.34 Acres
Year Built:	1995
Guarantor:	Staples
Price (PSF):	\$103.70

LEASE OVERVIEW

Remaining Lease Term:	4+ Years
Lease Expiration Date:	9/30/2026
Base Annual Rent:	\$140,000
Lease Type:	NN
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Parking Lot Replacement:	Landlord
Property Taxes:	Tenant
Roof:	Landlord
HVAC:	Landlord





Map data ©2021 Google

RETAILER MAP

6128 BECKLEY DR N | BATTLE CREEK, MI 49014



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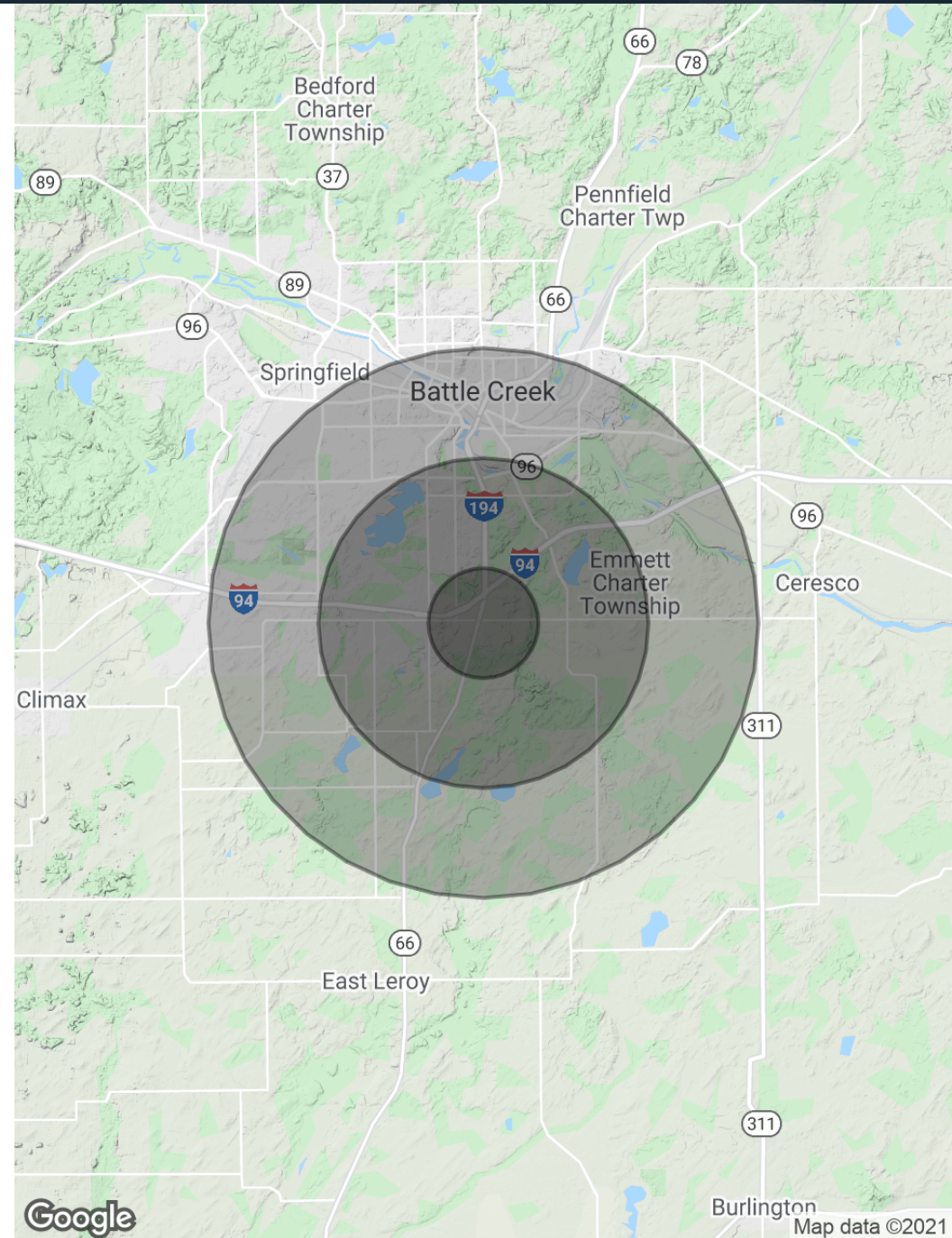
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DEMOGRAPHICS MAP & REPORT

6128 BECKLEY DR N | BATTLE CREEK, MI 49014

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,425	17,501	52,569
Average Age	36.9	37.4	36.0
Average Age (Male)	37.5	37.6	35.0
Average Age (Female)	37.0	37.8	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	684	7,508	21,076
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$71,029	\$92,925	\$73,628
Average House Value	\$153,736	\$153,380	\$142,603





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