

# Beckley Professional Centre



Presented by  
Gardner Group of Michigan

4625 Beckley Rd., Battle Creek, MI 49017



# Beckley Professional Centre

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## Property Details

Professional office park with great space available. The park currently has four separate buildings with easy access to I-94.

### Price: Negotiable

- Lodging, restaurants and shopping located nearby.
- High Traffic
- access to I-94

View the full listing here: [www.gardnermi.com](http://www.gardnermi.com)

Total Space Available:	1.37 AC
Rental Rate:	Negotiable
Min. Divisible:	24,750 AC
Max. Contiguous:	34,750 AC
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Lot Size:	4.77 AC
Zoning Description:	O1

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## Listing spaces

Space 1	Space Available:	24,750 SF
	Rental Rate:	Negotiable
	Space / Lot Type:	Commercial/Other (land)
	Additional Space / Lot Types:	Office (land)
	Date Available:	May 2016

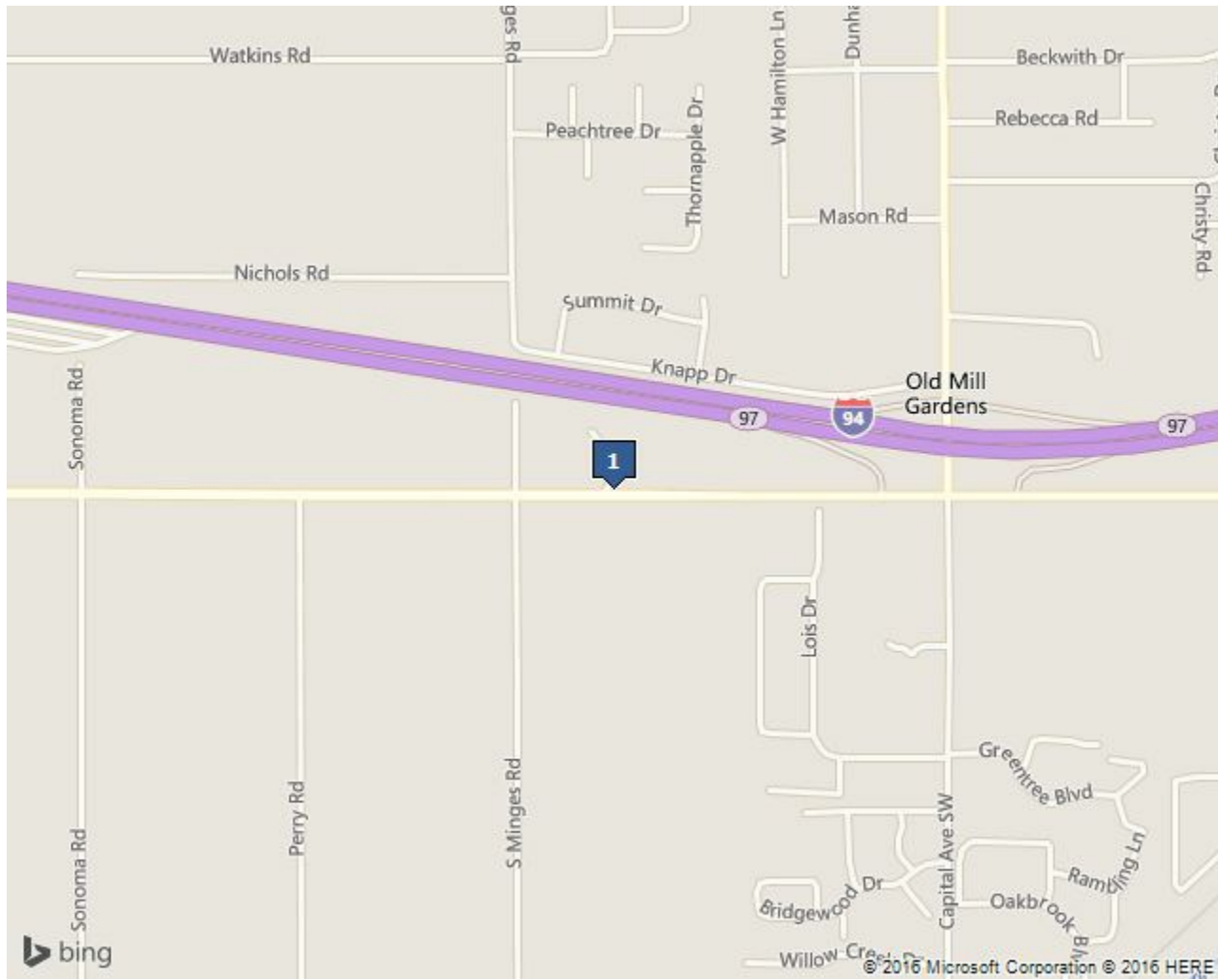
Built to suit. 24,750 SQ FT to 59,500 SQ FT

Lot 2	Space Available:	34,750 SF
	Rental Rate:	Negotiable
	Space / Lot Type:	Commercial/Other (land)
	Date Available:	May 2016

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## Location



### Location Description

Located on Beckley Road at Capital Avenue in a beautiful campus-like setting. Lodging, restaurants and shopping located nearby.



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## Property Photos



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## Property Photos



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## Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,316	9,980	24,459
2015 Female Population	1,480	11,050	25,663
% 2015 Male Population	47.07%	47.46%	48.80%
% 2015 Female Population	52.93%	52.54%	51.20%
2015 Total Population: Adult	2,208	16,402	38,208
2015 Total Daytime Population	3,564	22,875	67,654
2015 Total Employees	2,157	11,637	37,616
2015 Total Population: Median Age	35	42	38
2015 Total Population: Adult Median Age	45	51	49
2015 Total population: Under 5 years	187	1,176	3,248
2015 Total population: 5 to 9 years	164	1,281	3,416
2015 Total population: 10 to 14 years	139	1,355	3,342
2015 Total population: 15 to 19 years	177	1,328	3,293
2015 Total population: 20 to 24 years	306	1,221	3,284
2015 Total population: 25 to 29 years	243	1,166	3,149
2015 Total population: 30 to 34 years	179	1,309	3,323
2015 Total population: 35 to 39 years	166	1,206	2,902
2015 Total population: 40 to 44 years	161	1,405	3,208
2015 Total population: 45 to 49 years	144	1,303	3,147
2015 Total population: 50 to 54 years	154	1,523	3,644
2015 Total population: 55 to 59 years	156	1,563	3,496

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	143	1,435	3,113
2015 Total population: 65 to 69 years	136	1,119	2,388
2015 Total population: 70 to 74 years	82	853	1,765
2015 Total population: 75 to 79 years	78	636	1,290
2015 Total population: 80 to 84 years	86	573	1,065
2015 Total population: 85 years and over	95	578	1,049
% 2015 Total population: Under 5 years	6.69%	5.59%	6.48%
% 2015 Total population: 5 to 9 years	5.87%	6.09%	6.82%
% 2015 Total population: 10 to 14 years	4.97%	6.44%	6.67%
% 2015 Total population: 15 to 19 years	6.33%	6.31%	6.57%
% 2015 Total population: 20 to 24 years	10.94%	5.81%	6.55%
% 2015 Total population: 25 to 29 years	8.69%	5.54%	6.28%
% 2015 Total population: 30 to 34 years	6.40%	6.22%	6.63%
% 2015 Total population: 35 to 39 years	5.94%	5.73%	5.79%
% 2015 Total population: 40 to 44 years	5.76%	6.68%	6.40%
% 2015 Total population: 45 to 49 years	5.15%	6.20%	6.28%
% 2015 Total population: 50 to 54 years	5.51%	7.24%	7.27%
% 2015 Total population: 55 to 59 years	5.58%	7.43%	6.97%
% 2015 Total population: 60 to 64 years	5.11%	6.82%	6.21%
% 2015 Total population: 65 to 69 years	4.86%	5.32%	4.76%
% 2015 Total population: 70 to 74 years	2.93%	4.06%	3.52%



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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	2.79%	3.02%	2.57%
% 2015 Total population: 80 to 84 years	3.08%	2.72%	2.12%
% 2015 Total population: 85 years and over	3.40%	2.75%	2.09%
2015 White alone	2,209	17,761	38,560
2015 Black or African American alone	221	1,112	6,341
2015 American Indian and Alaska Native alone	19	114	357
2015 Asian alone	131	1,151	1,432
2015 Native Hawaiian and OPI alone	3	13	18
2015 Some Other Race alone	91	271	1,421
2015 Two or More Races alone	122	608	1,993
2015 Hispanic	172	882	3,444
2015 Not Hispanic	2,624	20,148	46,678
% 2015 White alone	79.01%	84.46%	76.93%
% 2015 Black or African American alone	7.90%	5.29%	12.65%
% 2015 American Indian and Alaska Native alone	0.68%	0.54%	0.71%
% 2015 Asian alone	4.69%	5.47%	2.86%
% 2015 Native Hawaiian and OPI alone	0.11%	0.06%	0.04%
% 2015 Some Other Race alone	3.25%	1.29%	2.84%
% 2015 Two or More Races alone	4.36%	2.89%	3.98%
% 2015 Hispanic	6.15%	4.19%	6.87%
% 2015 Not Hispanic	93.85%	95.81%	93.13%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	2,523	17,484	40,205
2015 Not Hispanic: Black or African American alone	136	545	6,375
2015 Not Hispanic: American Indian and Alaska Native alone	19	97	350
2015 Not Hispanic: Asian alone	307	867	1,010
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	1	5
2015 Not Hispanic: Some Other Race alone	1	24	57
2015 Not Hispanic: Two or More Races	36	241	958
% 2015 Not Hispanic: White alone	80.89%	88.16%	78.33%
% 2015 Not Hispanic: Black or African American alone	4.36%	2.75%	12.42%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.61%	0.49%	0.68%
% 2015 Not Hispanic: Asian alone	9.84%	4.37%	1.97%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.01%	0.01%
% 2015 Not Hispanic: Some Other Race alone	0.03%	0.12%	0.11%
% 2015 Not Hispanic: Two or More Races	1.15%	1.22%	1.87%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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### Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Total Population	2,796	21,030	50,122
2015 Households	1,244	8,862	19,999
Population Change 2010-2015	-509	-747	-863
Household Change 2010-2015	-253	-307	-302
% Population Change 2010-2015	-15.40%	-3.43%	-1.69%
% Household Change 2010-2015	-16.90%	-3.35%	-1.49%
Population Change 2000-2015	-323	1,198	-1,204
Household Change 2000-2015	-140	713	-233
% Population Change 2000 to 2015	-10.36%	6.04%	-2.35%
% Household Change 2000 to 2015	-10.12%	8.75%	-1.15%

### Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,605	8,770	22,125
2015 Occupied Housing Units	1,384	8,149	20,232
2015 Owner Occupied Housing Units	606	6,039	14,055
2015 Renter Occupied Housing Units	778	2,110	6,177
2015 Vacant Housings Units	221	621	1,893
% 2015 Occupied Housing Units	86.23%	92.92%	91.44%

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### Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	43.79%	74.11%	69.47%
% 2015 Renter occupied housing units	56.21%	25.89%	30.53%
% 2000 Vacant housing units	13.77%	7.08%	8.56%

### Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$43,550	\$55,260	\$42,154
2015 Household Income: Average	\$69,176	\$76,156	\$60,568
2015 Per Capita Income	\$31,247	\$32,236	\$24,682
2015 Household income: Less than \$10,000	65	468	1,890
2015 Household income: \$10,000 to \$14,999	27	267	1,152
2015 Household income: \$15,000 to \$19,999	98	456	1,241
2015 Household income: \$20,000 to \$24,999	95	587	1,652
2015 Household income: \$25,000 to \$29,999	88	582	1,437
2015 Household income: \$30,000 to \$34,999	97	468	1,019
2015 Household income: \$35,000 to \$39,999	76	469	1,133
2015 Household income: \$40,000 to \$44,999	107	495	1,103
2015 Household income: \$45,000 to \$49,999	27	317	782
2015 Household income: \$50,000 to \$59,999	85	612	1,537
2015 Household income: \$60,000 to \$74,999	175	1,091	2,073
2015 Household income: \$75,000 to \$99,999	100	1,133	1,989
2015 Household income: \$100,000 to \$124,999	59	613	1,100
2015 Household income: \$125,000 to \$149,999	45	424	664
2015 Household income: \$150,000 to \$199,999	33	449	649



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<b>Income (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Household income: \$200,000 or more	67	431	578
% 2015 Household income: Less than \$10,000	5.23%	5.28%	9.45%
% 2015 Household income: \$10,000 to \$14,999	2.17%	3.01%	5.76%
% 2015 Household income: \$15,000 to \$19,999	7.88%	5.15%	6.21%
% 2015 Household income: \$20,000 to \$24,999	7.64%	6.62%	8.26%
% 2015 Household income: \$25,000 to \$29,999	7.07%	6.57%	7.19%
% 2015 Household income: \$30,000 to \$34,999	7.80%	5.28%	5.10%
% 2015 Household income: \$35,000 to \$39,999	6.11%	5.29%	5.67%
% 2015 Household income: \$40,000 to \$44,999	8.60%	5.59%	5.52%
% 2015 Household income: \$45,000 to \$49,999	2.17%	3.58%	3.91%
% 2015 Household income: \$50,000 to \$59,999	6.83%	6.91%	7.69%
% 2015 Household income: \$60,000 to \$74,999	14.07%	12.31%	10.37%
% 2015 Household income: \$75,000 to \$99,999	8.04%	12.78%	9.95%
% 2015 Household income: \$100,000 to \$124,999	4.74%	6.92%	5.50%
% 2015 Household income: \$125,000 to \$149,999	3.62%	4.78%	3.32%
% 2015 Household income: \$150,000 to \$199,999	2.65%	5.07%	3.25%
% 2015 Household income: \$200,000 or more	5.39%	4.86%	2.89%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Childrens/Infants clothing stores	\$327,547	\$2,382,577	\$5,182,858
2015 Jewelry stores	\$122,798	\$907,206	\$1,909,714
2015 Mens clothing stores	\$386,934	\$2,883,569	\$6,176,994
2015 Shoe stores	\$390,080	\$2,894,786	\$6,216,147

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$658,691	\$5,000,599	\$10,671,317
2015 Automobile dealers	\$5,185,700	\$39,623,641	\$83,647,448
2015 Automotive parts and accessories stores	\$1,010,145	\$7,721,241	\$16,504,106
2015 Other motor vehicle dealers	\$142,942	\$1,099,099	\$2,431,781
2015 Tire dealers	\$450,501	\$3,439,512	\$7,361,805
2015 Hardware stores	\$20,418	\$164,711	\$342,538
2015 Home centers	\$206,095	\$1,676,409	\$3,481,891
2015 Nursery and garden centers	\$255,685	\$2,065,214	\$4,273,627
2015 Outdoor power equipment stores	\$114,133	\$908,855	\$1,907,088
2015 Paint andwallpaper stores	\$23,489	\$188,854	\$399,415
2015 Appliance, television, and other electronics stores	\$690,388	\$5,347,074	\$11,290,809
2015 Camera andphotographic supplies stores	\$53,510	\$412,279	\$853,180
2015 Computer andsoftware stores	\$1,904,378	\$14,236,166	\$30,848,617
2015 Beer, wine, and liquor stores	\$333,798	\$2,495,965	\$5,323,970
2015 Convenience stores	\$1,474,552	\$10,783,389	\$23,332,087
2015 Restaurant Expenditures	\$1,358,922	\$10,371,804	\$21,998,507
2015 Supermarkets and other grocery (except convenience) stores	\$5,364,258	\$40,064,496	\$87,161,921
2015 Furniture stores	\$490,313	\$3,717,420	\$7,848,509
2015 Home furnishings stores	\$1,704,290	\$13,146,772	\$27,998,989
2015 General merchandise stores	\$8,920,903	\$68,677,415	\$145,437,320
2015 Gasoline stations with convenience stores	\$4,589,590	\$34,276,351	\$74,089,658

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### Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$3,288,197	\$24,746,238	\$53,500,084
2015 Department stores (excl leased depts)	\$8,798,105	\$67,770,209	\$143,527,606
2015 General merchandise stores	\$8,920,903	\$68,677,415	\$145,437,320
2015 Other health and personal care stores	\$350,748	\$2,686,681	\$5,677,256
2015 Pharmacies and drug stores	\$1,401,885	\$10,732,299	\$23,033,813
2015 Pet and pet supplies stores	\$374,336	\$2,890,998	\$6,228,017
2015 Book, periodical, and music stores	\$59,037	\$455,563	\$954,681
2015 Hobby, toy, and game stores	\$160,087	\$1,228,362	\$2,644,375
2015 Musical instrument and supplies stores	\$16,749	\$127,905	\$265,076
2015 Sewing, needlework, and piece goods stores	\$30,809	\$238,936	\$505,384
2015 Sporting goods stores	\$158,435	\$1,216,217	\$2,546,609

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[info@gardnermi.com](mailto:info@gardnermi.com)

(269) 323-7774



## Gardner Group of Michigan

**Website:**

<http://www.gardnermi.com>

### Gardner Group of Michigan

5770 Venture Park  
Kalamazoo, MI 49009