

# FORMER DISCOUNT TIRE



**MID-AMERICA**<sup>®</sup>  
Real Estate-Michigan, Inc.

**FOR SALE AND LEASE**

204 E. Columbia Avenue / Battle Creek, MI



RETAIL OPPORTUNITY

# FORMER DISCOUNT TIRE



## Address

204 E. Columbia Avenue  
Battle Creek, MI 49015

## Availability

8,340 SF Building  
.761 Acres (104.97' x 316')

## Features

Former Discount Tire located on the southwest quadrant of E. Columbia Avenue & Riverside Drive. The building is 8,340 SF with 8 service bays, plus a 1,864 SF mezzanine. Adjacent to a new White Water Express Car Wash and across from a new Circle K. The site has access on both E. Columbia Avenue and Riverside Drive. There is a large pylon sign on E. Columbia Avenue and a monument sign on Riverside Drive. 2024 real estate taxes were \$27,174.04.

The zoning is B-1 Corridor Commercial District, which allows for a broad range of uses including financial institutions, drive-thru restaurants, medical offices, and vehicle dealerships among others. There are over 20,000 cars per day on E. Columbia Avenue.

## Area Tenants



## Demographics (2025)

	1 MILES	3 MILES	5 MILES
POPULATION	7,556	47,271	76,774
HOUSEHOLDS	3,077	19,105	32,178
AVG HOUSEHOLD INCOME	\$75,799	\$73,515	\$73,521
DAYTIME POPULATION	6,172	56,527	82,334

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