

Retail/Service Property Available

City of Springfield
 601 Avenue A
 Springfield, MI 49015
 Ph 269-965-2354
 Fx 269-965-0114
 fpeterson@springfieldmich.com

Property Owner:
 City of Springfield

Current Zoning:
 B-3 General Business

Typical Uses:
 Retail, Service, Office

Location:
 SW Corner of
 Avenue A and Helmer Rd

Size:
 3+ Acres

Located in TIFA D

Daily traffic on Helmer Rd:

100ft south of Avenue A:
 17,000 vehicles

100ft north of Avenue A:
 19,000 vehicles

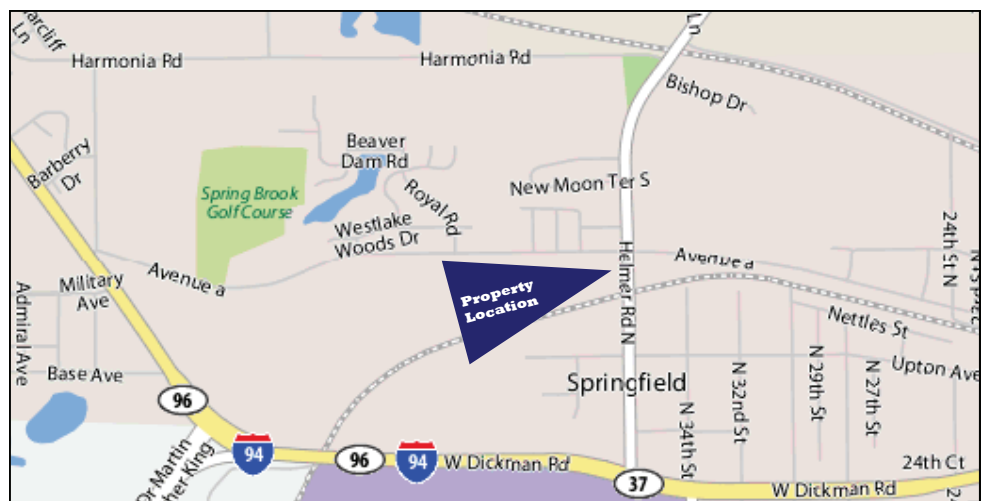
*Traffic Info Provided by Battle
 Creek Area Transportation Study*



This property is located in the City of Springfield, adjacent to the City Public Safety Building and City Offices. The Property is located at the intersection of a heavily traveled state trunk line and a popular local roadway.

The property experiences between 15,000 and 20,000 vehicles per day and also benefits from the foot traffic of three major neighborhoods and one large apartment complex (each located within one mile of the property). A proposed 150 unit condominium development within one mile of the property will increase foot and vehicle traffic to the property within the next year, and a 41-unit single family development located two miles from the property should contribute to traffic flow as well.

This property is owned by the City of Springfield and has never been offered for sale. City leaders would like to make special arrangements with a developer to provide multiple retail and service venues at this location.



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Property Owner:
 Davis Oil Company

Current Zoning:
 B-3 General Business

Typical Uses:
 Retail, Service, Office

Location:
 NW Corner of
 Avenue A and Helmer Rd

Size:
 3 Acres

Located in TIFA D

Daily traffic on Helmer Rd:

100ft south of Avenue A:
 17,000 vehicles

100ft north of Avenue A:
 19,000 vehicles

*Traffic Info Provided by Battle
 Creek Area Transportation Study*



This property is located in the City of Springfield, directly across from the City Public Safety Building and City Offices. The Property is located at the intersection of a heavily traveled state trunk line and a popular local roadway.

The property experiences between 15,000 and 20,000 vehicles per day and also benefits from the foot traffic of three major neighborhoods and one large apartment complex (each located within one mile of the property). A proposed 150 unit condominium development within one mile of the property will increase foot and vehicle traffic to the property within the next year, and a 41-unit single family development located two miles from the property should contribute to traffic flow as well.

This property is not owned by the City of Springfield, but is available for sale. City leaders would like to make special arrangements with a developer to provide multiple retail and service venues at this location.



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*City of Springfield
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Property Owner:
Cole Brothers Contractors

Current Zoning:
B-3 General Business

Typical Uses:
Retail, Service, Office

Location:
SE Corner of
Dickman Rd and Avenue A

Size:
25+ Acres

Located in TIFA D

Daily traffic on Dickman Rd:

100ft NW of Avenue A:
23,900 vehicles

100ft west of Helmer Rd:
26,500 vehicles

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Area Transportation Study*



This property is located in the City of Springfield, directly across from Begg Park and the City's new Farmers' Market. The Property is located just south of the intersection of a heavily traveled state trunk line and a popular local roadway; the property benefits from more than 1300 feet of frontage on Dickman Rd and more than 1200 feet of frontage on Avenue A.

The property experiences between 20,000 and 25,000 vehicles per day and also benefits from the foot traffic of one major neighborhood, four large apartment complexes, and Begg Park (each located within one mile of the property). A proposed 150 unit condominium development and a 41-unit single family development within two miles of the property will increase foot and vehicle traffic to the property within the next year.

This property is not owned by the City of Springfield, but is vacant and available for development. City leaders would like to arrange for a developer to provide retail and/or service venues at this location.



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Property Owner:
LHG, LLC

Current Zoning:
B-3 General Business

Typical Uses:
Retail, Service, Office

Location:
NE Corner of
Dickman Rd and 24th Street

Size:
.75 Acres

Located in TIFA B

Daily traffic on Dickman Rd:

100ft west of 20th Street:
25,900 vehicles

100ft east of Helmer Rd:
20,700 vehicles

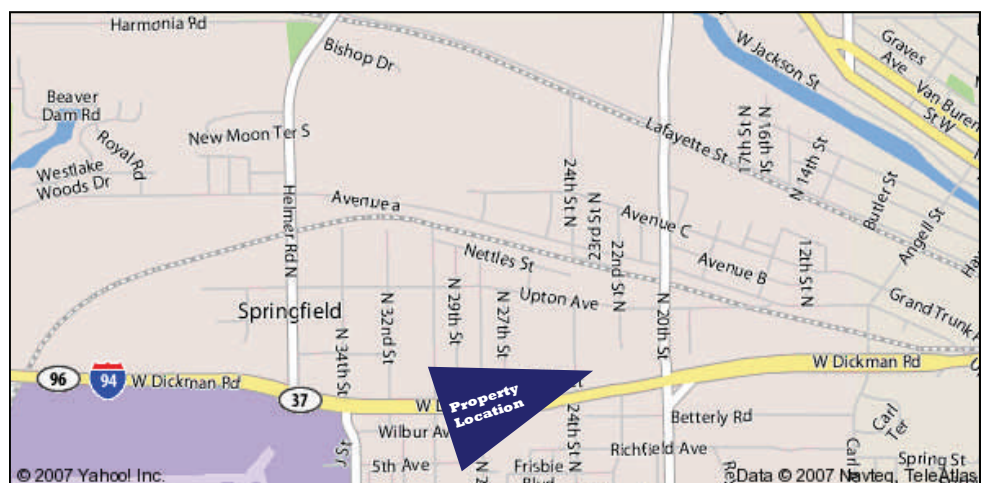
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Area Transportation Study*



This property is located in the City of Springfield, on the western edge of the *Magnificent Motor Mile*; on Dickman Road, just east of Helmer Road (two heavily-traveled state trunk lines). The property benefits from the major improvements within the *Magnificent Motor Mile*, which boasts new car dealerships, including Suzuki, Toyota, Honda, Chrysler, Chevrolet, Ford, Mercury, Kia, and others.

The property experiences between 19,000 and 25,000 vehicles per day, and abuts a large established residential neighborhood. This would be the perfect location for a stand-alone development, such as a pharmacy, bank, credit union, or small grocery store.

This property is not owned by the City of Springfield, but is vacant and available for development. City leaders would like to arrange for a developer to provide retail and/or service venues at this location. The current owner will entertain offers to build-to-suit on this property.



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Property Owner:
Brocran Properties

Current Zoning:
L-1 Light Industrial

Typical Uses:
Businesses that support the
Industrial District

Location:
1585 W. Dickman Rd

Size:
.86 Acres

Located in TIFA B

Daily traffic on Dickman Rd:

100ft east of 20th Street:
24,800 vehicles

100ft NW of Kendall St:
26,500 vehicles

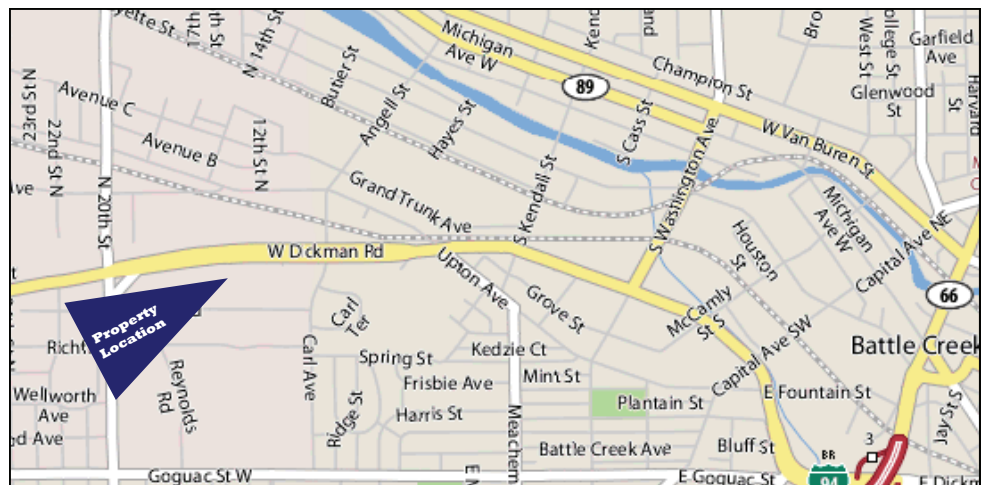
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Area Transportation Study*



This property is located in the City of Springfield, on the western edge of the *Magnificent Motor Mile*; on Dickman Road, just east of 20th Street. The property benefits from the major improvements within the *Magnificent Motor Mile*, which boasts new car dealerships, including Suzuki, Toyota, Honda, Chrysler, Chevrolet, Ford, Mercury, Kia, and others. The property directly to the east of this is currently being developed into a 12,000 sqft hardware store, and three nearby car dealerships are undergoing major expansions.

The property experiences between 19,000 and 25,000 vehicles per day, and abuts a new 41-unit single family housing development. This would be the perfect location for a bank, credit union, food establishment, small grocery store, or any business that complements *Magnificent Motor Mile* businesses.

This property is not owned by the City of Springfield, but is vacant and available for development. The current owner will entertain offers to build-to-suit on this property to compliment the neighboring hardware store.



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Property Owner:
 84 Lumber Company

Current Zoning:
 L-1 Light Industrial

Typical Uses:
 Businesses that support the
 Industrial District

Location:
 1585 W. Dickman Rd

Size:
 15+ Acres

Located in TIFA B

Daily traffic on Dickman Rd:

100ft east of 20th Street:
 24,800 vehicles

100ft NW of Kendall St:
 26,500 vehicles

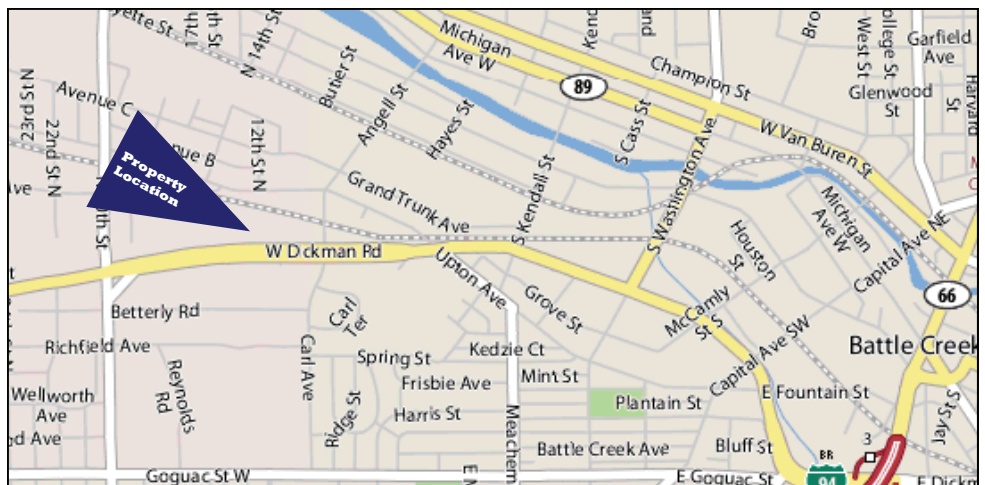
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This property is located in the City of Springfield, in the midst of the *Magnificent Motor Mile*; on Dickman Road, east of 20th Street. The property benefits from the major improvements within the *Magnificent Motor Mile*, which boasts new car dealerships, including Suzuki, Toyota, Honda, Chrysler, Chevrolet, Ford, Mercury, Kia, and others. The property directly to the west of this is currently being developed into a 9,000 sqft Suzuki Dealership; two other nearby car dealerships are undergoing major expansions, and the property across Dickman is being developed into a 12,000 sqft hardware store.

The property experiences between 19,000 and 25,000 vehicles per day. This would be the perfect location for a large retail or grocery store, or a multi-business strip development that compliments *Magnificent Motor Mile* businesses.

This property is not owned by the City of Springfield, but is vacant and available for redevelopment. The current owner is very motivated to sell, and will entertain offers to purchase below market rate.



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Property Owner:
 Hoffman Brothers

Current Zoning:
 B-1 Local Business

Typical Uses:
 Retail, Service,
 Grocery, Residential

Location:
 NE Corner of
 Helmer Rd and Avenue A

Size:
 5.75 Acres

Located in TIFA D

Daily traffic on Helmer Rd:

100ft south of Avenue A:
 17,000 vehicles

100ft north of Avenue A:
 19,000 vehicles

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This property is located in the City of Springfield, near the City Public Safety Building and City Offices. The Property is located just east of the intersection of a heavily traveled state trunk line and a popular local roadway.

The area experiences between 15,000 and 20,000 vehicles per day and also benefits from the foot traffic of three major neighborhoods and one large apartment complex (each located within one mile of the property). A proposed 150 unit condominium development within one mile of the property will increase foot and vehicle traffic to the property within the next year, and a 41-unit single family development located two miles from the property should contribute to traffic flow as well.

This property is not owned by the City of Springfield, but is available for sale. City leaders would like to make special arrangements with a developer to provide multiple retail and service venues at this location. The City will strongly consider re-zoning this land for multi-family housing.

