

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:
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

Traffic Info Provided by Battle Creek
Area Transportation Study



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.

