

Retail/Service Property Available

*City of Springfield
601 Avenue A
Springfield, MI 49015
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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

*Traffic Info Provided by Battle Creek
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.

