

Retail/Service Property Available

City of Springfield
 601 Avenue A
 Springfield, MI 49015
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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

*Traffic Info Provided by Battle Creek
 Area Transportation Study*



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.

