

Freestanding Retail Building For Sale Or Lease



GRUBB & ELLIS
CRESSY & EVERETT

1595 Pipestone Road

Benton Harbor, Michigan

Great High-Traffic Corner Location | Pylon Signs Available



Snapshot

Building:	13,568 SF
Land:	1.84 Acres
Year Built:	1993
Signage:	Building & Pylon
Parking:	70+/- Spaces
Zoning:	C-4
HVAC:	Forced Air Heat & Central Air
Annual Taxes:	\$22,781.81
List Price:	\$550,000
Lease Rate:	\$5.50 PSF NNN*

Property Details

Formerly Walgreen's, this 13,568 SF commercial building on 1.84 acres is available for sale or lease, and is located prominently on the corner of Pipestone Road (with 200' frontage) and Napier Avenue in Benton Harbor, Michigan. Two pylon signs available. Located in a high-traffic area with excellent visibility, and less than one mile from The Orchards Mall, a principal retail center within Berrien County.

2010 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNTS (AADT)
POPULATION	3,261	28,393	52,304	9,400 (2010 AADT at Pipestone Road & Napier Avenue)
NUMBER OF HOUSEHOLDS	1,343	10,971	20,904	
AVERAGE HOUSEHOLD INCOME	\$40,133	\$43,308	\$52,360	12,000 (2010 AADT at Napier Avenue & Pipestone Road)

To learn more, please contact:

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Independently Owned and Operated

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Near Fairplain Retail Corridor & I-94



**SUBJECT
PROPERTY**



Location

Located in southwestern Michigan on the corner of Pipestone Road and Napier Avenue in Benton Harbor. The property is minutes from I-94 to Pipestone Road, Exit 29.

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