

FAIRPLAIN PLAZA

1681 M-139, Benton Harbor, MI 49022



**OUT LOT
HARD CORNER**

**3,600 SF
AVAILABLE**

**2,800 SF
AVAILABLE**

**3,000 SF
AVAILABLE**

SUSAN ACCIAIOLI

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LORMAX STERN

FEATURES

- Dominant power center of the Benton Harbor/ St. Joseph regional trade area
- Major retail market for Southwestern Michigan, which is home to over 400,000 residents
- Shared traffic with heavily traveled I-94
- Average household income is over \$87,000 per year within a 10 mile radius

TRAFFIC COUNT

- 15,127 VPD – Scottdale RD (M-139)
- 12,176 VPD – E. Napier Ave

AVAILABILITY

- 2,400 SF
- 2,800 SF
- 3,000 SF
- 3,600 SF

ANCHORS

KOHL'S

Dunham's **T.J. maxx**
SPORTS

Michael's **DOLLAR TREE**

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DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	49,833	78,003	151,220
Average Age	41.2	42.2	42.3
Average Age (Male)	39.4	40.6	41.0
Average Age (Female)	42.9	43.7	43.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	21,086	32,325	61,976
Average Household Size	2.35	2.36	2.40
Average Household Income	\$80,654	\$87,179	\$83,632



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SITE AERIAL



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MICRO AERIAL



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MACRO AERIAL



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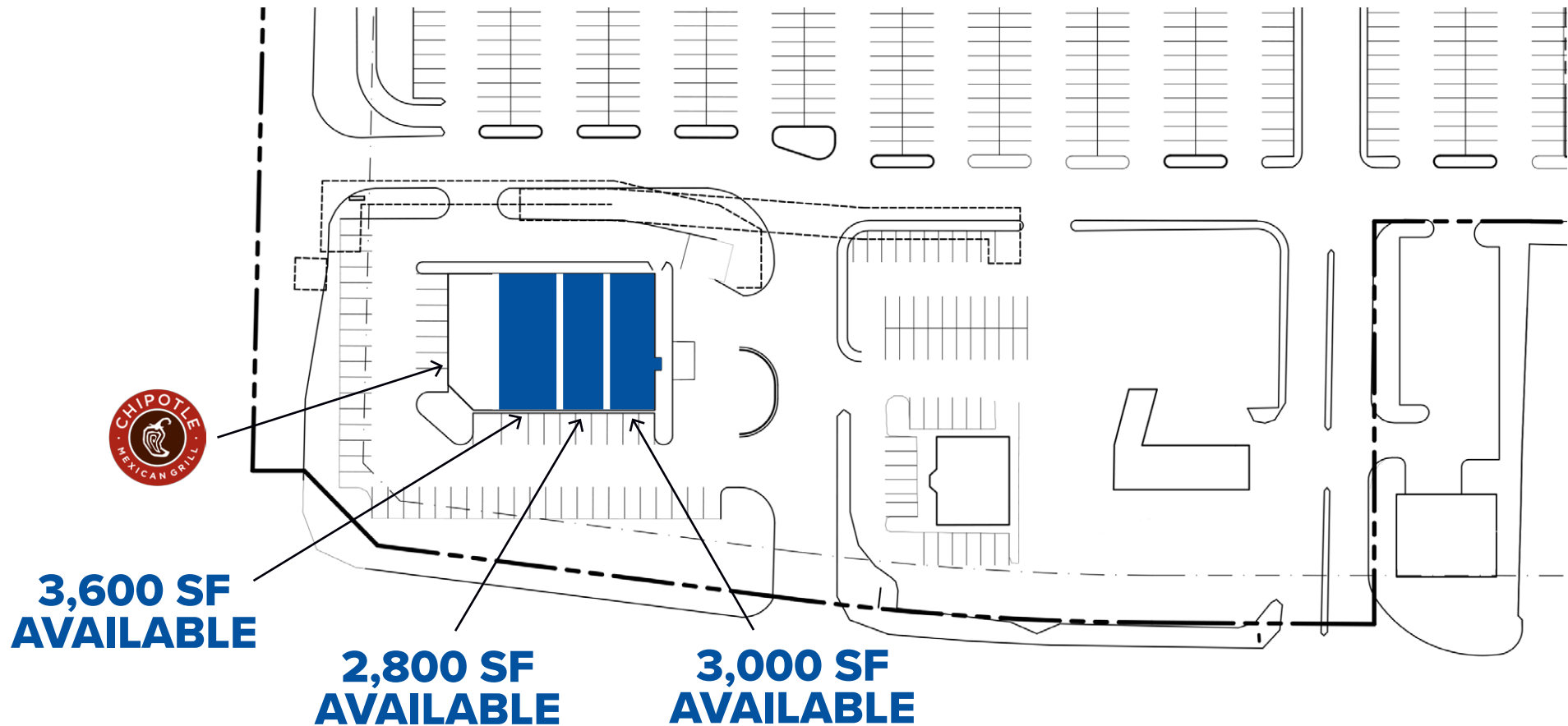
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SITE PLAN



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