

SALE/LEASE



RETAIL

3131 S IITH ST



3131 S IITH ST, NILES, MI 49120

PROPERTY OVERVIEW

The Subject Property consists of a 7,800 sq. ft. clear span building with accompanying approx. 1,000 sq. ft. pole barn behind, situated on 1.37 acres of land just across the Indiana state line into Michigan. The main building features 11' drop ceilings, clear span interior divided into a front showroom space of 4,560 SF, and featuring a 10' overhead door on the front façade. The space would be great for ag related industries, showroom space, or wholesale. Neighboring retailers include automotive vehicles and parts sales, liquor and tobacco shops, bars and restaurants, and more.

PROPERTY HIGHLIGHTS

- Clear span retail space with 11' drop ceilings
- 120/208 V 3-phase power
- Pylon signage available
- Serviced by municipal water and sewer
- Pole barn and acreage allow for additional storage capability
- NNN lease type: tenant pays taxes, utilities, insurance, and maintenance costs

SALE PRICE

SUBJECT TO OFFER

LEASE RATE  
(SHORT TERM LEASE  
OPTIONS AVAILABLE)

\$10.00 SF/YR (NNN)

|                |            |
|----------------|------------|
| Available SF:  | 7,800 SF   |
| Lot Size:      | 1.37 Acres |
| Building Size: | 7,800 SF   |

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## 3131 S 11TH ST, NILES, MI 49120

SALE/LEASE

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Sale Price **SUBJECT TO OFFER**

Lease Rate **\$10.00 SF/YR**

### PROPERTY INFORMATION

|                  |                         |
|------------------|-------------------------|
| Property Type    | Retail                  |
| Property Subtype | Free standing           |
| Zoning           | General Business        |
| Lot Size         | 1.37 Acres              |
| APN #            | 11-14-8700-0027-02-8    |
| Traffic Count    | 14,328 AADT             |
| Property Tax     | \$10,261.91 (\$1.32/SF) |

### LOCATION INFORMATION

|                  |                 |
|------------------|-----------------|
| Street Address   | 3131 S 11th St  |
| City, State, Zip | Niles, MI 49120 |
| County           | Berrien         |

### BUILDING INFORMATION

|                     |          |
|---------------------|----------|
| Building Size       | 7,800 SF |
| Number of Floors    | 1        |
| Year Built          | 1967     |
| Number of Buildings | 2        |

### UTILITIES & AMENITIES

|           |                         |
|-----------|-------------------------|
| Utilities | Municipal water & sewer |
|-----------|-------------------------|



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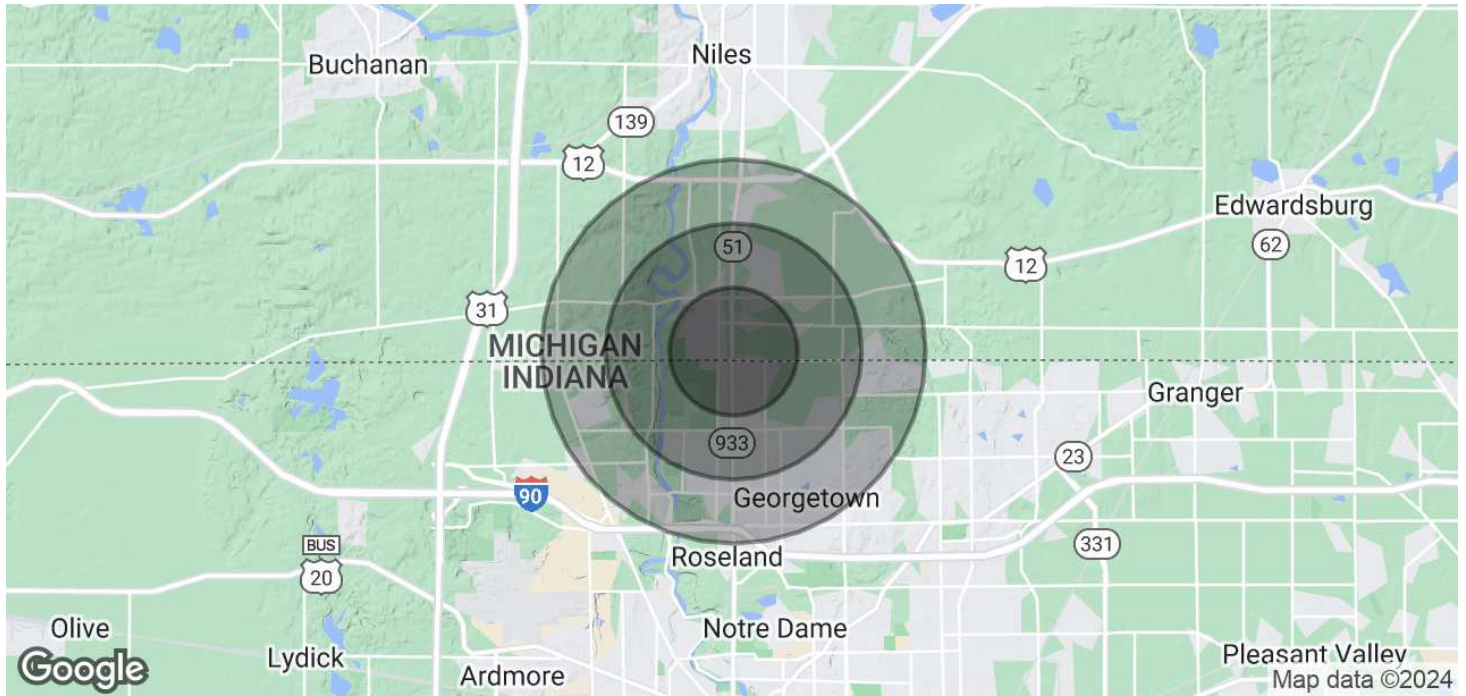


# DEMOGRAPHICS MAP & REPORT

3131 S I ITH ST, NILES, MI 49120

SALE/LEASE

RETAIL



## POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,165  | 12,028  | 27,628  |
| Average Age          | 41.0   | 43.0    | 43.2    |
| Average Age (Male)   | 40.0   | 41.4    | 41.6    |
| Average Age (Female) | 46.5   | 46.4    | 45.9    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,355     | 5,142     | 11,985    |
| # of Persons per HH | 2.3       | 2.3       | 2.3       |
| Average HH Income   | \$63,468  | \$76,035  | \$85,133  |
| Average House Value | \$126,742 | \$160,135 | \$168,061 |

2020 American Community Survey (ACS)

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