

Retail For Lease



1609 Mall Dr.

Benton Harbor, MI 49022

Property Highlights

- 993 - 1,839 square feet of retail space available for lease in the heart of Berrien County's primary retail corridor.
- Excellent visibility along Mall Drive with ample signage opportunities, adjacent to Pipestone Plaza featuring tenants such as Harbor Freight, Big Lots, Burlington, and Citi Trends.
- Prime location just seconds away from I-94, Lowes, Walmart, and Meijer.
- Vanilla box delivery with a tenant improvement allowance available, now under new ownership with professional property management.
- Broker Disclosure: A real estate licensee holds a beneficial interest in this property

Lease Rate \$12.00 (NNN)

Leasable 993 - 1,839 SF

Building Size (SF) 11,790 SF

Lot Size 0.67 Acres

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Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Population	1,205	24,800	48,214
Total Population	603	9,969	20,239
Average HH Income	\$52,096	\$66,417	\$89,688

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Additional Photos

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Suite 1617 Photos

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