

# FAIRPLAIN PLAZA



MID-AMERICA®  
Real Estate-Michigan, Inc.

## FOR LEASE

SEQ Napier Avenue & Scottdale Road / Benton Harbor, MI



AVAILABLE  
16,000 SF

RETAIL OPPORTUNITY

# FAIRPLAIN PLAZA

## Address

SEQ Napier Avenue &  
Scottsdale Road  
Benton Harbor, MI 49022

## Availability

- 1,200 SF
- 1,737 SF
- 5,000 SF
- 8,150 SF
- 16,000 SF
- Ground Lease Opportunity

## Features

- Fairplain Plaza is the dominant retail shopping center in the Benton Harbor and St. Joseph trade area.
- Co-tenants include Kohl's, Dunham's, Ross Dress for Less, Michael's, T.J. Maxx, ULTA and many more national and regional retailers.
- Over 29,000 VPD travel at the Napier Avenue and Scottsdale Road intersection.
- Site features several points of ingress and egress on both Napier Avenue and Scottsdale Road.

## Area Tenants

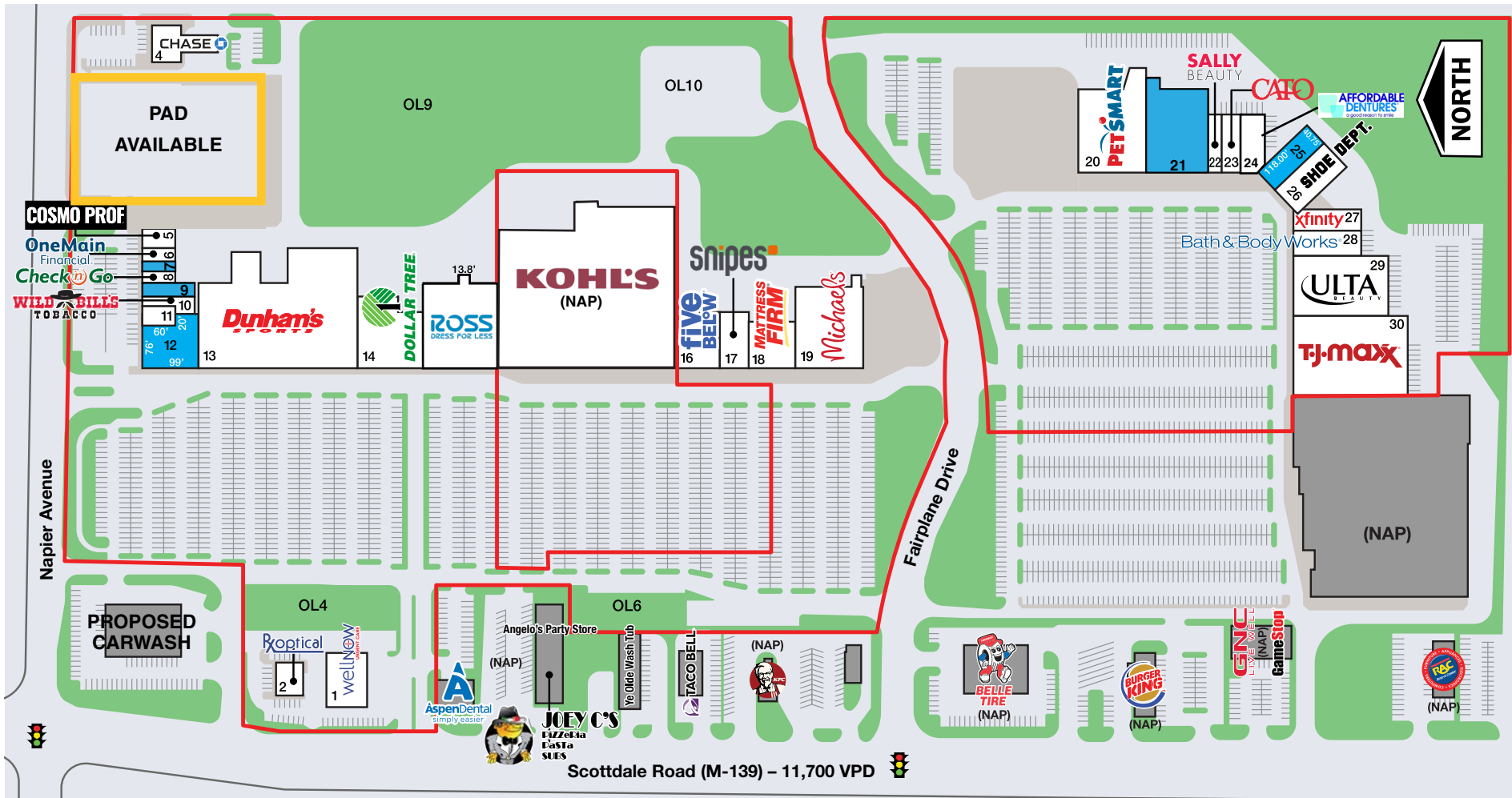


## Demographics (2023)

|                      | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------------|----------|----------|----------|
| POPULATION           | 5,884    | 32,427   | 49,870   |
| HOUSEHOLDS           | 2,626    | 13,850   | 21,215   |
| AVG HOUSEHOLD INCOME | \$46,133 | \$76,312 | \$90,289 |
| DAYTIME POPULATION   | 8,886    | 42,363   | 58,300   |



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| Tenant Name         | Unit | Square Feet | Tenant Name   | Unit | Square Feet | Tenant Name         | Unit | Square Feet |
|---------------------|------|-------------|---------------|------|-------------|---------------------|------|-------------|
| WellNow Urgent Care | 1    | 4,717       | Vacant        | 12   | 8,150       | Sally Beauty Supply | 22   | 2,000       |
| Rx Optical          | 2    | 2,500       | Dunham's      | 13   | 53,683      | Cato                | 23   | 3,900       |
| Chase Bank          | 4    | 3,222       | Dollar Tree   | 14   | 14,400      | Affordable Dentures | 24   | 4,100       |
| CosmoProf           | 5    | 2,100       | Ross          | 15   | 19,836      | Vacant              | 25   | 5,000       |
| OneMain Financial   | 6    | 1,500       | Five Below    | 16   | 7,981       | Shoe Dept.          | 26   | 7,000       |
| Vacant              | 7    | 1,200       | Snipes        | 17   | 5,016       | Xfinity             | 27   | 4,530       |
| Check 'n Go         | 8    | 1,200       | Mattress Firm | 18   | 7,219       | Bath & Body Works   | 28   | 3,534       |
| Vacant              | 9    | 1,737       | Michaels      | 19   | 17,190      | Ulta                | 29   | 11,038      |
| Wild Bills Tobacco  | 10   | 3,260       | PetSmart      | 20   | 20,087      | TJ Maxx             | 30   | 30,000      |
| Great Clips         | 11   | 1,200       | Vacant        | 21   | 16,000      | Total GLA           |      | 263,300     |



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Fairplain Plaza

**Dunham's Sports**

**ROSS** **snipes**  
DRESS FOR LESS

**DOLLAR TREE** **five BEL'W**

**KOHL'S**

**Michaels**  
Where Creativity Happens

**SITE**

**TJ-maxx**

**ULTA** **SALLY**  
BEAUTY BEAUTY

**PET SMART**

**CATO** **xfinity**

**Bath & Body Works** **SHOE DEPT. ENCORE**

AERIAL



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