



**WOODCREST**  
CAPITAL, LLC

# Pipestone Plaza

1944-2050 Pipestone Rd | Benton Harbor MI  
1599 Mall Dr

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**2,200 - 22,152 SF**  
**2nd Gen Restaurants:**  
**9,000 SF & 9,240 SF**



- 176,183 SF Center
- Berrien County, Michigan
- Large Parking Field
- High Visibility & Full Access from Interstate 94
- National Brand Co-Tenancy

Type	PSF
NNN's	\$ 1.89
Lease Rates	Call for Rates

Traffic Counts	
I-94	58,640 VPD
Pipestone Rd	14,029 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	1,061	25,834	50,911	650,238
Households	524	9,937	20,392	248,147
Average HH Income	\$35,105	\$55,792	\$78,917	\$84,746

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset  
\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

**(817) 927-0050 | woodcrestcapital.com**

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