

561-581 E CHICAGO ST

561-581 E CHICAGO ST, COLDWATER, MI 49036

1,274 - 2,703 SF UNIT & .50 ACRE OUTLOT AVAILABLE | PROXIMAL TO I-69

FOR LEASE



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The property at 561-581 E Chicago St, Coldwater, MI, 49036 is a fantastic leasing opportunity with so much to offer. With its modern design and plenty of parking, it's all about convenience and functionality for everyone who steps through the door. Inside, you'll find spacious layouts, tons of natural light, and top-notch amenities that make it a great place to work. Plus, its location right on E Chicago means it's hard to miss, making it perfect for businesses looking for a prime spot in lively Coldwater. Whether it's for retail, office, or any other commercial use, this property is all set up for success.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	4,400 SF and .5 ACRE Outlot
Lot Size:	4.79 Acres

PROPERTY HIGHLIGHTS

- Prime location in Coldwater, MI
- Versatile interior suitable for various business needs
- Strong neighboring tenant mix including newly leased Jersey Mike's
- Prime high-traffic location with strong daily drive-by counts
- Ample onsite parking for customers and staff
- Easy access to downtown Coldwater, I-69, and surrounding amenities
- Excellent exposure with prominent street frontage
- Large windows for natural light

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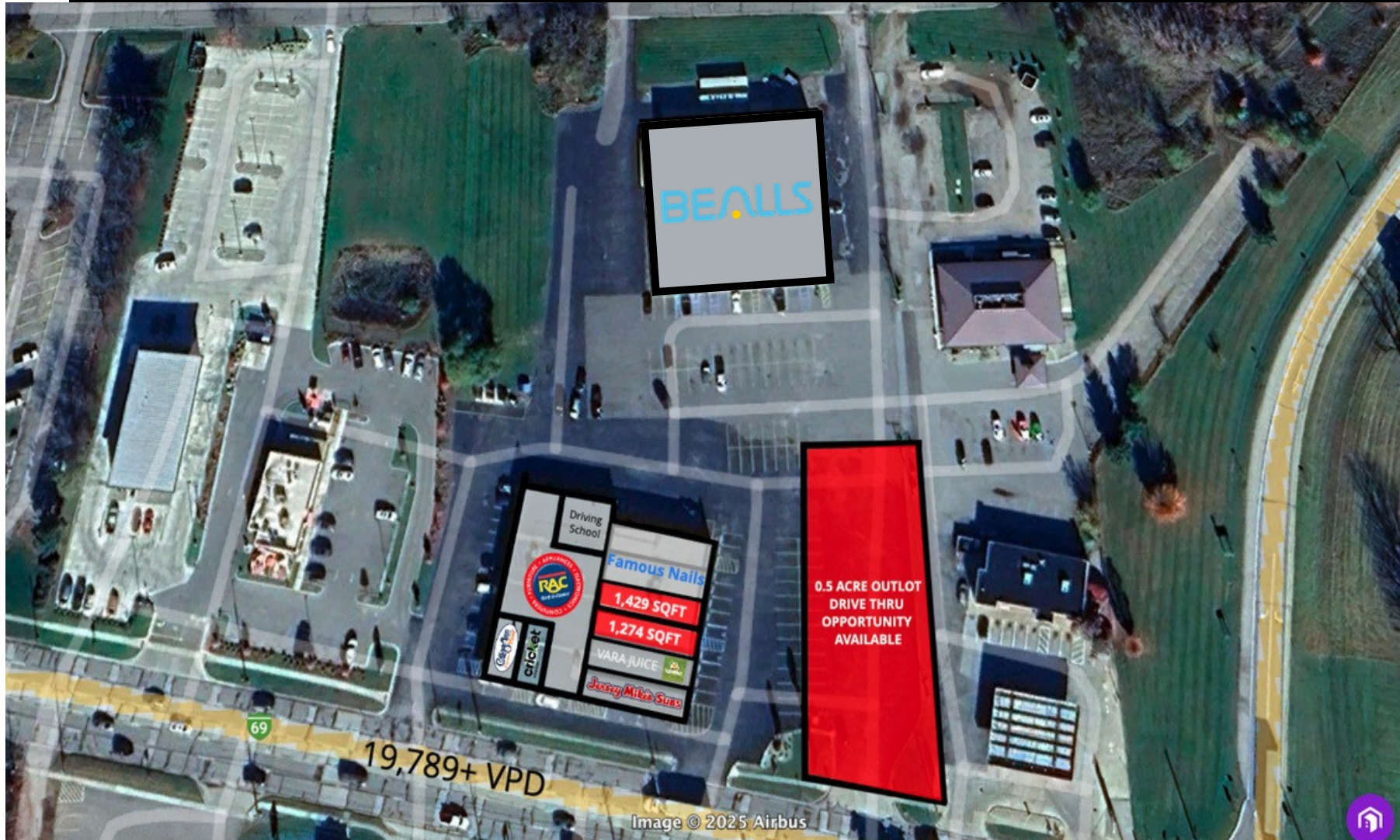
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SITE PLANS



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RETAILER MAP



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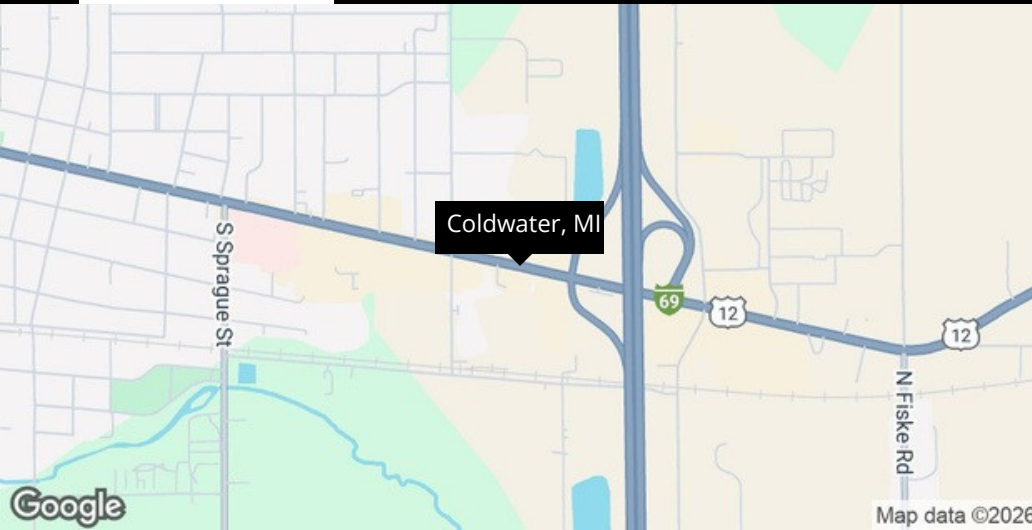
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CITY INFORMATION



COLDWATER, MICHIGAN

Coldwater, Michigan, is a vibrant community located in Branch County in southern Michigan, serving as the county seat and positioned near the crossroads of I-69 and U.S.-12. The city covers roughly 10 square miles and is defined by its blend of historic charm and natural beauty, with the Coldwater River and a chain of connected lakes bordering its western side, offering plenty of outdoor recreation such as boating, fishing, and camping. Downtown Coldwater retains its 19th-century character, featuring historic districts lined with Italianate, Victorian, and Colonial Revival architecture, along with cultural landmarks like the Tibbits Opera House—one of Michigan's oldest theaters—and the Little River Railroad with its heritage steam train rides. Coldwater is also known for its strong sense of community, hosting annual events like the Ice Festival, Strawberry Fest, and Apple Fest. In recent years, the area has experienced economic growth, supported by major employers and a welcoming small-town atmosphere that makes Coldwater both a destination for visitors and a comfortable place to live.



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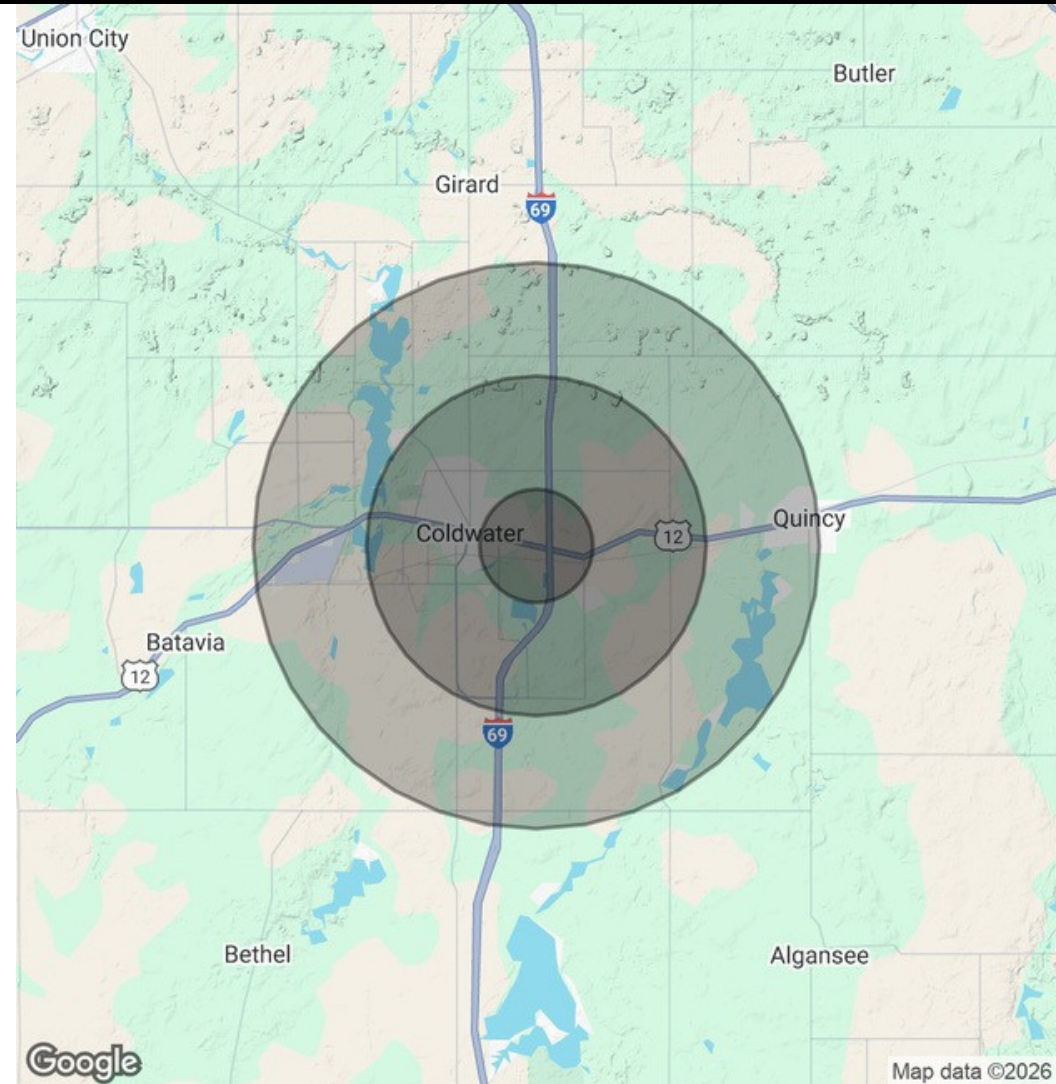
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4, 257	15, 855	21, 239
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households # of	1,548	5,731	7,9 5 1
Persons per HH Average HH	2.8	2.8	2.7
Income	\$67,704	\$74,543	\$78, 514
Average House Value	\$134,184	\$15 4, 376	\$168, 831
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,602	12, 717	17,620
Total Population - Black	97	1,068	1,117
Total Population - Asian	37	130	154
Total Population - Hawaiian	0	3	4
Total Population - American Indian	13	59	76
Total Population - Other	185	714	841

Demographics data derived from AlphaMap



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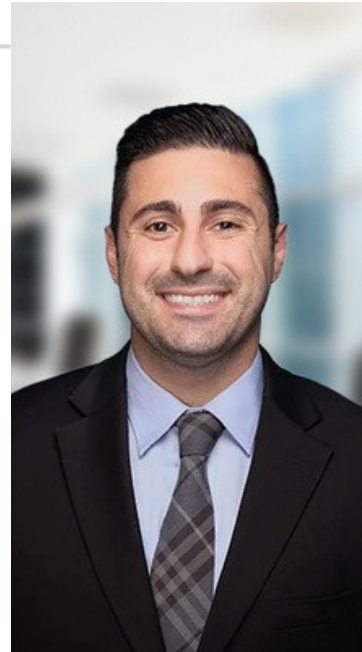
ADVISORS



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