

# PIPESTONE PLAZA

1944 - 2050 Pipestone Road / Benton Harbor, MI



MID-AMERICA®  
Real Estate-Michigan, Inc.

## FOR LEASE



RETAIL OPPORTUNITY

# PIPESTONE PLAZA



## Address

1944-2050 Pipestone Road  
Benton Harbor, MI 49022

## Availability

**Unit 1948:** 29,689 SF

**Unit 1954:** 3,000 SF

**Unit 1956:** 9,000 SF (Turnkey Restaurant)

**Unit 1958:** 7,000 SF

**Unit 1976:** 2,200 SF

**Unit 1599 A:** 9,240 SF

**Unit 1599 B:** 12,912 SF

(Unit A & B Combined: 22,152 SF)

## Features

- Benton Harbor/St. Joseph regional trade area serves as the major retail draw for Southwestern Michigan, which is home to over 400,000 residents.
- Join Burlington, Harbor Freight Tools, CitiTrends and other national co-tenancy.
- Pipestone Plaza is strategically located off of Pipestone Road and Mall Drive within close proximity and providing visibility to the I-94.
- Landlord has ability to combine spaces.
- Pad site opportunity up to 22,152 square feet.
- 9,000 square foot former restaurant space available with FF&E.

## Co-Tenants



## Demographics (2025)

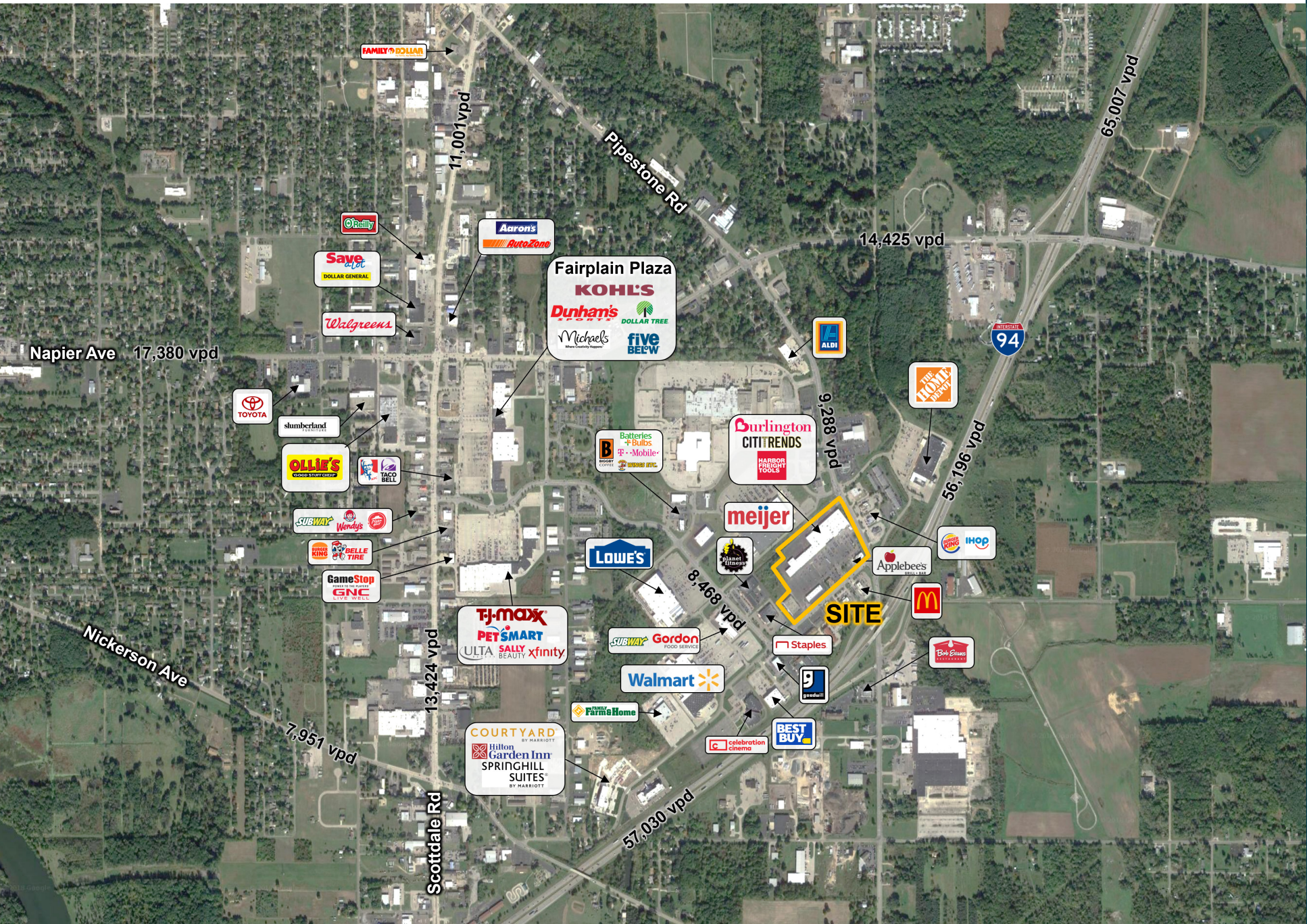
|                      | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------------|----------|----------|----------|
| POPULATION           | 1,195    | 24,333   | 48,483   |
| HOUSEHOLDS           | 665      | 10,032   | 20,785   |
| AVG HOUSEHOLD INCOME | \$44,489 | \$64,372 | \$91,470 |
| DAYTIME POPULATION   | 4,890    | 28,652   | 56,722   |

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