

2726 S 11TH ST #60, NILES, MI 49120



For more information, please contact:

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LATITUDE
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REAL ESTATE SERVICES

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RESTAURANT END CAP

2726 S 11th St #60, Niles, MI 49120



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$24.00 SF/yr (NNN)

Lot Size: 2.14 Acres

Building Size: 24,375 SF

PROPERTY OVERVIEW

Prime End Cap location available for lease with existing restaurant build-out. Located directly across from Rural King and just down from Lowe's Wal-Mart, Tractor Supply and many more. Located just minutes from MI/IN border and 10 minutes from the University of Notre Dame. 3,000 SF available by January 1, 2022. Ownership exploring adding a drive-thru to the end cap for an additional fee.

*Broker owned

LOCATION OVERVIEW

Niles is a city located on the banks of the St. Joseph River in Berrien County, Southwest Michigan. According to the U.S. Census, the city's population was 11,200 as of 2017 and encompasses a total land area of 5.95 square miles, surrounded by Niles Township. Residents enjoy a multitude of recreational amenities such as parks and nature preserves, farmers markets, antique stores, wineries, and lakes.

The city of Niles is located fifteen minutes from the city of South Bend, ninety minutes from Chicago, and three-and-a-half hours from Detroit. Highway M-51 runs through the city, as well as U.S. Route 12. As a logistical thoroughfare, it has mostly been supplanted by nearby I-90 and I-94, but remains an important road for local and regional travel.

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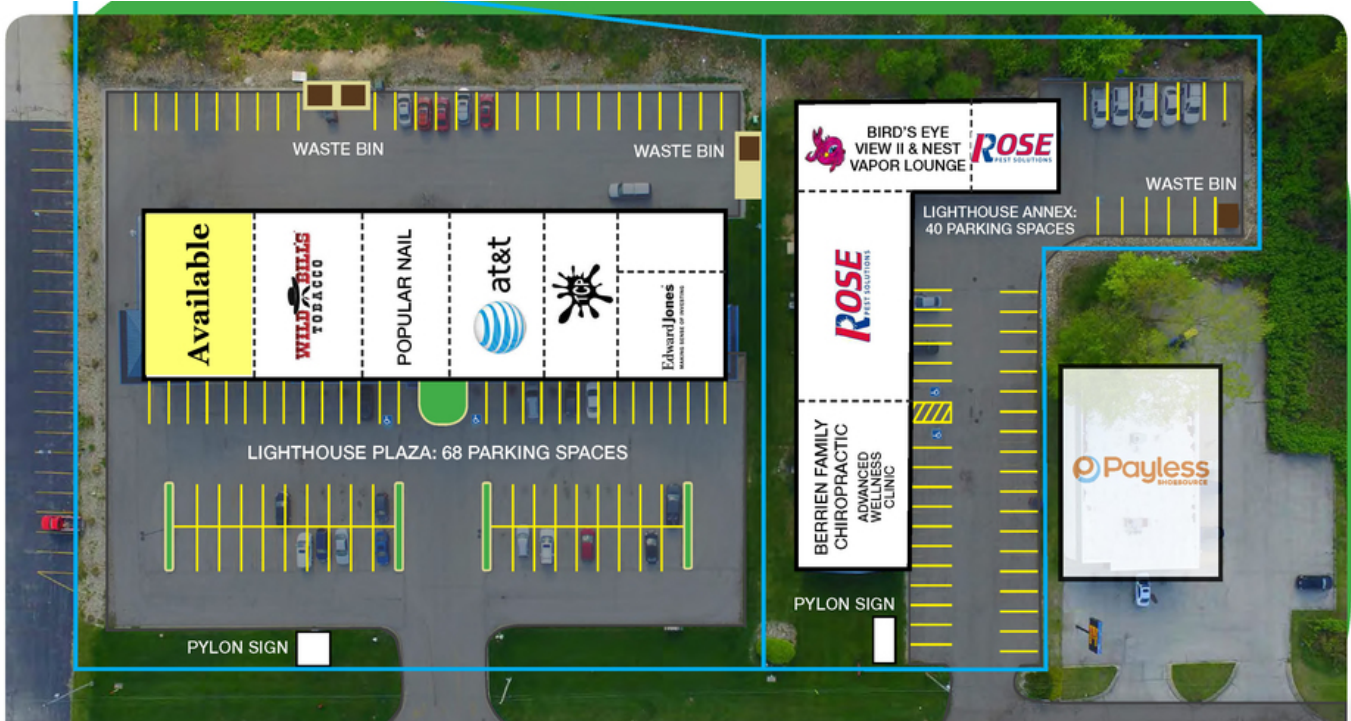
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CUSTOM PAGE



PROPERTY HIGHLIGHTS

- End-Cap with Possible Drive-Thru
- High-Traffic Location
- National & Regional Co-Tenants
- Near University of Notre Dame
- Aggressive Ownership



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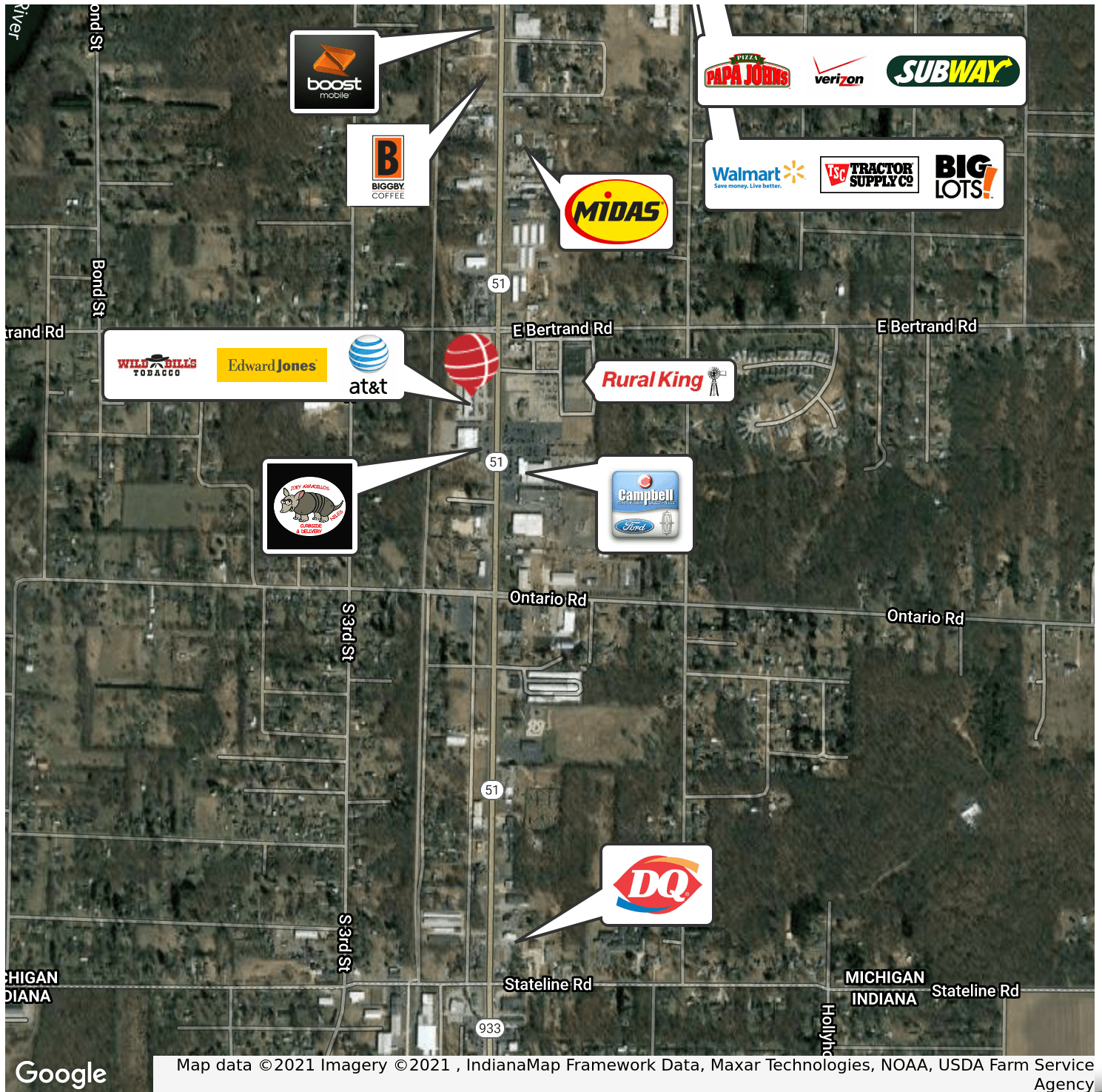
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RETAILER MAP



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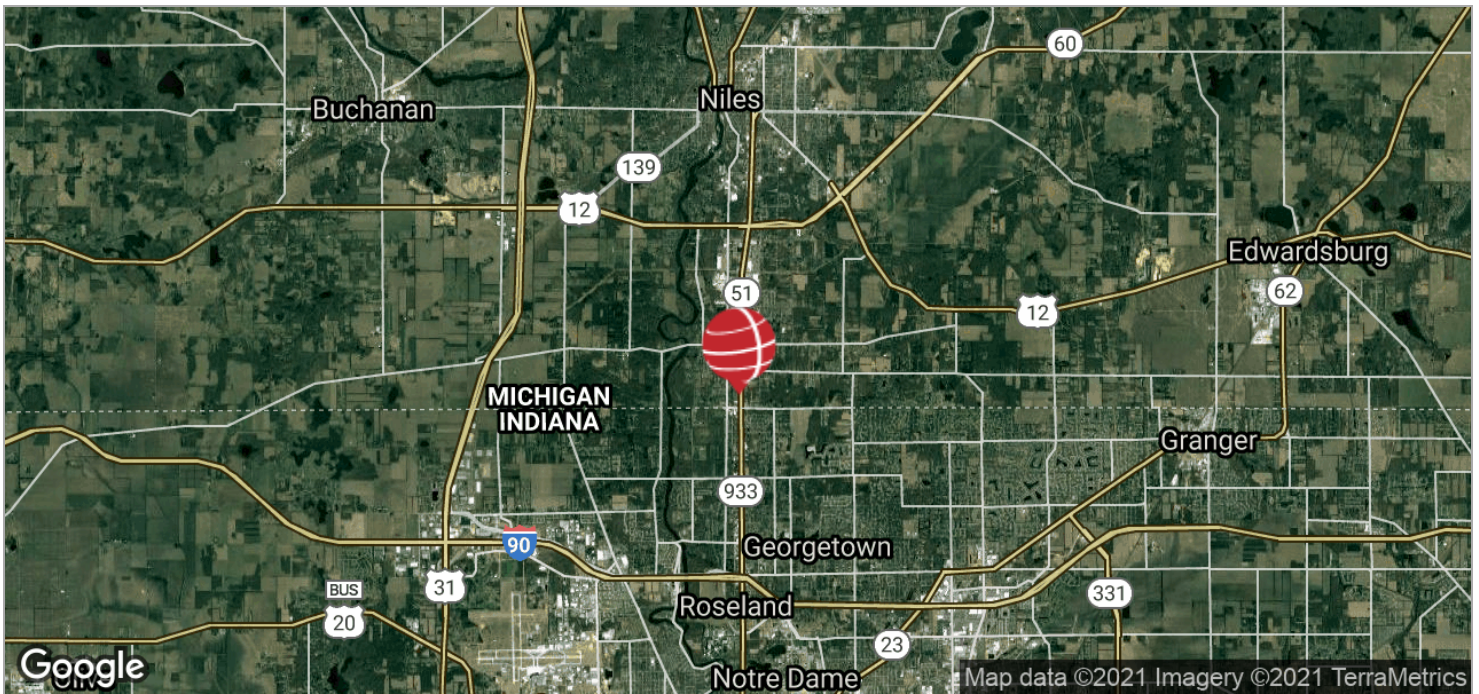
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LOCATION MAPS



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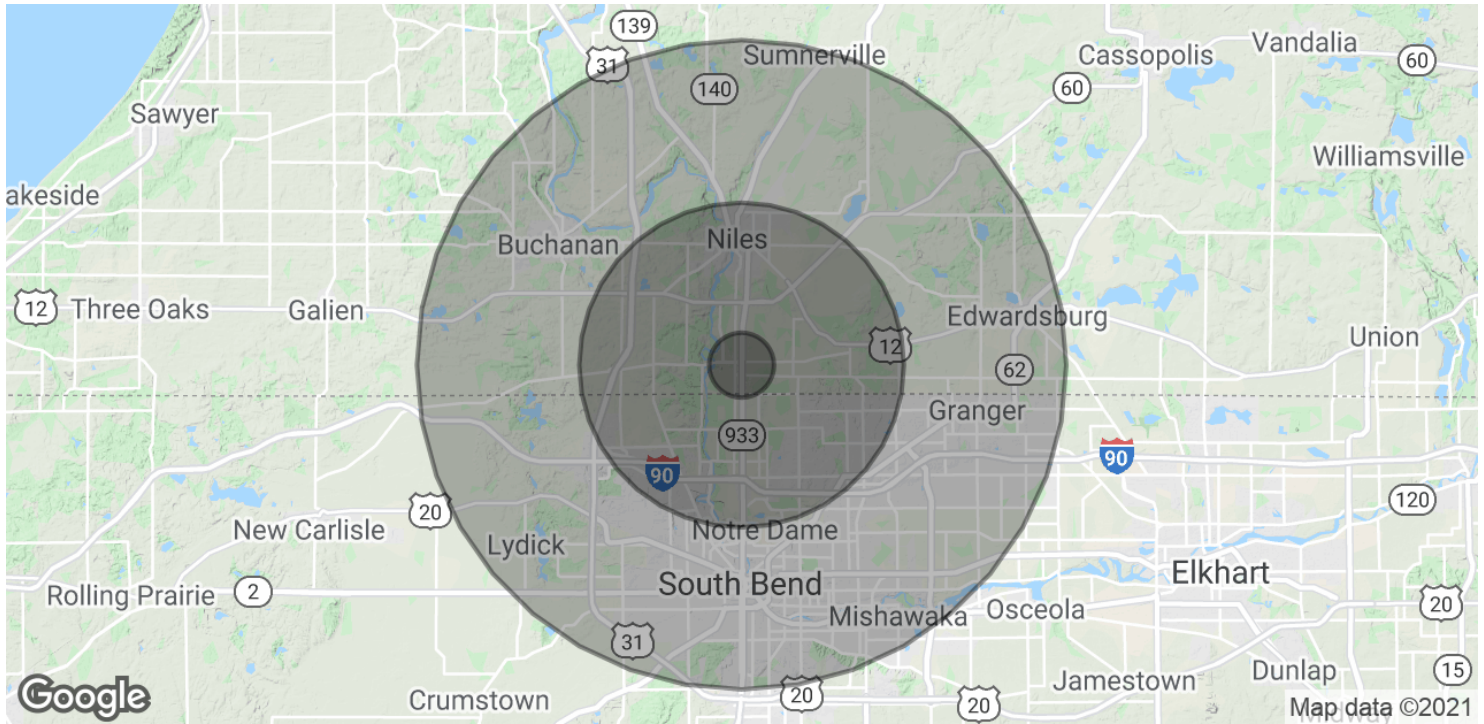
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,410	69,916	302,482
Average age	45.4	38.7	36.0
Average age (Male)	42.3	37.2	34.6
Average age (Female)	49.0	40.3	37.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	923	25,266	113,375
# of persons per HH	2.6	2.8	2.7
Average HH income	\$49,105	\$59,963	\$55,013
Average house value	\$114,007	\$159,189	\$150,939

* Demographic data derived from 2010 US Census

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