



RETAIL PROPERTY FOR LEASE

1675 PHOENIX ST

South Haven, MI 49090

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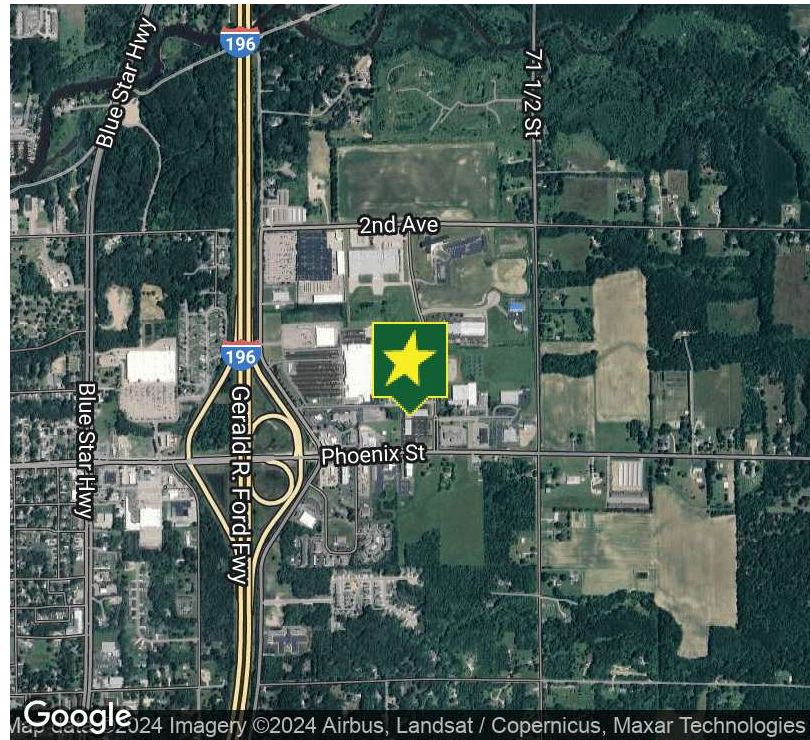
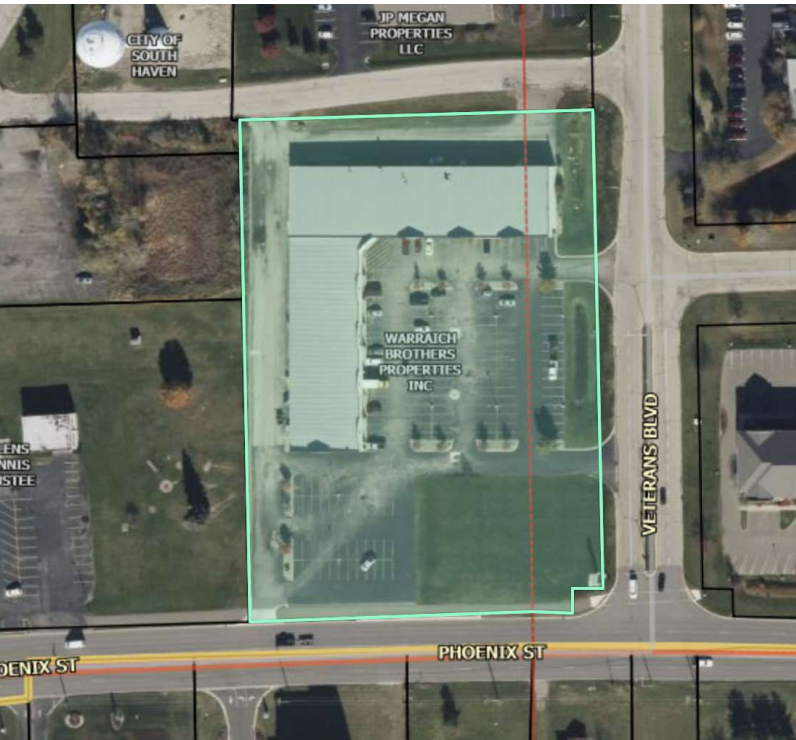
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00 (NNN)
NNN:	\$3.00 PSF
Building Size:	29,025 SF
Available SF:	9,800 Sq Ft
Lot Size:	4.3 Acres
Year Built:	2002
Zoning:	B-4
County:	Van Buren
Tax ID:	80-53-869-002-40

PROPERTY OVERVIEW

Northstar Commercial is pleased to present 1675 Phoenix St in South Haven, Michigan, for lease: Located less than a quarter mile from I-196, this 28,700 SF strip center offers a strong location in a high-traffic commercial zone. Built in 2002, the property includes a mix of national and local tenants, including Dollar General, Rent-A-Center, T-Mobile, A & R Employment Group, and Down to Earth Chiropractic.

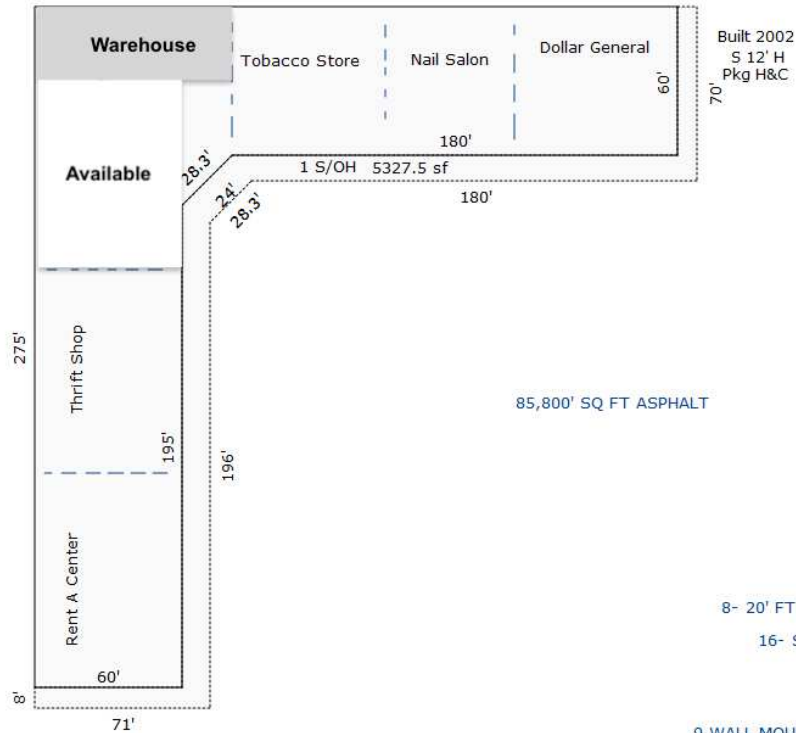
Recent upgrades include a parking lot resurfacing and striping project this spring, enhancing curb appeal and accessibility. The property enjoys excellent visibility on Phoenix Road, with around 13,000 vehicles passing daily, and offers ample parking. Situated in the bustling B-4 commercial zone, 1675 Phoenix is a prime location for businesses looking to benefit from steady traffic and a vibrant tenant mix.

Contact a listing agent with any questions or to schedule a showing!

PROPERTY HIGHLIGHTS

- 29,025 SF building with 7 units
- Constructed in 2002
- Zoned B-4
- Ample parking available
- High visibility and foot traffic
- Tenant's- A & R employment group, Dollar General, down to earth (master chiropractic), Tom and Amy nails, Rent-A-Center, T-Mobile
- Proximity to major roadways

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,800 - 9,800 SF

Lease Term:	Negotiable
Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 6-9	Available	1,800 - 9,800 SF	NNN	\$14.00 SF/yr
Unit 7	Available	2,500 SF	NNN	\$14.00 SF/yr
Unit 6	Available	2,500 SF	NNN	\$14.00 SF/yr
Unit 8-9	Available	4,800 SF	NNN	\$14.00 SF/yr
Unit 6-7	Available	5,000 SF	NNN	\$14.00 SF/yr

PROPERTY DETAILS

LOCATION INFORMATION

Street Address	1675 Phoenix St
City, State, Zip	South Haven, MI 49090
County	Van Buren
Township	City of South Haven
Side of the Street	North
Signal Intersection	No
Nearest Highway	Interstate 196
Nearest Airport	South Haven Area Regional Airport - KLWA

BUILDING INFORMATION

Building Size	29,026 SF
Cap Rate	0.0
Tenancy	Multiple
Number of Floors	1
Year Built	2002

Lease Rate

\$14.00 SF/YR

NNN:

\$3.00 PSF

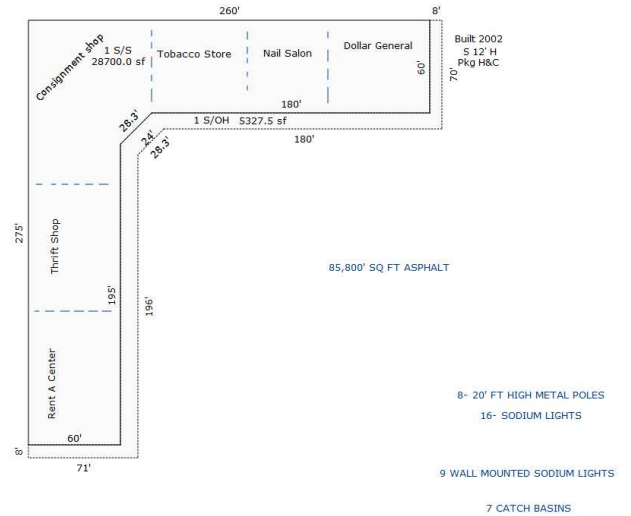
PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	B-4
Lot Size	4.3 Acres
APN #	80-53-869-002-40
Lot Depth	0 ft
Waterfront	No

PARKING & TRANSPORTATION

Street Parking

No



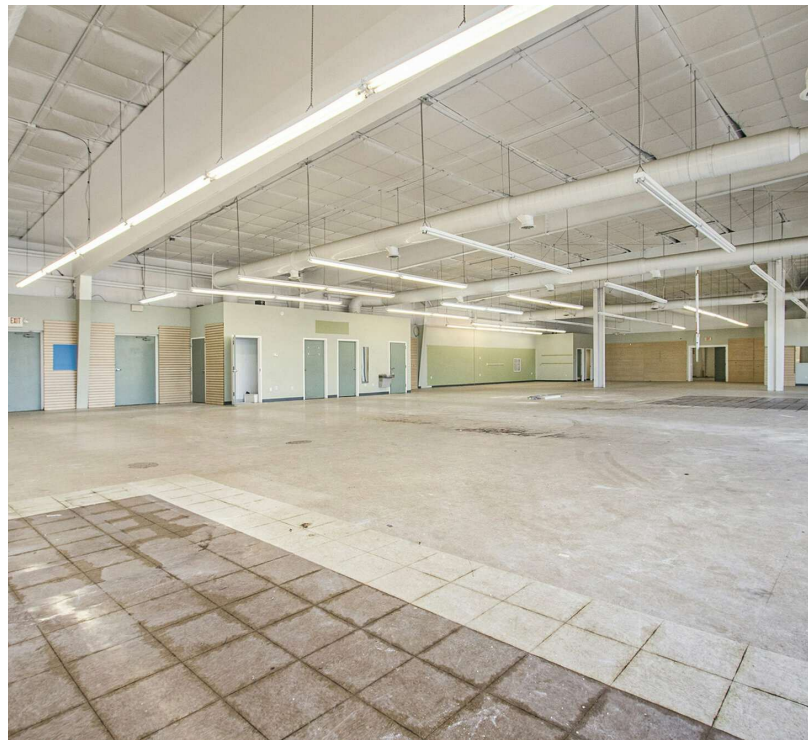
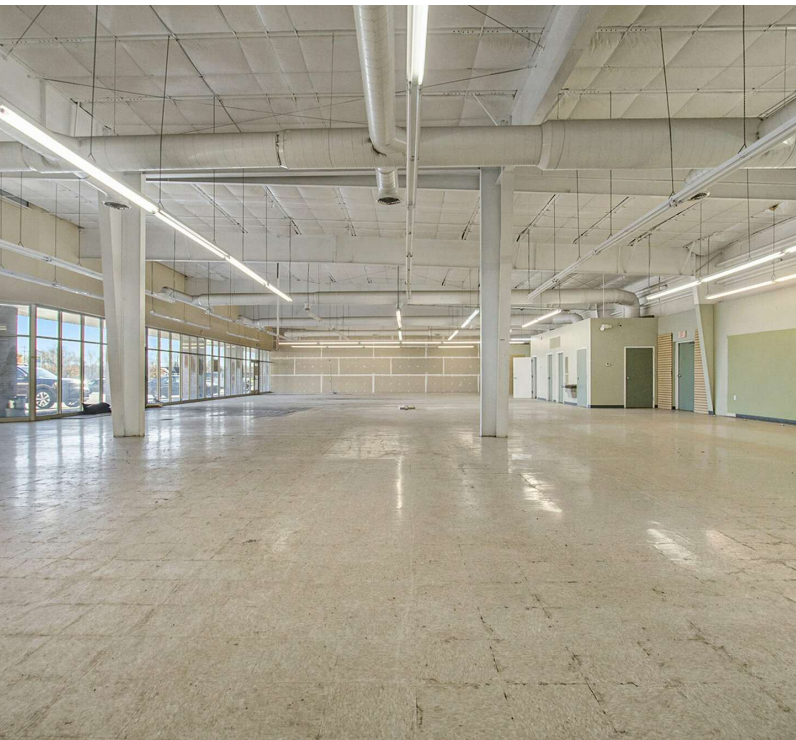
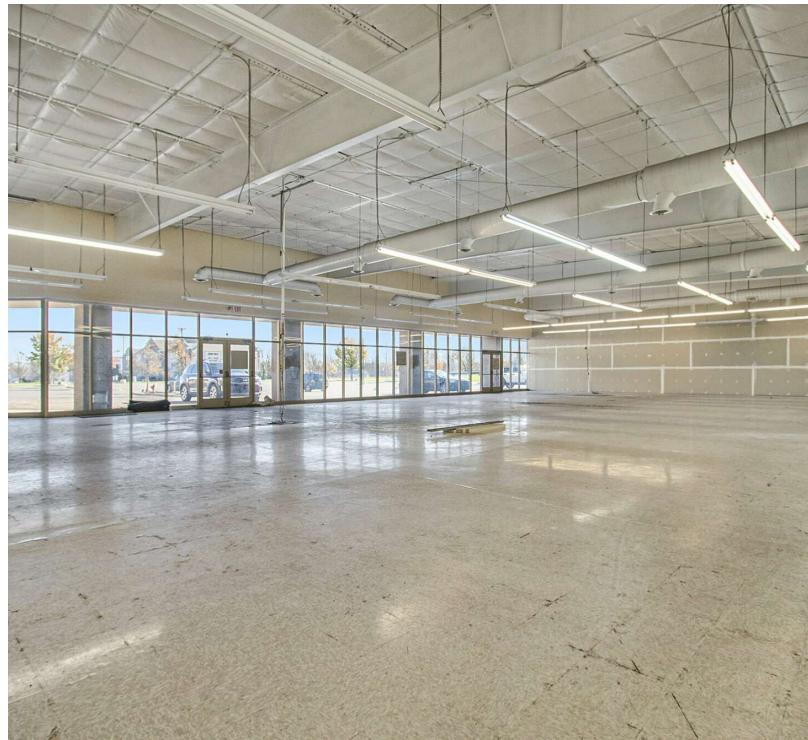
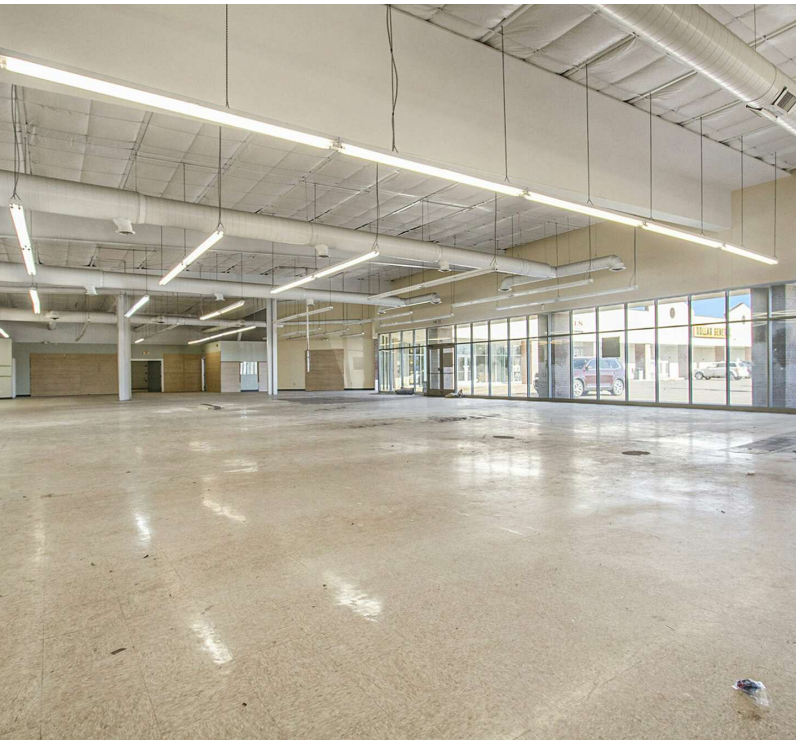
1675 PHOENIX ST

ADDITIONAL PHOTOS



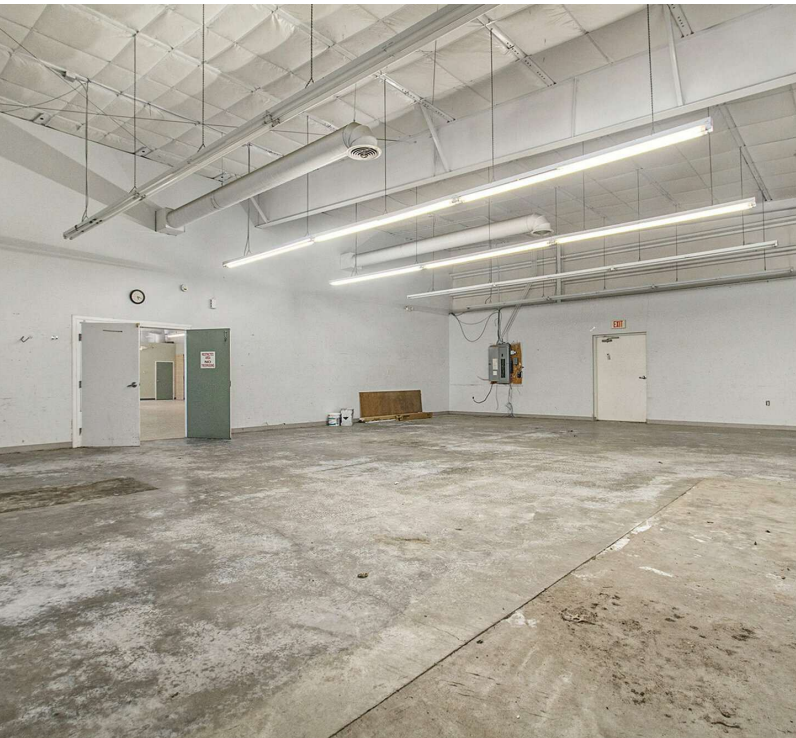
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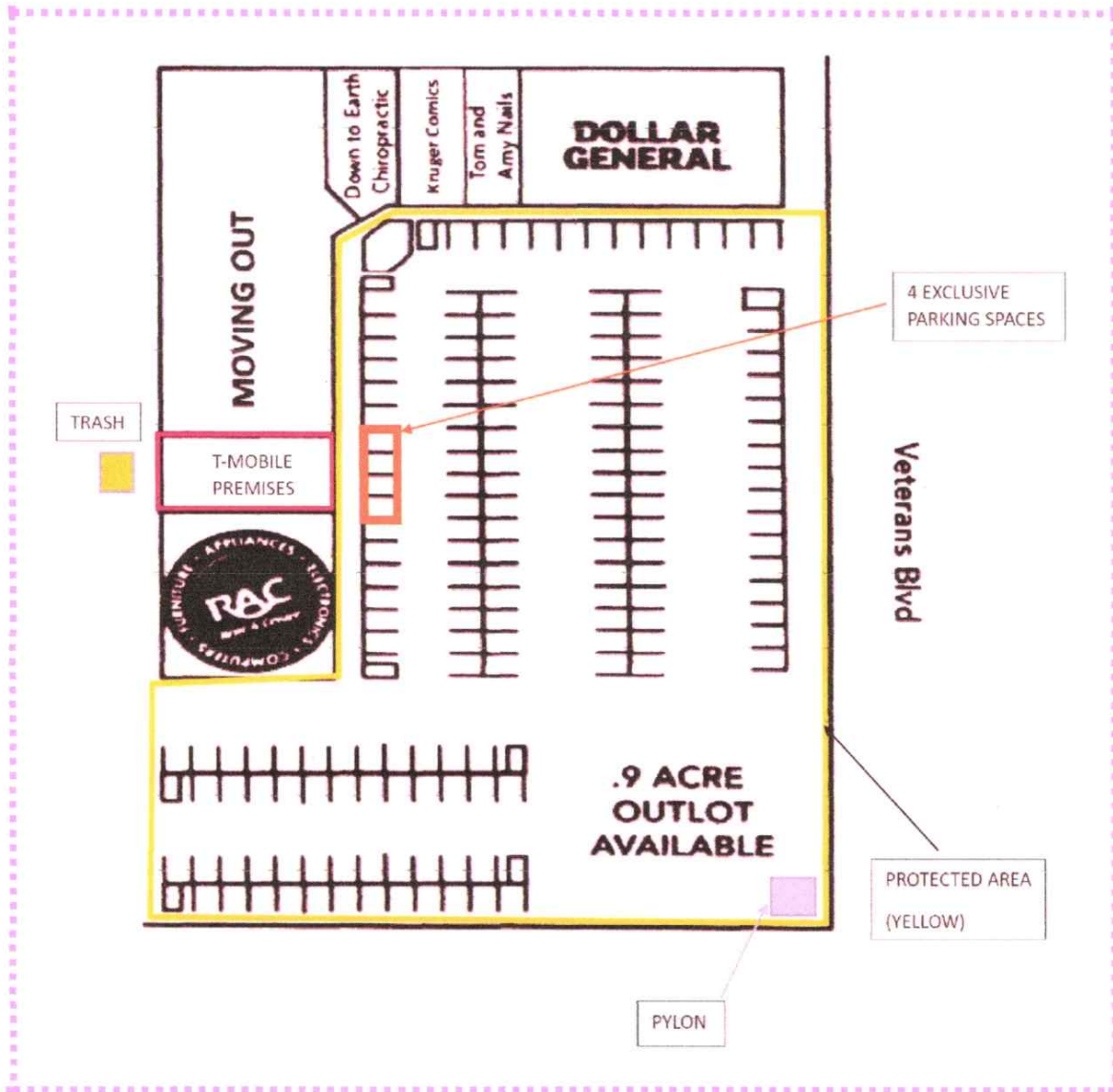
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ADDITIONAL PHOTOS



EXHIBIT B

SITE PLAN OF THE SHOPPING CENTER, PREMISES, PARKING & PROTECTED AREA

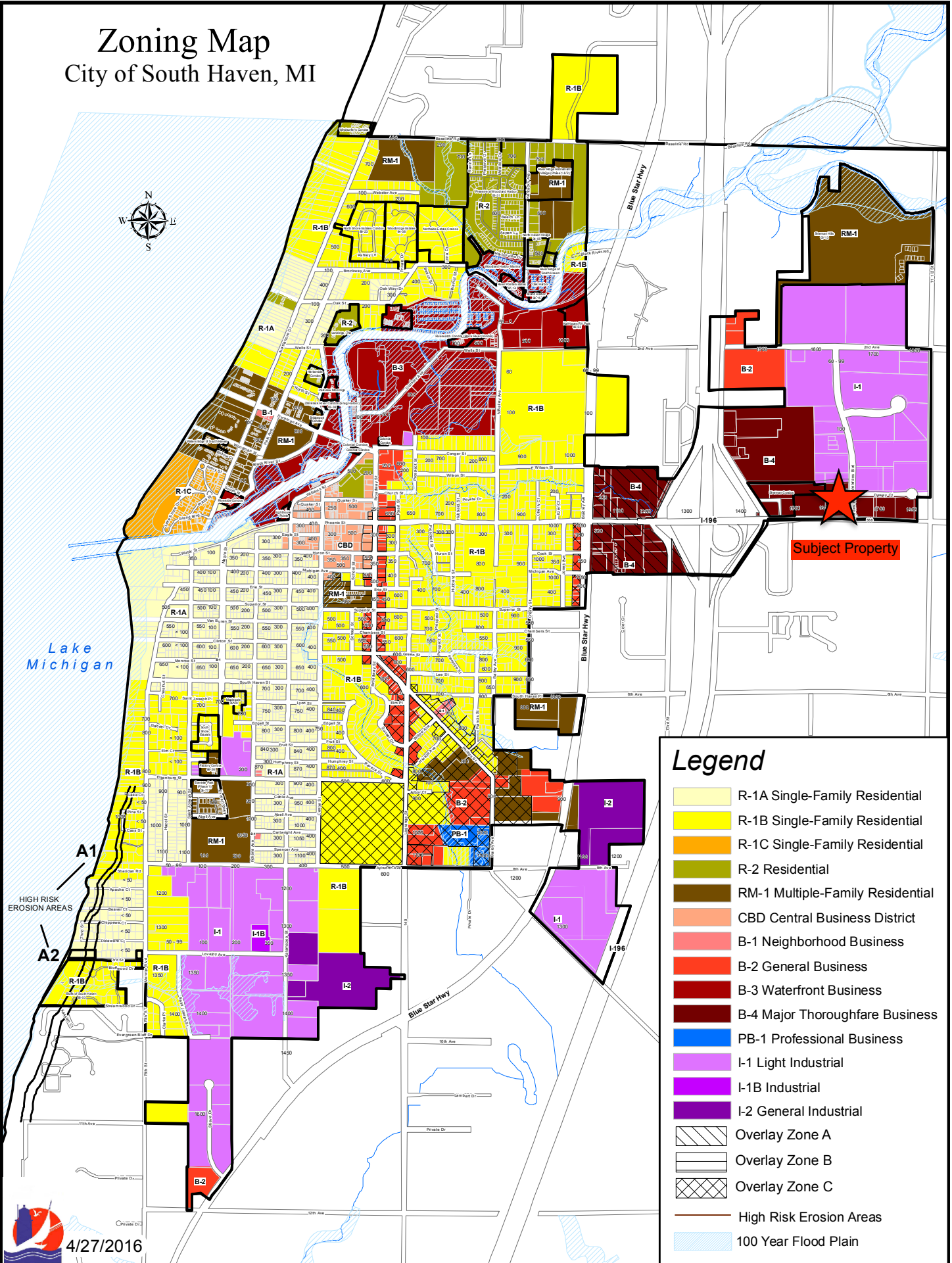


RETAILER MAP



Zoning Map

City of South Haven, MI



Subject Property

Legend

- R-1A Single-Family Residential
- R-1B Single-Family Residential
- R-1C Single-Family Residential
- R-2 Residential
- RM-1 Multiple-Family Residential
- CBD Central Business District
- B-1 Neighborhood Business
- B-2 General Business
- B-3 Waterfront Business
- B-4 Major Thoroughfare Business
- PB-1 Professional Business
- I-1 Light Industrial
- I-1B Industrial
- I-2 General Industrial
- Overlay Zone A
- Overlay Zone B
- Overlay Zone C
- High Risk Erosion Areas
- 100 Year Flood Plain

ARTICLE X
B-4 MAJOR THOROUGHFARE BUSINESS DISTRICT

SECTION 1000. INTENT

The Major Thoroughfare Business District is designed to permit those uses that provide services and activities typically found along heavily traveled roads and interstate highways. These uses enjoy a close proximity to I-196, Blue Star Memorial Highway or Phoenix Road/County Road 388. The district regulations are designed to promote convenient retail and related uses to serve the residents of South Haven as well as providing commercial/retail services for persons traveling along major thoroughfares. This district also allows for developments such as planned shopping developments, malls, department stores, restaurants, and other retail uses.

SECTION 1001. USE REGULATIONS

In the B-4 District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this ordinance:

1. All uses permitted in the B-2 zoning district.
2. Planned Shopping Developments, when authorized by the Planning Commission as a special land use. In considering such authorization, the Planning Commission shall ensure conformance with the standards of Article XV:
3. Outdoor theaters, when authorized as a special land use by the Planning Commission. In considering such authorization, the Planning Commission shall ensure the standards of Article XV are met:
4. Parking lots as a separate use by special use permit.
5. Personal Service Businesses without size limitations
6. Retail Businesses without size limitations
7. Professional Service Businesses without size limitations.
8. Car wash facilities by special use permit.
9. Garden Centers by special use permit
10. Restaurants and restaurants with drive in or drive through service or outdoor seating.
11. Banks and other financial institutions
12. Recreation centers (Indoor and Outdoor) by special use permit.
13. Accessory buildings and structures customarily incidental to the above uses.
14. Communication Towers by special use permit on property that does not have frontage on a major thoroughfare provided the requirements of Section 1709 (Plant Materials & Landscaping Requirements) are met. (Amended 9/2/03, Ord. 923)

SECTION 1002. REQUIRED CONDITIONS

1. The outdoor display or sale of goods or merchandise shall not interfere with any pedestrian or vehicular traffic within the parking area or entryway onto the property. Said display or sale shall not use any required parking spaces or fire lanes and shall be setback thirty-five (35) feet from the front lot line and twenty (20) feet from any side lot line.
2. Side yards and rear yards adjoining any residential zoning district shall be screened by one of the following with the selection of the option by the Planning Commission: 1) by a compact hedge of deciduous or evergreen trees which reach a minimum of five (5) feet in height and five (5) feet in width after one growing season, or 2) a solid wall or tight board fence or a privacy fence (which

allows air to flow through) six (6) feet in height, or 3) if the provisions in Section 1709, 1713, or 1714 are more restrictive in an individual case, then the provisions of whichever section the Planning Commission believes will best protect abutting properties.

3. All lighting shall be installed in a manner so that no illumination source is visible beyond all property lines and must be directed down and shielded from the sky.
4. No signs shall be placed within a twenty (20) foot setback from any property line and/or right-of-way.
5. The minimum setback of any parking area, including drives within said parking area, from the front or rear property line or right-of-way shall be at least ten (10) feet. The minimum setback of any parking area, including drives within said parking area, from the side property line shall be at least five (5) feet. If the lot is a corner lot, then the minimum setback from a right-of-way shall be ten (10) feet. All setback areas required by this paragraph must be landscaped.

SECTION 1003. AREA REGULATIONS

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected unless the following yards, lot area, and building coverage requirements are provided and maintained in connection with such building, structure, or enlargement (unless specified elsewhere in this Article):

1. **Front Yard** - There shall be a front yard of no less than thirty-five (35) feet.
2. **Side Yard** - There shall be a side yard of no less than twenty (20) feet.
3. **Rear Yard** - There shall be a rear yard of no less than twenty (20) feet.
4. **Lot Area and Width** - No minimum required.
5. **Site Plan** - A site plan is required for all structures, additions and parking areas.
6. **Spacing** - Whenever two (2) or more buildings are built on the same lot, said buildings shall not be allowed to be erected closer than twenty (20) feet to one another.

SECTION 1004. HEIGHT REGULATIONS

No building shall exceed forty-five (45) feet and three (3) stories in height.

**ARTICLE VIII
B-2 GENERAL BUSINESS DISTRICT**

SECTION 800. INTENT

The General Business District is designed to cater to the needs of a larger consumer population than is served by the Neighborhood Business District, and is generally characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic. Businesses of a larger size than in the B-1 zone are permitted where stated.

SECTION 801. USE REGULATIONS

Land, buildings or structures in this zoning district may be used for the following purposes only, subject to the review and approval of a site plan by the Planning Commission:

1. All uses permitted in the B-1 zoning district.
2. Amusement enterprises.
3. Personal Service Businesses not exceeding 5000 square feet in floor area. This size limit does not apply to existing structures.
4. Automatic teller machines when inside a building and accessory to another use.
5. Retail Businesses not exceeding 5000 square feet in floor area. This size limit does not apply to existing structures.
6. Automobile and other vehicle sales with a special use permit according to Article XV.
7. Bank, loan and finance offices, including drive-in branches by special use permit.
8. Business or trade school, music and voice schools by special use permit.
9. Car wash by special use permit.
10. Religious institutions by special use permit.
11. Day nurseries, nursery schools and other group day care by special use permit per the standards of Section 1510.17
12. Electrical supplies - wholesale and storage.
13. Funeral home and ambulance service by special use permit
14. Garden center not exceeding 10,000 square feet by special use permit.
15. Automobile service and repair stations by special use permit subject to Section 1510.03..
16. Hotels when authorized as a special land use (see Section 1510.22 and Section 1738). (Amended 8/21/06, Ord. 946)
17. Libraries, museums, other municipal offices and municipal facilities.
18. Private clubs.
19. Malt beverage, liquor and wine distribution and sales.
20. Parking lots by special use permit.
21. Pool or billiard hall.
22. Newspaper printing and offices, printing and publishing, including processes related thereto, provided the facility is not larger than two thousand five-hundred (2,500) square feet.
23. Professional studio
24. Recreation centers (Outdoor) by special use permit.
25. Restaurants with outdoor seating, "drive in" or "drive through" facilities shall be permitted with a special use permit from the planning commission.
26. Accessory structures and buildings customarily incidental to the above uses.
27. Planned Unit Developments which contain a mix of land uses permitted by right in this district.
28. Professional Service Businesses not exceeding 5000 square feet. Professional Service Businesses over 5000 square feet may be allowed by special use permit.

ARTICLE VII
B-1 NEIGHBORHOOD BUSINESS DISTRICT

SECTION 700. INTENT

The Neighborhood Business District is for neighborhood convenience shopping, including retail business or service establishments which supply commodities or perform services which meet the daily needs of the neighborhood. Businesses in this zone are scaled to be compatible with the neighborhood character.

SECTION 701. B-1 USE REGULATIONS

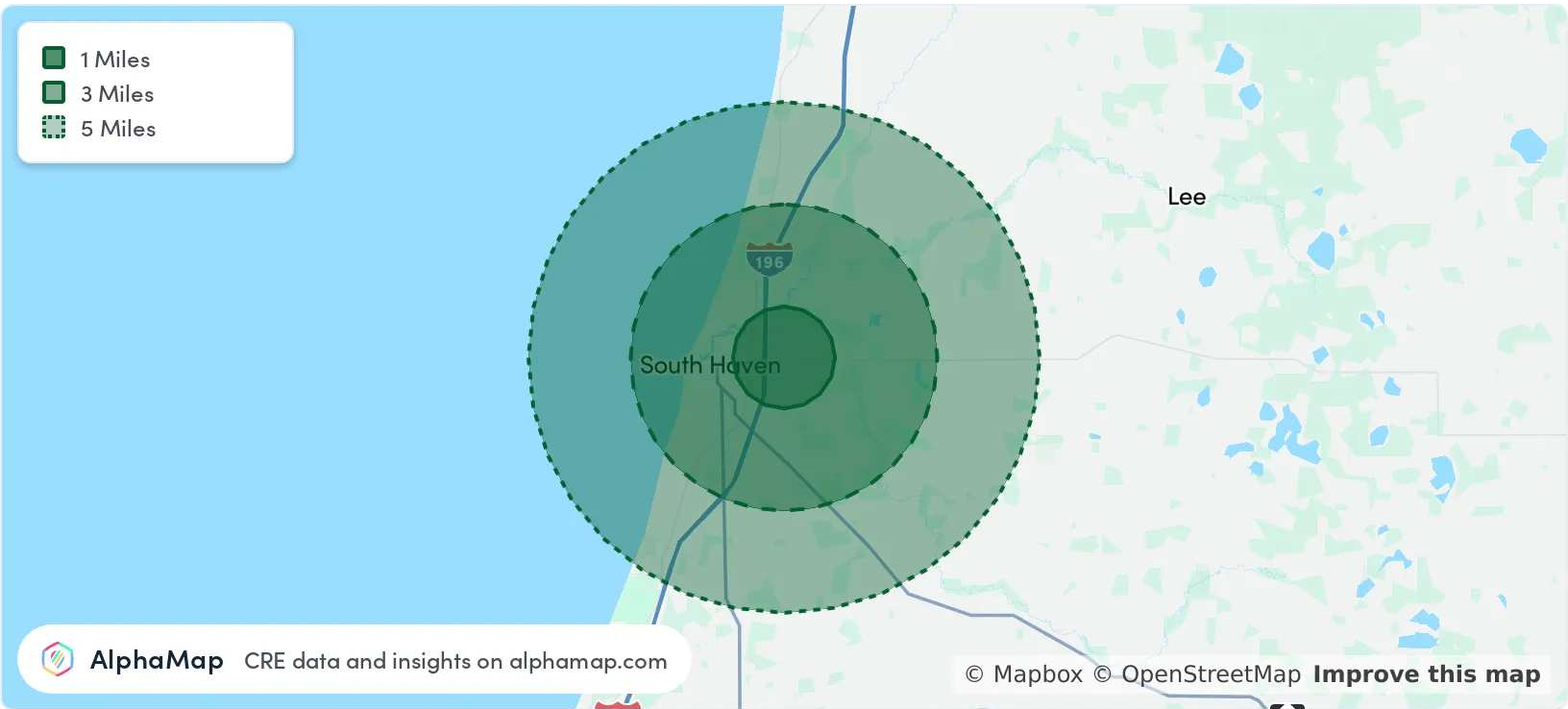
Land, buildings or structures in the B-1 zoning district may be used for the following purposes only, subject to the review and approval of a site plan by the Planning Commission:

1. Those non-residential uses which are permitted in the residential zoning districts, subject, except as specifically provided otherwise in this Article, to the same conditions, restrictions and requirements as are provided in the residential zoning districts.
2. Personal Service Businesses not exceeding 2500 square feet in floor area
3. Automatic teller machines when inside a building and accessory to another use.
4. Retail Businesses not exceeding 2500 square feet in floor area or as provided elsewhere in this section. This size limit does not apply to existing structures.
5. Professional Service Businesses not exceeding 2500 square feet in floor area. This size limit does not apply to existing structures.
6. Dwelling located above a permitted use when authorized as a special land use per the standards in Section 601.16.
7. Home occupations are permitted in any building designed and built as a dwelling unit. 8. Recreation center by special use permit.
8. Restaurants delicatessens, ice cream store, soda fountain, and carry-out food establishments, excluding drive-ins or drive through establishments. Outdoor cafes and outdoor seating are permitted by special use permit.
9. Accessory buildings and structures customarily incidental to the above permitted uses.
10. Short-term rental business units within dwelling units permitted under this Section or other applicable provisions of the zoning ordinance, subject to the regulations in Section 1743.
11. Short-term rental business units within dwelling units permitted under this Section or other applicable provisions of the zoning ordinance, subject to the regulations in Section 1744.
12. Mobile food vending units may operate as an accessory use on any lot in the district, except for lots with nonconforming residential uses. Such mobile food vending units shall operate only on paved surfaces on said lots, shall be setback at least 5 feet from all property lines, shall be oriented such that the food vending window faces toward the principal structure on the lot, and shall comply with the applicable regulations for mobile food vendors provided in the City Code. There shall be a limit of one mobile food vending unit per lot at any given time

SECTION 702. REQUIRED CONDITIONS

1. The outdoor storage of goods or materials shall be prohibited.
2. Warehousing or indoor storage of goods or materials beyond that normally incidental to the above permitted uses shall be prohibited.
3. Screening - Side yards and rear yards adjoining any residential zoning district shall be screened by one of the following with the selection of the option by the Planning Commission after consulting with neighbors: 1) by a compact hedge of deciduous or evergreen trees which reach a minimum of five (5) feet in height and five (5) feet in width after one growing season, or 2) a solid wall or tight board fence or a privacy fence (which allows air to flow through) six (6)

AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,709	8,501	11,934
Average Age	44	47	46
Average Age (Male)	42	46	45
Average Age (Female)	45	48	47

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	747	3,860	5,260
Persons per HH	2.3	2.2	2.3
Average HH Income	\$65,682	\$78,545	\$80,381
Average House Value	\$343,888	\$368,067	\$355,791
Per Capita Income	\$28,557	\$35,702	\$34,948

Map and demographics data derived from AlphaMap

MEET THE TEAM



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