

SALE



RETAIL

FAIRFIELD PLAZA-NORTH



500-18-20 MARSHALL ST, COLDWATER, MI 49036

PROPERTY OVERVIEW

Retail Investment Opportunity with Development Upside!

Fairfield Plaza-North is an 11,958 SF, three-tenant strip center situated on 1.38 acres at the signalized intersection of Marshall St. (Old US Hwy 27) and State St. in Coldwater, MI. The property is anchored by Family Dollar, with strong co-tenancy from Hungry Howie's Pizza and a dental lab—all long-term tenants with stable occupancy.

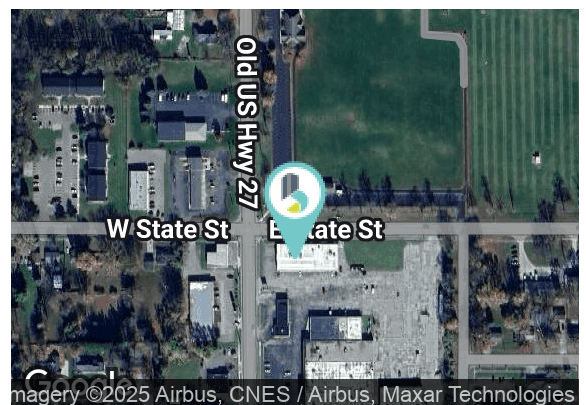
PROPERTY HIGHLIGHTS

- High-Visibility Corner Location with 15,982 vehicles per day and full-access via lighted intersection
- Family Dollar occupies 76% of the GLA with excellent signage and frontage
- Tenant Mix: Retail, restaurant, and service users creating consistent, diverse traffic
- Expansion Potential: Approx. 20,000 SF of adjacent land provides opportunity to double the center's footprint
- Strong Trade Area: 21,500+ residents within a 5-mile radius, with regional draw from surrounding retailers
- Synergy with Adjacent Fairfield Plaza: 130,671 SF center to the south features 20+ tenants including Sherwin-Williams, Subway, Shell, and more

SALE PRICE

\$995,000

Lot Size:	1.38 ACRES
Building Size:	11,958 SF
CAP Rate:	8.5%



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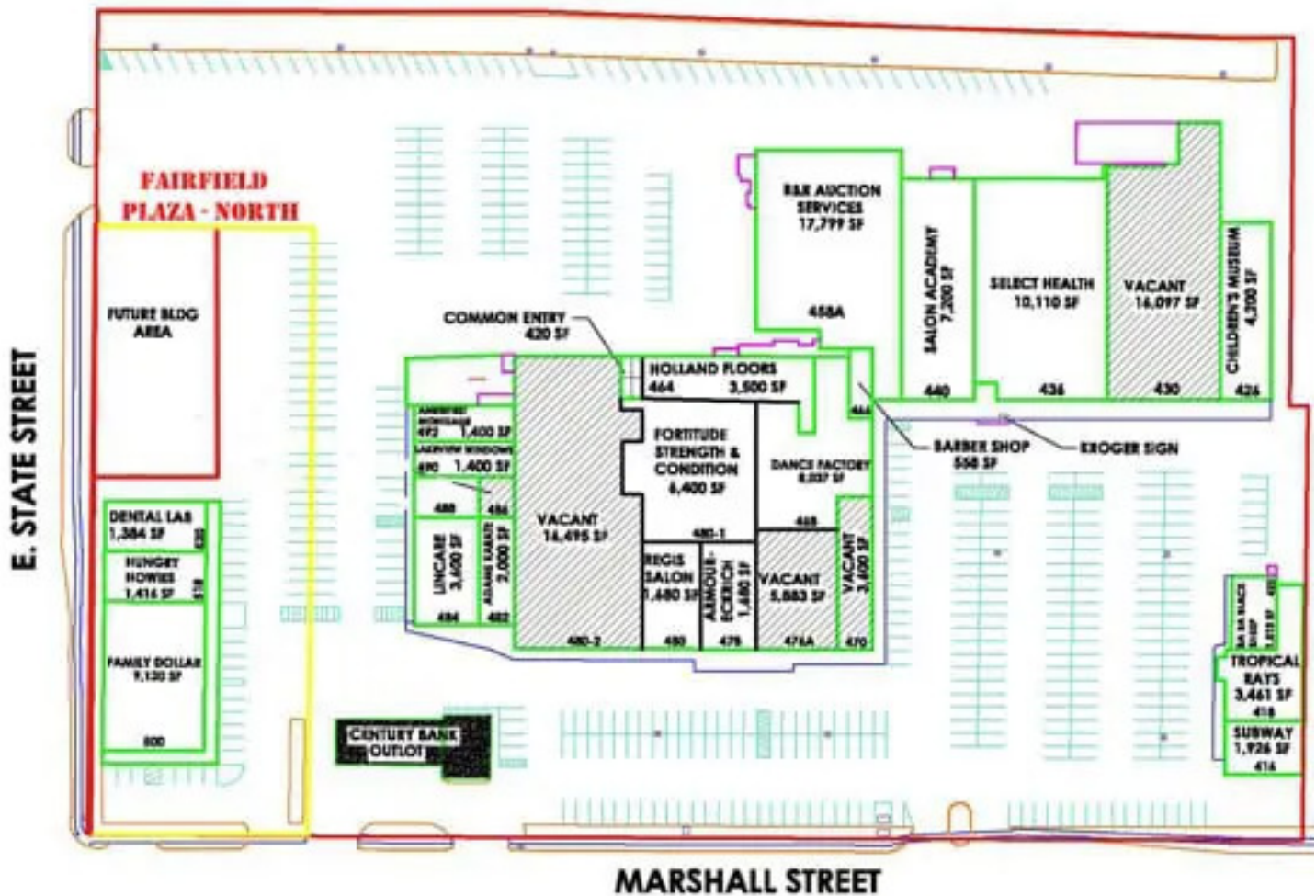
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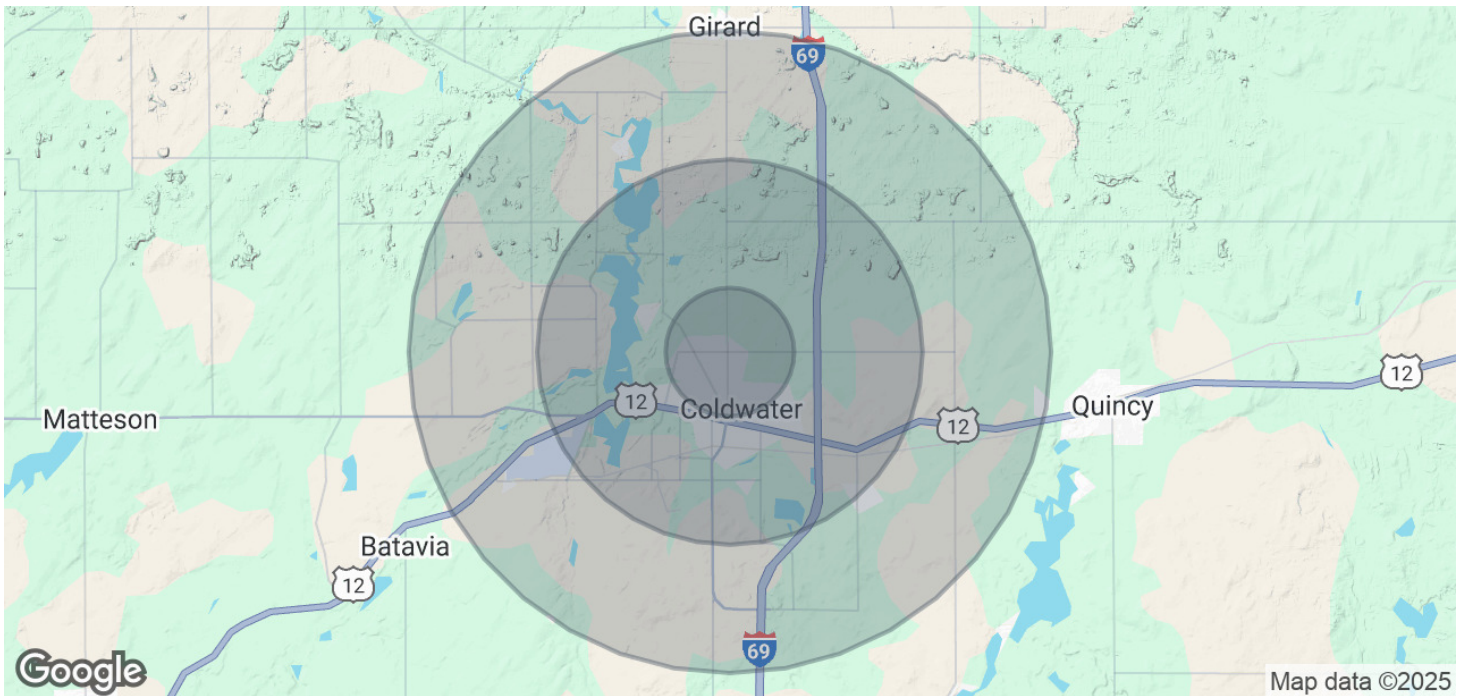


DEMOGRAPHICS MAP & REPORT

500 MARSHALL ST, COLDWATER, MI 49036

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,593	16,198	19,483
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,801	5,922	7,239
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$79,206	\$74,659	\$77,221
Average House Value	\$164,832	\$157,911	\$165,614

Demographics data derived from AlphaMap

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