

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 (Coming Soon)

Unit 1954: 3,000 SF

Unit 1956: 9,000 SF (Turnkey Restaurant)

Unit 1958: 7,000 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



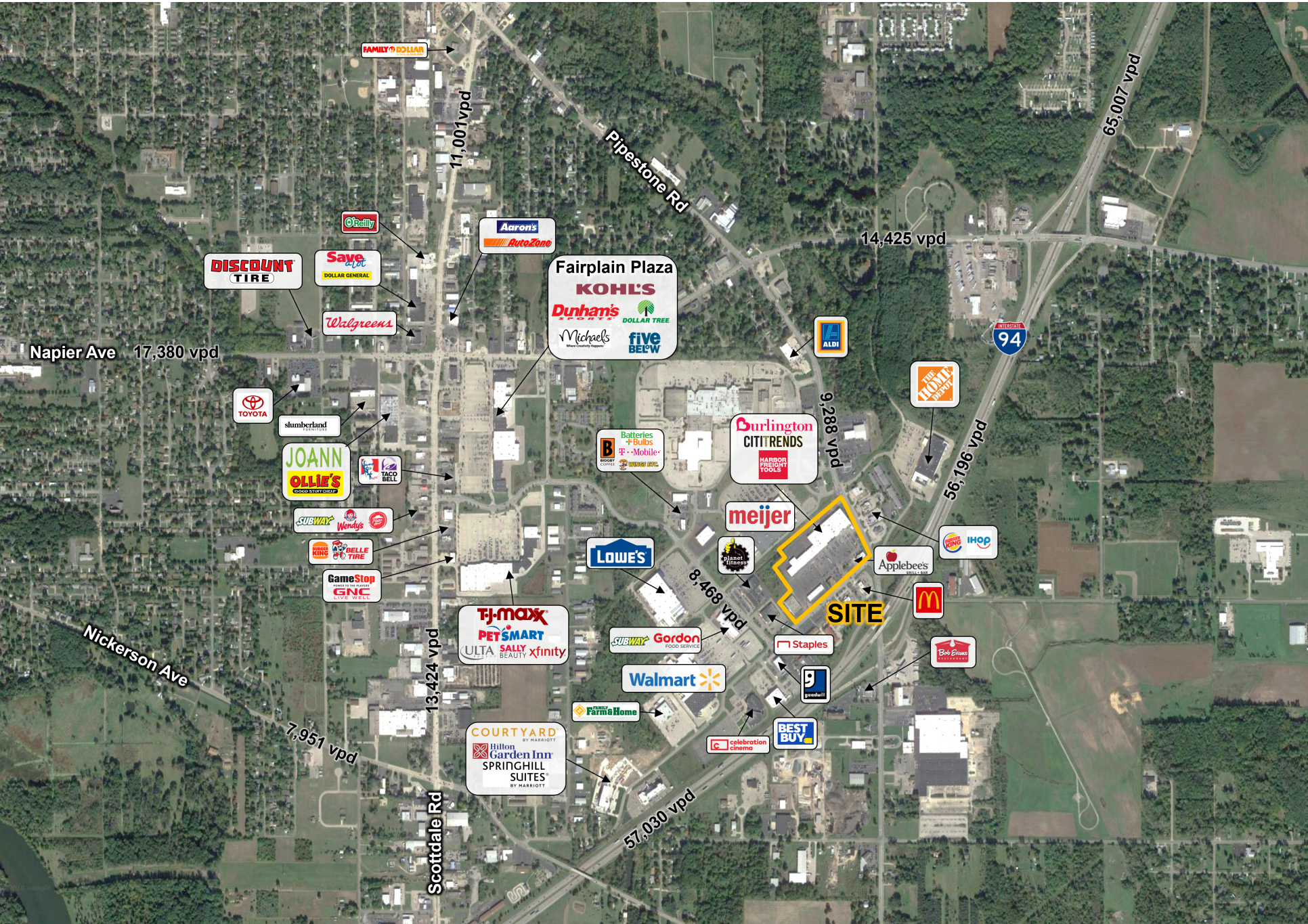
Demographics (2024)

	1 MILE	3 MILES	5 MILES
POPULATION	1,171	24,650	48,760
HOUSEHOLDS	647	10,049	20,680
AVG HOUSEHOLD INCOME	\$43,484	\$63,361	\$90,457
DAYTIME POPULATION	4,816	28,644	56,873

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