

Retail For Lease



756 E. NAPIER, BENTON HARBOR, MICHIGAN

Property Features

- Retail space next to Slumberland Furniture
- Located on a busy retail corridor of M-139
- Average daily traffic counts of 12,576 (MDOT)
- 125+ parking spaces
- Excellent frontage & signage



For more information, contact:

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Asset Overview

756 E. Napier
Benton Harbor, Michigan

The Building

Total Building Size	57,760 SF
Acreage	4.83 Acres
Construction	Block / Wood Frame
HVAC	Gas/Forced Air
Air Conditioning	100%
Signage	Yes
Parking	Surface, on-site
Zoning	D-1 Commercial

Lease Information

Lease Type	NNN
Terms	Up to 60 months
Tenant Provides	Internet, Phone, Personal Property Liability Insurance, Janitorial, Water, Sewer, Air Conditioning, Electric, Gas/Heat, Taxes, Insurance, Snow Removal, Refuse Removal
Landlord Provides	Roof & Structural,
Possession	30 to 60 Days

Availability

Suite	Rentable SF	Rate/SF/Yr	Monthly Rent
A	18,000 SF	\$6.00/SF	\$9,000.00/Month



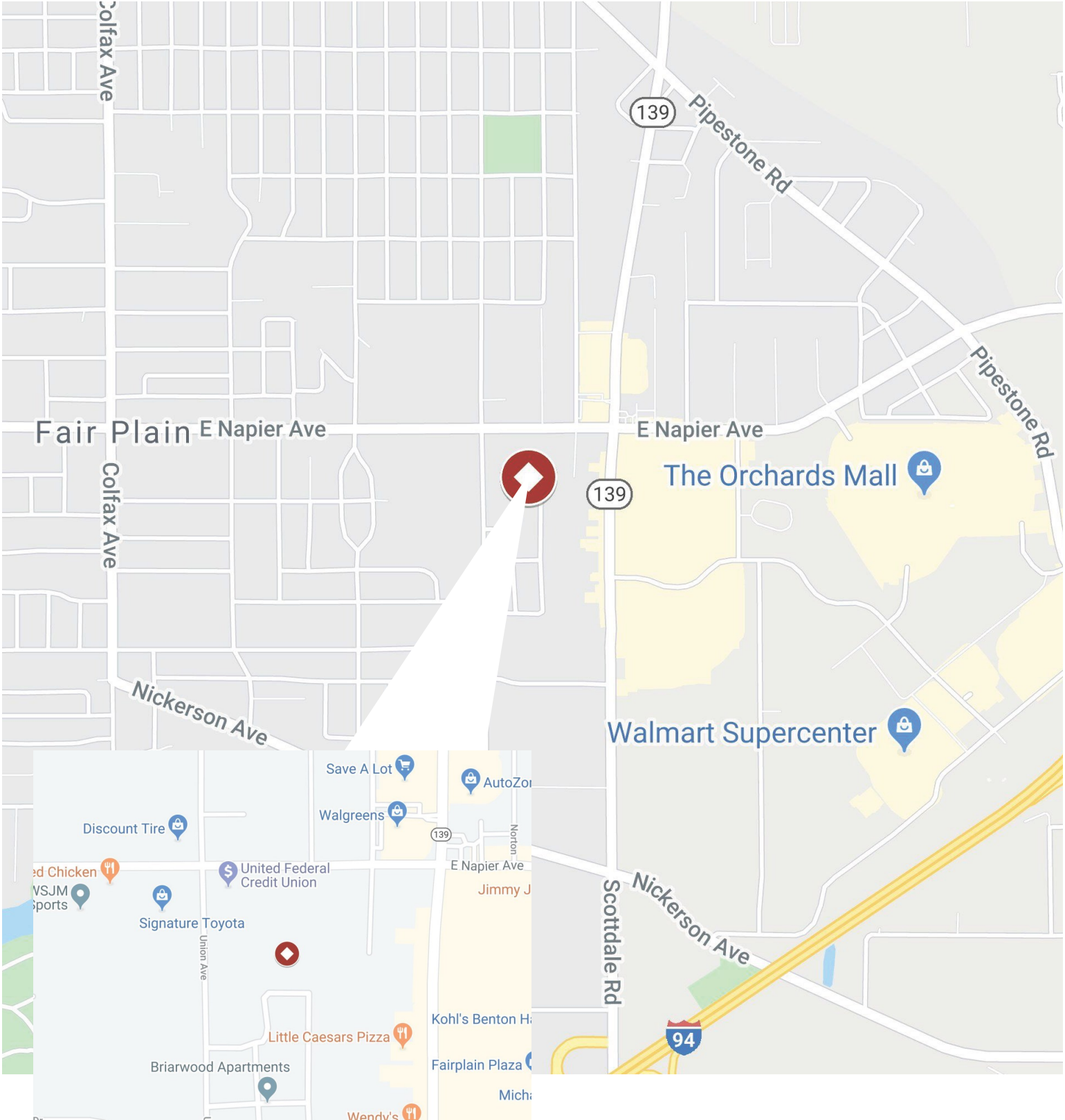
Aerial Photography

756 E. Napier
Benton Harbor, Michigan



Location Map

756 E. Napier
Benton Harbor, Michigan



Demographics

756 E. Napier
Benton Harbor, Michigan

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	7,624	36,756	52,941
Households	3,067	14,854	21,315
Families	1,859	9,108	13,589
Average Household Size	2.47	2.40	2.43
Owner Occupied Housing Units	1,546	8,624	13,593
Renter Occupied Housing Units	1,521	6,230	7,722
Median Age	35.9	37.3	39.0
2019 Summary			
Population	7,343	35,951	52,167
Households	2,980	14,644	21,182
Families	1,770	8,804	13,257
Average Household Size	2.44	2.38	2.41
Owner Occupied Housing Units	1,307	7,840	12,567
Renter Occupied Housing Units	1,673	6,804	8,614
Median Age	37.9	38.9	40.6
Median Household Income	\$28,442	\$39,082	\$44,458
Average Household Income	\$39,274	\$57,643	\$65,180
2024 Summary			
Population	7,247	35,633	51,811
Households	2,949	14,561	21,107
Families	1,741	8,695	13,127
Average Household Size	2.44	2.37	2.40
Owner Occupied Housing Units	1,309	7,912	12,658
Renter Occupied Housing Units	1,639	6,649	8,449
Median Age	38.8	39.8	41.4
Median Household Income	\$33,766	\$43,819	\$50,484
Average Household Income	\$45,073	\$65,830	\$74,562
Trends: 2019-2024 Annual Rate			
Population	-0.26%	-0.18%	-0.14%
Households	-0.21%	-0.11%	-0.07%
Families	-0.33%	-0.25%	-0.20%
Owner Households	0.03%	0.18%	0.14%
Median Household Income	3.49%	2.31%	2.57%