

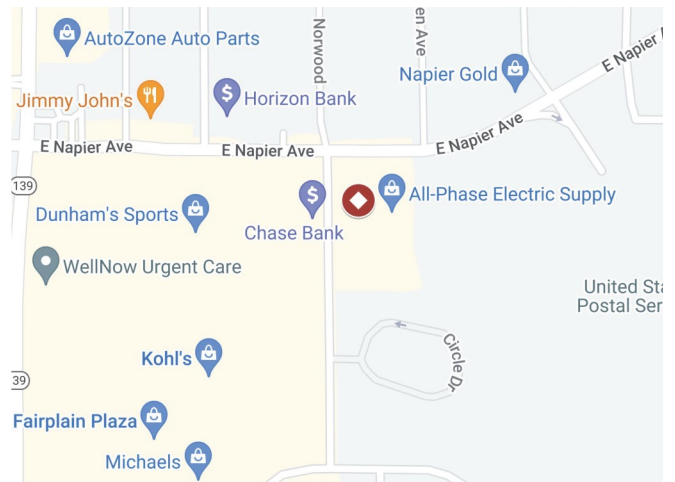


## 1126 E. Napier Ave.

Benton Harbor, Michigan 49022

### Property Features

- +/- 10,390 SF of showroom, office and storage
- 7 Overhead doors
- +/- 26 parking spaces
- Located on the heavily trafficked East Napier Ave.
- 5-minute drive time to I-94



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# Asset Overview

1126 E. Napier Ave.  
Benton Harbor, Michigan

## More Than An Address

+/- 10,390 SF of showroom, office and storage. 7 overhead doors. +/- 26 surface parking spaces. Located on the heavily trafficked East Napier Avenue with a 5-minute drive time to I-94.

## The Offering

Availability +/- 10,390 SF

Rate \$5.00/SF NNN

## The Building

Location Benton Charter Township

HVAC Gas/Forced Air

Air Conditioning 100%

Signage Building & pylon

Parking On-site, surface

Zoning D-1 Commercial

## Sale Information

Price \$550,000

Per SF \$52.93/SF

## Lease Information

Lease Type NNN

Tenant Provides Phone & Internet

NNN Expenses Include Gas/ Heat, Electric, Taxes, Insurance, Roof & Structural, Common Area Maintenance, Air Conditioning, Janitorial, Refuse Removal, Water, Sewer

Possession Immediate occupancy available



# Photos

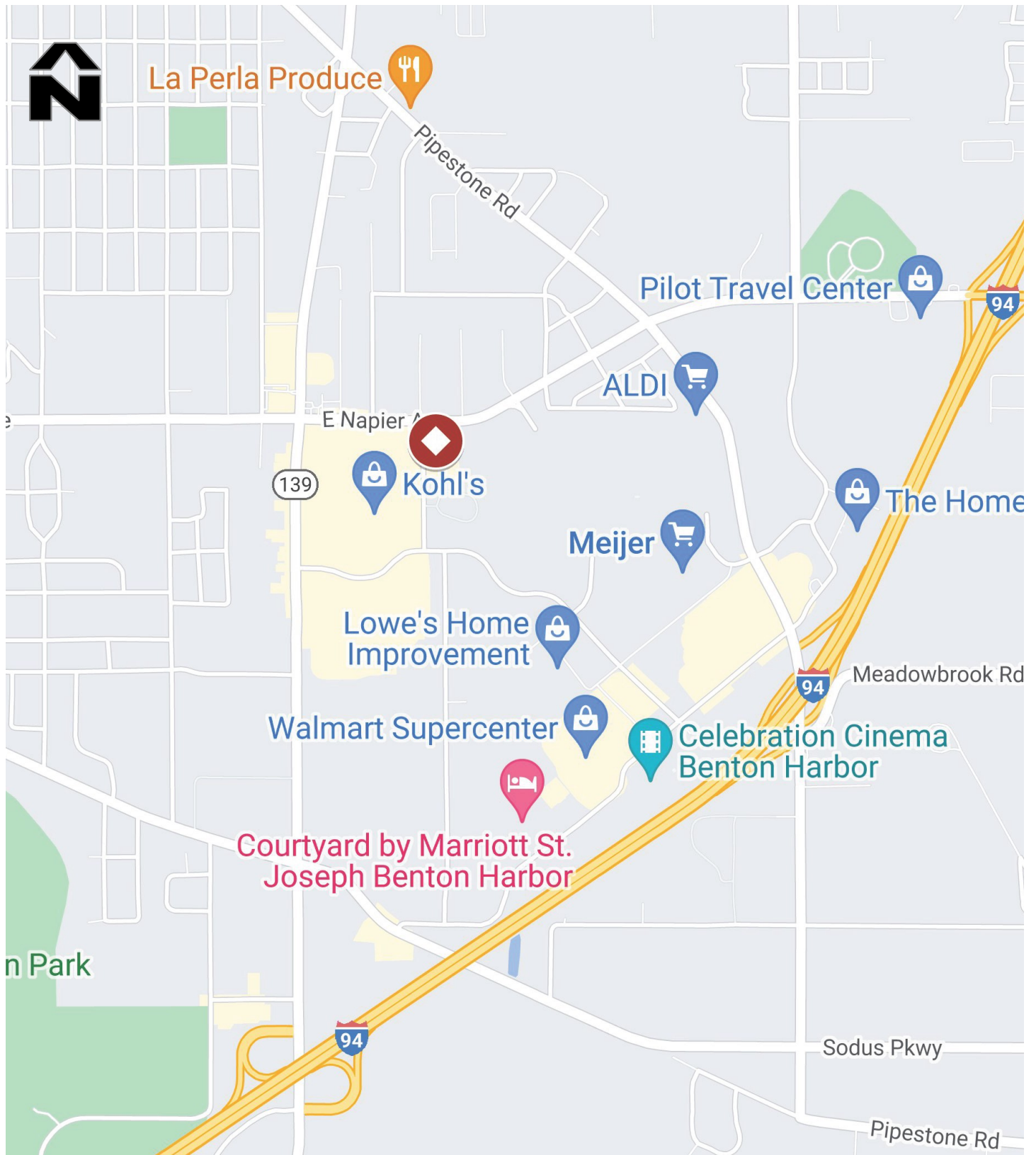
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Benton Harbor, Michigan





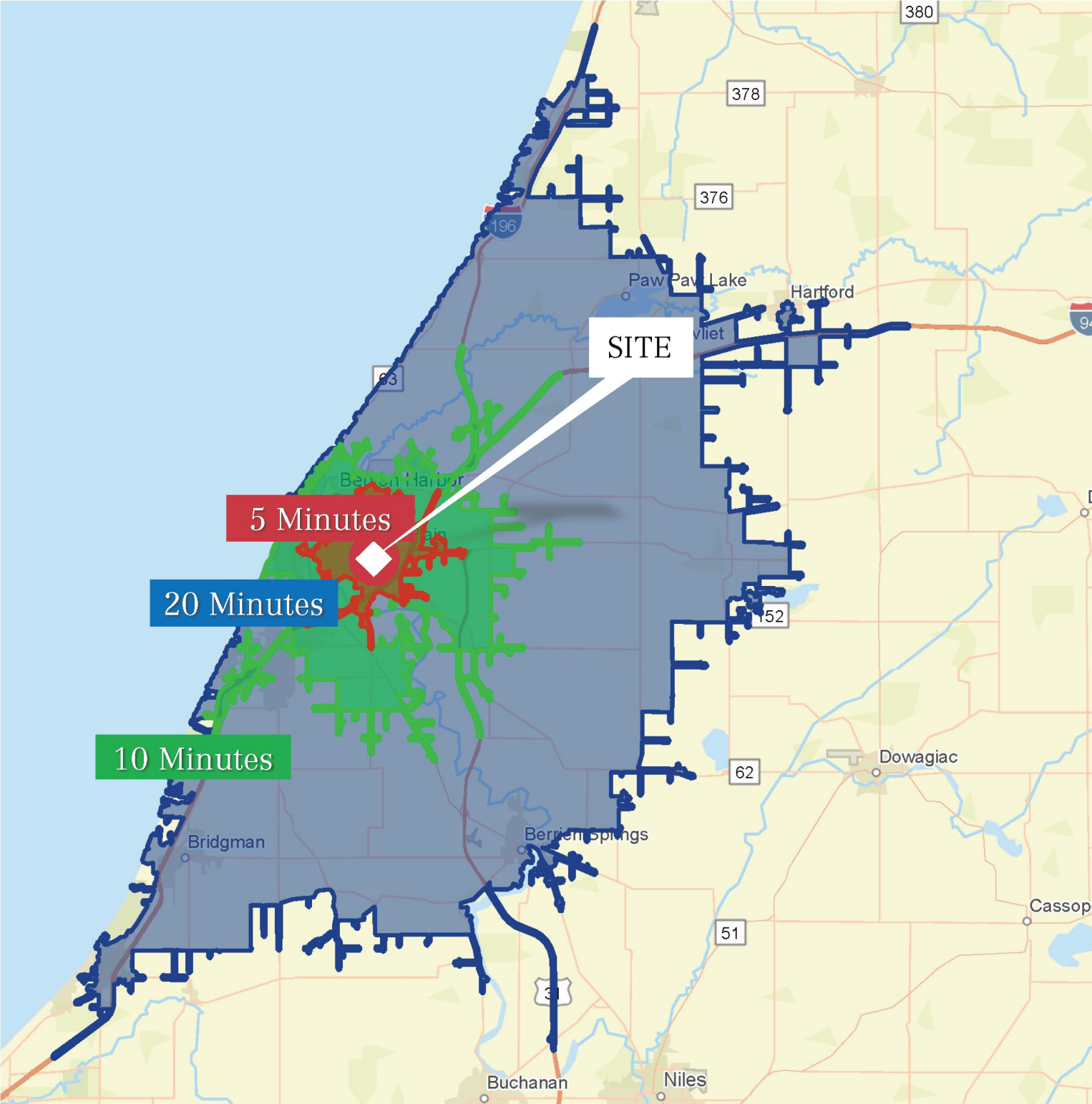
# Location Map

1126 E. Napier Ave.  
Benton Harbor, Michigan



# Drive Time Map

1126 E. Napier Ave.  
Benton Harbor, Michigan



# Demographic Information

1126 E. Napier Ave.  
Benton Harbor, Michigan

|                                      | 1 mile        | 3 miles        | 5 miles       |                |               |                |
|--------------------------------------|---------------|----------------|---------------|----------------|---------------|----------------|
| <b>Census 2010 Summary</b>           |               |                |               |                |               |                |
| Population                           | 5,386         | 33,847         | 52,150        |                |               |                |
| Households                           | 2,211         | 13,392         | 20,941        |                |               |                |
| Families                             | 1,304         | 8,303          | 13,354        |                |               |                |
| Average Household Size               | 2.41          | 2.45           | 2.43          |                |               |                |
| Owner Occupied Housing Units         | 1,051         | 7,654          | 13,375        |                |               |                |
| Renter Occupied Housing Units        | 1,160         | 5,738          | 7,566         |                |               |                |
| Median Age                           | 36.4          | 36.4           | 39.0          |                |               |                |
| <b>Census 2020 Summary</b>           |               |                |               |                |               |                |
| Population                           | 5,082         | 31,953         | 50,716        |                |               |                |
| Households                           | 2,271         | 13,348         | 21,193        |                |               |                |
| Average Household Size               | 2.22          | 2.38           | 2.38          |                |               |                |
| <b>2022 Summary</b>                  |               |                |               |                |               |                |
| Population                           | 4,969         | 31,297         | 49,776        |                |               |                |
| Households                           | 2,247         | 13,226         | 21,037        |                |               |                |
| Families                             | 1,261         | 7,880          | 12,912        |                |               |                |
| Average Household Size               | 2.20          | 2.35           | 2.35          |                |               |                |
| Owner Occupied Housing Units         | 1,049         | 8,288          | 14,425        |                |               |                |
| Renter Occupied Housing Units        | 1,198         | 4,938          | 6,612         |                |               |                |
| Median Age                           | 39.0          | 38.8           | 41.3          |                |               |                |
| Median Household Income              | \$34,162      | \$42,376       | \$50,621      |                |               |                |
| Average Household Income             | \$43,710      | \$67,407       | \$80,716      |                |               |                |
| <b>2027 Summary</b>                  |               |                |               |                |               |                |
| Population                           | 4,867         | 30,719         | 48,920        |                |               |                |
| Households                           | 2,219         | 13,068         | 20,814        |                |               |                |
| Families                             | 1,238         | 7,748          | 12,717        |                |               |                |
| Average Household Size               | 2.18          | 2.33           | 2.33          |                |               |                |
| Owner Occupied Housing Units         | 1,080         | 8,302          | 14,454        |                |               |                |
| Renter Occupied Housing Units        | 1,139         | 4,766          | 6,361         |                |               |                |
| Median Age                           | 40.5          | 40.0           | 42.3          |                |               |                |
| Median Household Income              | \$38,449      | \$48,370       | \$58,998      |                |               |                |
| Average Household Income             | \$50,682      | \$78,278       | \$94,025      |                |               |                |
| <b>Trends: 2022-2027 Annual Rate</b> |               |                |               |                |               |                |
| Population                           | -0.41%        | -0.37%         | -0.35%        |                |               |                |
| Households                           | -0.25%        | -0.24%         | -0.21%        |                |               |                |
| Families                             | -0.37%        | -0.34%         | -0.30%        |                |               |                |
| Owner Households                     | 0.58%         | 0.03%          | 0.04%         |                |               |                |
| Median Household Income              | 2.39%         | 2.68%          | 3.11%         |                |               |                |
| <b>2022 Households by Income</b>     |               |                |               |                |               |                |
|                                      | <b>Number</b> | <b>Percent</b> | <b>Number</b> | <b>Percent</b> | <b>Number</b> | <b>Percent</b> |
| <\$15,000                            | 427           | 19.0%          | 2,077         | 15.7%          | 2,576         | 12.2%          |
| \$15,000 - \$24,999                  | 437           | 19.4%          | 1,891         | 14.3%          | 2,507         | 11.9%          |
| \$25,000 - \$34,999                  | 278           | 12.4%          | 1,358         | 10.3%          | 2,002         | 9.5%           |
| \$35,000 - \$49,999                  | 479           | 21.3%          | 2,230         | 16.9%          | 3,326         | 15.8%          |
| \$50,000 - \$74,999                  | 308           | 13.7%          | 1,883         | 14.2%          | 3,019         | 14.4%          |
| \$75,000 - \$99,999                  | 175           | 7.8%           | 1,183         | 8.9%           | 1,971         | 9.4%           |
| \$100,000 - \$149,999                | 112           | 5.0%           | 1,427         | 10.8%          | 2,930         | 13.9%          |
| \$150,000 - \$199,999                | 32            | 1.4%           | 744           | 5.6%           | 1,628         | 7.7%           |
| \$200,000+                           | 0             | 0.0%           | 433           | 3.3%           | 1,078         | 5.1%           |
| Median Household Income              | \$34,162      |                | \$42,376      |                | \$50,621      |                |
| Average Household Income             | \$43,710      |                | \$67,407      |                | \$80,716      |                |
| Per Capita Income                    | \$19,662      |                | \$28,486      |                | \$34,245      |                |
| <b>2027 Households by Income</b>     |               |                |               |                |               |                |
|                                      | <b>Number</b> | <b>Percent</b> | <b>Number</b> | <b>Percent</b> | <b>Number</b> | <b>Percent</b> |
| <\$15,000                            | 360           | 16.2%          | 1,727         | 13.2%          | 2,079         | 10.0%          |
| \$15,000 - \$24,999                  | 330           | 14.9%          | 1,491         | 11.4%          | 1,904         | 9.1%           |
| \$25,000 - \$34,999                  | 250           | 11.3%          | 1,242         | 9.5%           | 1,787         | 8.6%           |
| \$35,000 - \$49,999                  | 532           | 24.0%          | 2,256         | 17.3%          | 3,316         | 15.9%          |
| \$50,000 - \$74,999                  | 365           | 16.4%          | 1,984         | 15.2%          | 2,977         | 14.3%          |
| \$75,000 - \$99,999                  | 203           | 9.1%           | 1,278         | 9.8%           | 2,067         | 9.9%           |
| \$100,000 - \$149,999                | 130           | 5.9%           | 1,605         | 12.3%          | 3,283         | 15.8%          |
| \$150,000 - \$199,999                | 48            | 2.2%           | 959           | 7.3%           | 2,104         | 10.1%          |
| \$200,000+                           | 0             | 0.0%           | 526           | 4.0%           | 1,297         | 6.2%           |
| Median Household Income              | \$38,449      |                | \$48,370      |                | \$58,998      |                |
| Average Household Income             | \$50,682      |                | \$78,278      |                | \$94,025      |                |
| Per Capita Income                    | \$22,988      |                | \$33,290      |                | \$40,159      |                |