



River Crossings 203 N. US-131 Hwy

Three Rivers, Michigan 49093

Property Features

- Anchored by Harbor Freight, Goodwill Industries and Dollar General
- Abundant surface parking; Parking ratio of 7 spaces per 1,000 SF
- Highly visible monument signage on US-131
- Rates: \$8.00 to \$10.00/SF NNN
- NNN's \$4.00/SF
- Available Suites Range: 1,382 to 6,933 SF



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Asset Overview

River Crossings Plaza
Three Rivers, Michigan

More Than An Address

River Crossings Shopping Center is located at the gateway to the US-131 retail corridor in Three Rivers, Michigan. Menard's, Wal-Mart Supercenter and Meijer are located a short driving distance away. Additional traffic generators in the trade market include Tractor Supply, Wendy's, Southern Michigan Bank & Trust, RX Optical, Dunham's Sports, Aldi, Family Farm & Home, Home Depot and Label Shopper and numerous fast food operators. River Crossings' tenant mix includes both local and national tenants, including Biggby Coffee, Verizon, Harbor Freight, Dollar General, Goodwill Industries, Norman & Paulsen PC, State of Michigan, and US Marine Recruiting Center. The Three Rivers/US-131 retail corridor is located halfway between the Portage retail market and the Michigan/Indiana state line. The City of Three Rivers is located in St. Joseph County with a 2021 estimated population of 62,149 spread over approximately 521 square miles. The County is serviced by two municipal airports and several highways, including US-131, which intersects the half of the county from north to south; M-60, which intersects the northern half of the county from east to west; and US-12, which intersects the southern half of the county from east to west. The Three Rivers trade market is estimated to pull from a 30-minute driving radius.

The Offering

Availability	1,382 up to 6,933 SF
Rate	\$8.00—\$10.00/SF NNN
NNN's	\$4.00/SF



Lease Overview

River Crossings Plaza
Three Rivers, Michigan

The Building

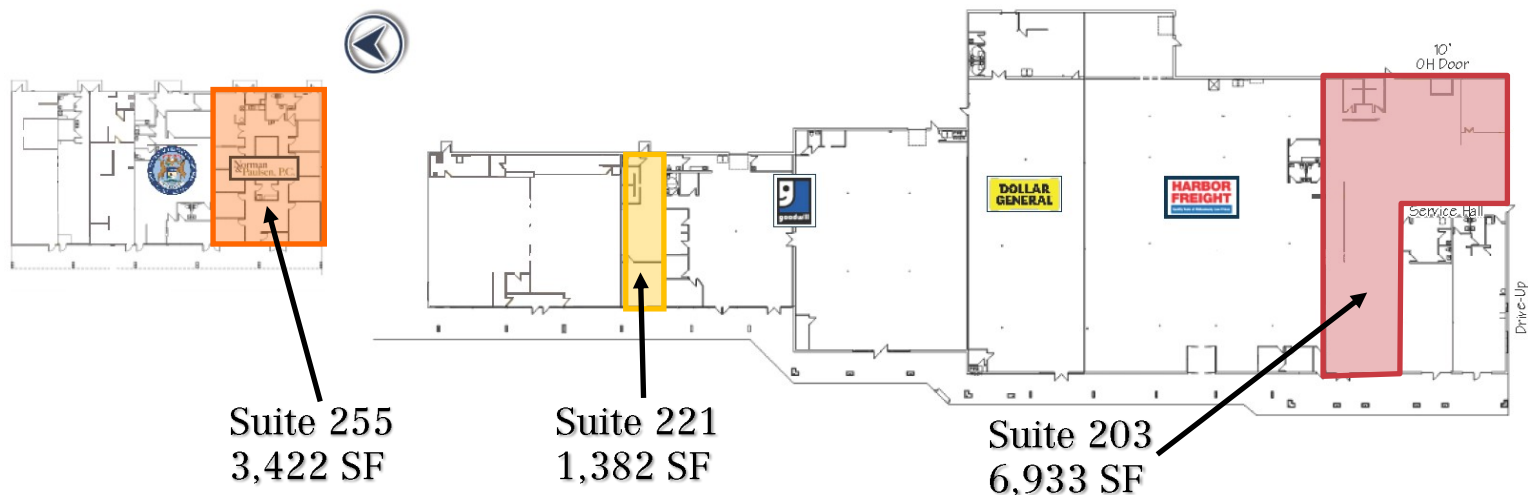
Location	City of Three Rivers
HVAC	Gas/Forced Air
Air Conditioning	Yes
Signage	Pylon & Building
Zoning	B-2

Lease Information

Lease Type	NNN—Approx. \$4.00/SF
Terms	Up to 60 months
Tenant Provides	Phone & Internet, Gas/ Heat, Electric, Air Conditioning, Janitorial, Refuse Removal, Water, Sewer
NNN Expenses Include	Taxes, Insurance, Roof & Structural, Common Area Maintenance
Possession	Immediate occupancy available

Availability

Suite	Rentable SF	Rate/SF/Yr	Type	NNN's—\$4.00/SF	Base Monthly Rent	Base Rent + NNN's
203	6,933 SF	\$8.00/SF	NNN	\$2,311.00	\$4,622.00/Month	\$6,933.00
221	1,382 SF	\$10.00/SF	NNN	\$460.66	\$1,151.67/Month	\$1,612.33
255	3,422 SF	\$8.00/SF	NNN	\$1,140.66	\$2,281.33/Month	\$3,421.99



Property Photography

River Crossings Plaza
Three Rivers, Michigan



Suite 223



Suite 223



Suite 223



Suite 223



Suite 221



Aerial Map

River Crossings Plaza
Three Rivers, Michigan



River Crossings
DOLLAR GENERAL | BIGBY COFFEE | Harbor Freight
HARBOR FREIGHT
QUALITY TOOLS | LOWEST PRICES
verizon | goodwill

15,012 ADT
MDOT '20

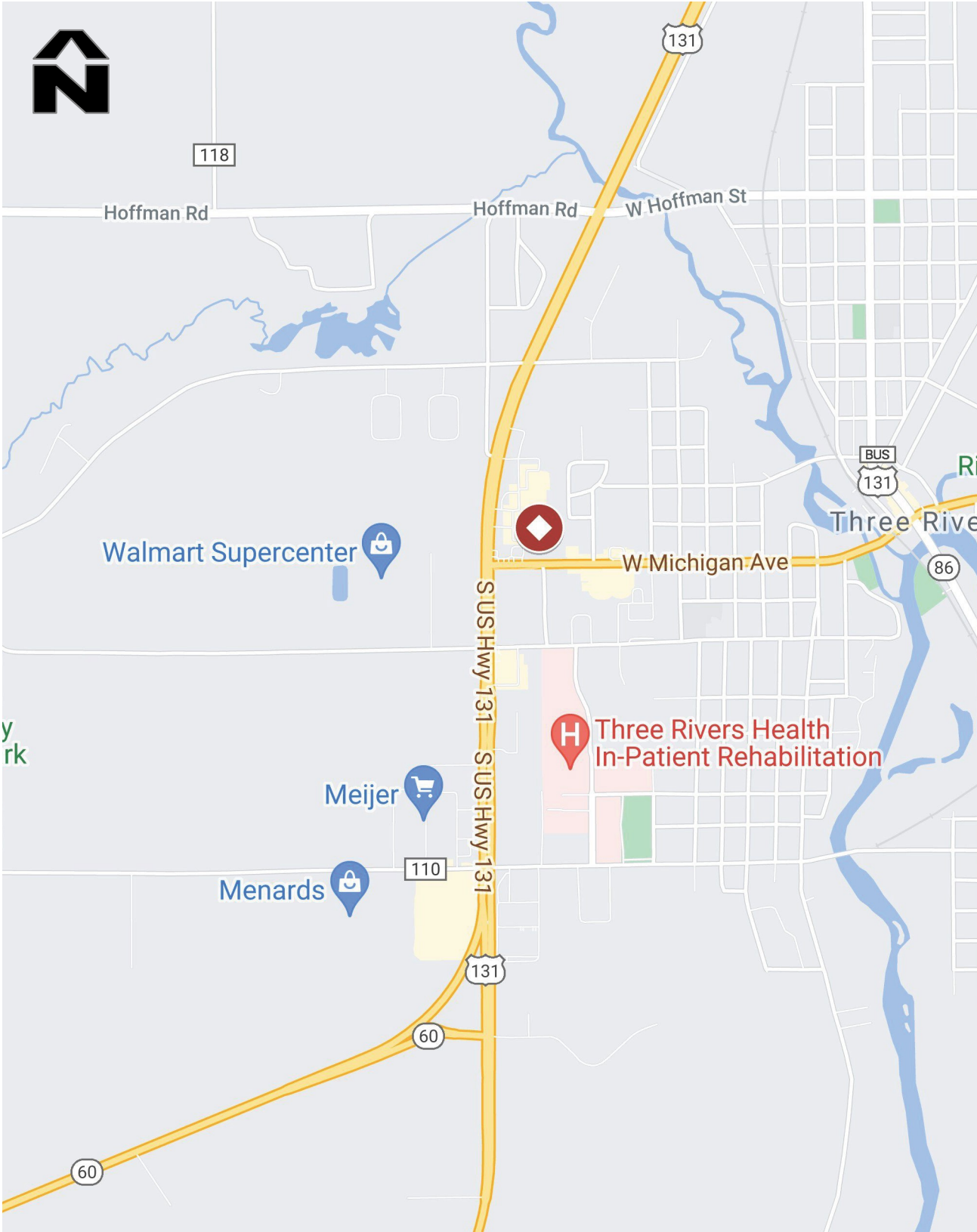
W. Michigan Ave.

Millard St.

S. Health Pkwy

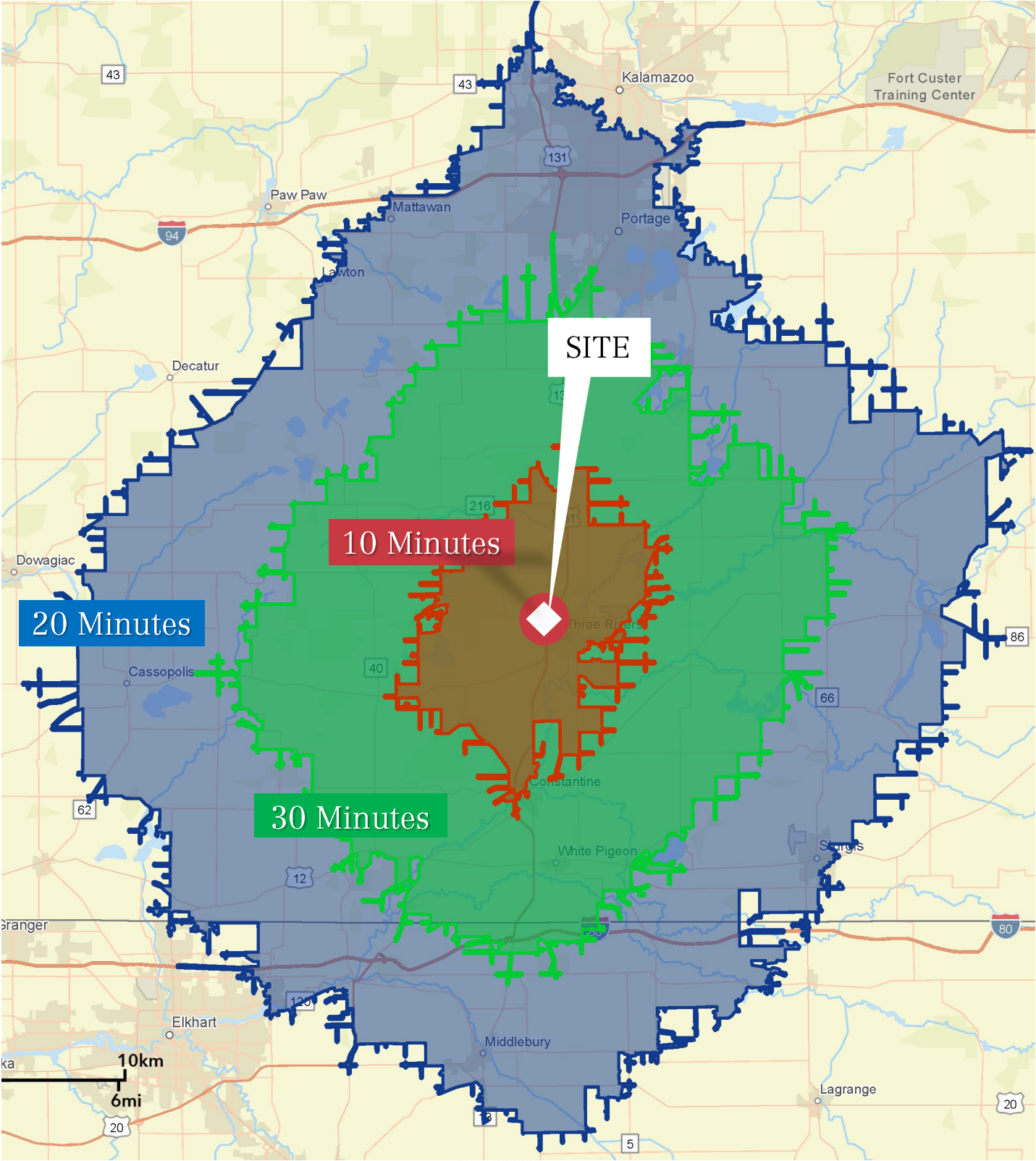
Location Map

River Crossings Plaza
Three Rivers, Michigan



Drive Time Map

River Crossings Plaza
Three Rivers, Michigan



Demographic Information

River Crossings Plaza
Three Rivers, Michigan

Census 2010 Summary		
Population		61,295
Households		23,244
Families		16,275
Average Household Size		2.60
Owner Occupied Housing Units		17,523
Renter Occupied Housing Units		5,721
Median Age		38.6
2021 Summary		
Population		62,149
Households		23,785
Families		16,303
Average Household Size		2.58
Owner Occupied Housing Units		17,148
Renter Occupied Housing Units		6,637
Median Age		40.7
Median Household Income		\$52,072
Average Household Income		\$66,686
2026 Summary		
Population		61,654
Households		23,653
Families		16,112
Average Household Size		2.57
Owner Occupied Housing Units		17,175
Renter Occupied Housing Units		6,478
Median Age		41.9
Median Household Income		\$54,705
Average Household Income		\$73,351
Trends: 2021-2026 Annual Rate		
Population		-0.16%
Households		-0.11%
Families		-0.24%
Owner Households		0.03%
Median Household Income		0.99%
2021 Households by Income		
	Number	Percent
<\$15,000	2,182	9.2%
\$15,000 - \$24,999	2,215	9.3%
\$25,000 - \$34,999	2,871	12.1%
\$35,000 - \$49,999	3,972	16.7%
\$50,000 - \$74,999	5,185	21.8%
\$75,000 - \$99,999	3,142	13.2%
\$100,000 - \$149,999	2,730	11.5%
\$150,000 - \$199,999	913	3.8%
\$200,000+	575	2.4%
Median Household Income	\$52,072	
Average Household Income	\$66,686	
Per Capita Income	\$25,536	
2026 Households by Income		
	Number	Percent
<\$15,000	1,903	8.0%
\$15,000 - \$24,999	1,969	8.3%
\$25,000 - \$34,999	2,760	11.7%
\$35,000 - \$49,999	3,834	16.2%
\$50,000 - \$74,999	5,116	21.6%
\$75,000 - \$99,999	3,236	13.7%
\$100,000 - \$149,999	3,062	12.9%
\$150,000 - \$199,999	1,132	4.8%
\$200,000+	641	2.7%
Median Household Income	\$54,705	
Average Household Income	\$73,351	
Per Capita Income	\$28,155	

30-28 B-2 GENERAL BUSINESS DISTRICT.

- (A) Purpose. The purpose of the B-2 General Business District is to provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region and are located in areas which are well served by collector or arterial street facilities outside the Central Business District.
- (B) Permitted Uses. The following are permitted uses in a B-2 District:
- (1) All permitted uses allowed in a B-1 District
 - (2) Retail gasoline and retail gasoline with convenience store
 - (3) Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building, such as but not limited to: foods, drugs, liquor, furniture, clothing, dry goods, gifts, antiques, pets and pet needs, auto accessories, notions or hardware.
 - (4) Eating and drinking establishments including but not limited to: restaurants, taverns, cafes, drive-thru and drive-ins.
 - (5) Amusement places (such as dance halls or roller rinks)
 - (6) Commercial recreational uses such as bowling alleys, pool or billiard parlor or club, indoor archery, indoor tennis clubs, health clubs and other similar indoor commercial recreation establishments.
 - (7) Copy service and instant offset printing service
 - (8) Department and discount stores
 - (9) Dry cleaning plants
 - (10) Electrical appliance stores including incidental repair and assembly, but not fabricating or manufacturing
 - (11) Employment agencies
 - (12) Garden supply stores, when completely enclosed
 - (13) Governmental and public utility buildings
 - (14) Private clubs or lodges
 - (15) Public utilities
 - (16) Theaters, not of the outdoor drive-in type
 - (17) Travel bureaus, transportation ticket offices
 - (18) Variety stores, 5 and 10 cent stores, and stores of similar nature
 - (19) Other uses similar to the uses listed above based on Planning Commission approval.
- (C) Permitted Accessory Uses. The following are permitted accessory uses in a B-2 District:
- (1) All permitted accessory uses allowed in a B-1 District.
- (D) Conditional Uses. The following conditional uses are permitted in the B-2 district subject to site plan review as provided in Section 30-36 of this Chapter and the following additional requirements.
- (1) All conditional uses, subject to the same conditions, as allowed in the B-1 District.
 - (2) Home improvement centers provided that:
 - (a) The maximum size of an outdoor display area may not be more than 20 percent of the enclosed retail area.
 - (b) The storage and/or display of any materials and/or products shall meet all setback requirements of a structure.
 - (c) Any outdoor storage and/or display of materials and/or products shall be located immediately adjacent to the building and be enclosed by either glass or decorative fencing material.
 - (d) The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent uses.
 - (3) Trade Schools provided that:
 - (a) The use for which training is rendered is permitted in the District.
 - (4) Outdoor sales pace for exclusive sale of new or used automobiles, trucks, motor homes or house trailers provided that:
 - (a) All lighting shall be shielded from adjacent residential districts.
 - (b) Ingress and egress to the outdoor sales area shall be at least 60 feet from the intersection of any two streets.
 - (c) The area of the site to be used for outdoor sales, display or storage shall not exceed seventy percent of the total site.

Permitted Uses

River Crossings Plaza Three Rivers, Michigan

- (d) No major repair or major refinishing shall be done on the lot.
- (e) Used automotive dealers shall be:
 - i. At least one (1) acre in size and a permanent structure containing not less than seven hundred (700) square feet of interior floor space to be used as a business or sales office.
 - ii. Hard surfaced and provided parking spaces for inventory which is not less than ten (10) feet by twenty (20) feet for each used car.
 - iii. A minimum of ten (10) used cars must be kept on the lot at all times while the dealership is in business.
- (5) Hotels and motels provided that:
 - (a) It can be demonstrated that ingress and egress does not conflict with adjacent business uses.
 - (b) Each unit shall contain not less than 250 square feet of floor area.
 - (c) No unit may be used as a permanent residence.
- (6) Commercially used outdoor recreational space for children's amusement parks, miniature golf courses.
- (7) Automobile carwash provided that:
 - (a) All buildings shall have a front yard setback of not less than 50 feet.
 - (b) Vacuuming and drying areas may be located outside the building but shall not be in the front yard and shall not be closer than 25 feet from any residential district.
 - (c) All cars required to wait for access to the facilities shall be provided with stacking space off the street right-of-way and shall only be located within the side and rear yards. Two vehicle stacking spaces shall be provided for each wash stall. Each vehicle stacking space shall be eight feet wide by eighteen feet long, and all vehicle stacking spaces shall be located so as not to encumber traffic circulation within the site.
 - (d) Ingress and egress points shall be located at least 60 feet from the intersection of any two streets.
 - (e) All parking and waiting areas shall be hard surfaced and dust free.
 - (f) All lighting shall be shielded and directed away from adjacent residential districts.
 - (g) Provision, which must be approved by the Zoning Administrator or his/her designee, shall be made by the applicant for the collection and disposal of wash water run-off from motor vehicles between the front of the car wash building and the exit driveway so as to prevent icing on the approach and the apron.
- (8) Automotive repair - minor such as muffler shops, shock absorber replacement shops, brake shops, lube shops, tire stores, undercoating shops, provided that:
 - (a) Access to such use shall be directed to a major or collector street.
 - (b) Access to and from such use shall not be cause for traffic to utilize residential streets.
 - (c) Outdoor storage of parts or materials shall be prohibited unless stored in proper containers or in a completely enclosed building but excluding prefabricated storage sheds. There shall be no outside parking and/or storage of any partially dismantled or inoperative vehicles.
 - (d) Areas for required off-street parking required for customers' use shall not be utilized for parking of vehicles awaiting repair or service.
 - (e) All vehicle servicing or repair shall be conducted within a building.
 - (f) Suitable containers shall be provided and utilized for the disposal of used parts, and such containers shall be screened from public view.
- (9) Small engine repair and equipment repair such as lawn mower repair and servicing, subject to the following conditions:
 - (a) Access to such use shall be directly to a major or collector street.
 - (b) Access to and from such use shall not be cause for traffic to utilize residential streets.

Permitted Uses

River Crossings Plaza
Three Rivers, Michigan

- (c) Outdoor storage of parts or materials shall be prohibited unless such storage is within a fenced and obscured area which meets all setback requirements.
 - (d) Areas for required off-street parking required for customer use shall not be utilized for the storage of equipment awaiting repair.
 - (e) All vehicle servicing or repair shall be conducted within a building.
 - (f) Suitable containers shall be provided and utilized for the disposal of used parts and such containers shall be screened from public view.
- (10) Veterinary Hospitals or Clinics provided that:
- (a) All activities are conducted within a totally enclosed building.
 - (b) That the building be climate controlled.
 - (c) That all buildings control noise levels through the installation of soundproofing treatments like acoustic sound panels, ceiling tiles, and VET baffles that are designed to absorb animal noise within the hospital or clinic.
 - (d) That boarding of animals may only be an accessory use to the main use of a hospital or clinic.
- (11) Transient Merchants
- (12) Tattoo Studio
- (E) Special Exception Uses. The following special exception uses may be allowed in the B-2 District subject to review and approval in accordance with the provisions of Section 30-34 of this Chapter.
- (1) All special exception uses allowed in B-1 Districts.
 - (2) Light industrial uses.
- (F) Lot Area, Setback and Height Requirements. All buildings and uses within the B-2 General Business District shall be subject to the requirements of the Schedule of Regulations in Section 30-20 of this Chapter unless otherwise specified.