

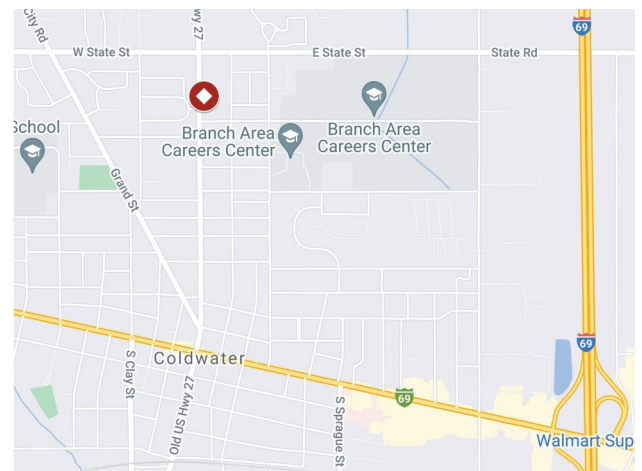


Fairfield Plaza

422, 426, 430, 440, 470, 474, 476,
480, 490, 492 Marshall Street
Coldwater, Michigan 49036

Property Features

- Variety of suite sizes available for immediate occupancy for retail or office
- Highly visible pylon sign on Marshall Street
- Neighborhood retail center
- Abundant surface parking
- Multiple ingress/egress options
- Traffic counts: Marshall Street: 7,720 ADT (2019)
- [Zoned C-1](#)
- Rates: \$6.50/SF to \$8.00/SF NNN
- Available Suites Range: 1,400 to 16,915 SF



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Asset Overview

Fairfield Plaza
Coldwater, Michigan

More Than An Address

Fairfield Plaza is a 132,629 SF retail center on 10.03 acres and is located on the east side of Marshall Street (Old US Hwy 27) and just south of State Street in Coldwater, Michigan. There are a variety of suite sizes available for immediate occupancy for retail or office users.

The property has easy ingress and egress from Marshall Street. Fairfield Plaza has a highly visible pylon sign which helps to easily identify the tenants and property. Join a variety of tenants and capitalize from the traffic they generate. Benefit from other national and local retail providers such as: Subway, Hungry Howie's, Children's Museum, Select Health, LinCare and many other local retailers.

The Offering

Availability 1,400 up to 24,995 SF

Rate \$6.50—\$8.00/SF NNN



Suite 422

Lease Overview

Fairfield Plaza
Coldwater, Michigan

The Building

Location	City of Coldwater
Total Building SF	+/- 132,629 SF
Acreage	10.03 Acres
Construction	Wood Frame / Block
HVAC	Gas/Forced Air
Air Conditioning	Yes
Signage	Pylon & Building
Parking	420 Parking spaces—3.18 spaces per 1,000 SF
Zoning	C-1
Year Built	1960

Lease Information

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

Availability

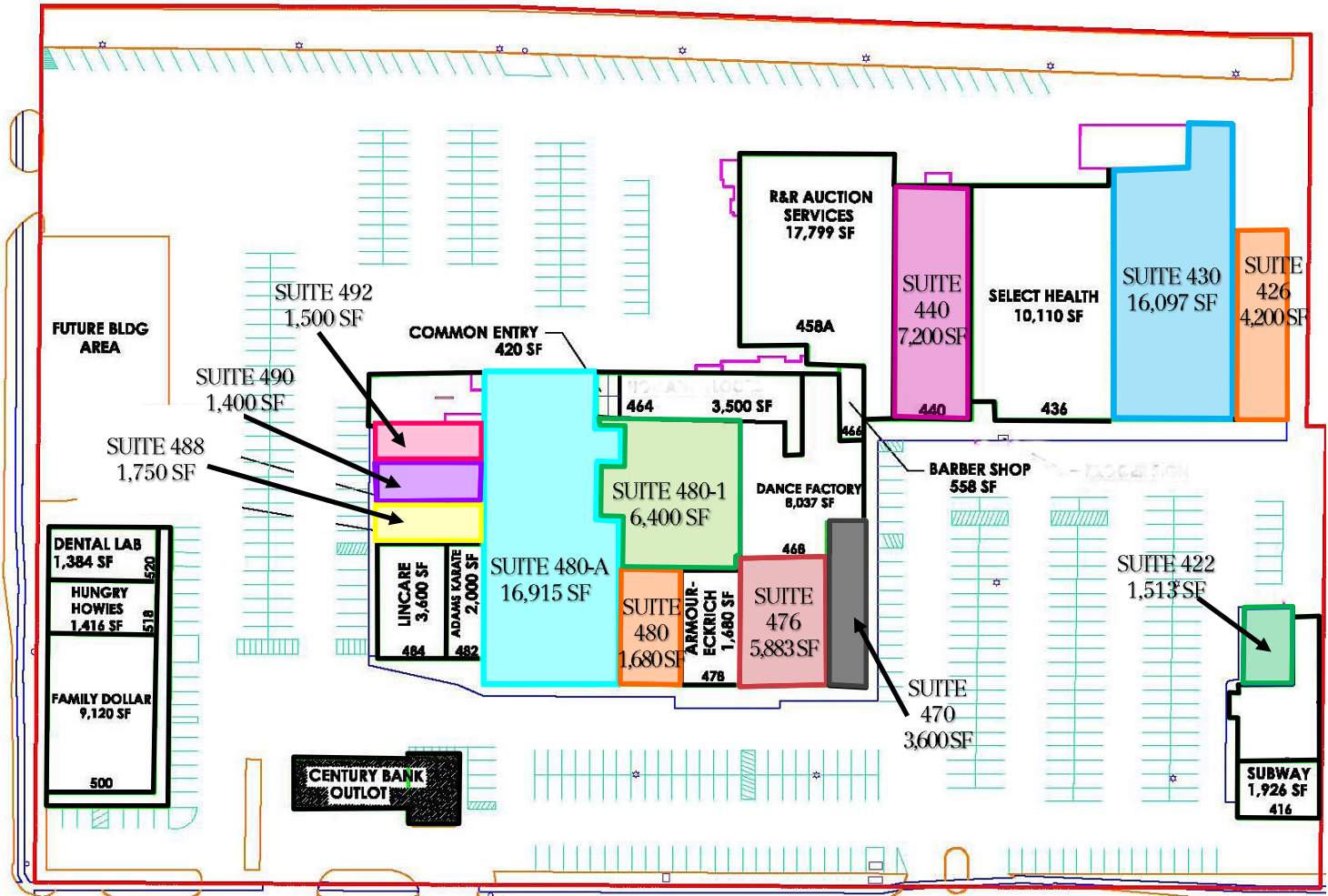
Suite	Rentable SF	Rate/SF/Yr	Type	NNN's \$4.00/SF	Base Monthly Rent	Base Monthly Rent + NNN's
422	1,513 SF	\$8.00/SF	NNN	\$504.33	\$1,008.67/Month	\$1,512.99
426	4,200 SF	\$8.00/SF	NNN	\$1,400.00	\$2,800.00/Month	\$4,200.00
430	16,097 SF	\$6.50/SF	NNN	\$5,365.66	\$8,719.21/Month	\$14,084.87
440	7,200 SF	\$8.00/SF	NNN	\$2,400.00	\$4,800.00/Month	\$7,200.00
470/474	3,600 SF	\$8.00/SF	NNN	\$1,200.00	\$2,400.00/Month	\$3,600.00
476-A	5,883 SF	\$8.00/SF	NNN	\$1,961.00	\$3,922.00/Month	\$5,883.00
480	1,680 SF	\$8.00/SF	NNN	\$560.00	\$1,120.00/Month	\$1,680.00
480-1	6,400 SF	\$8.00/SF	NNN	\$2,133.33	\$4,266.66/Month	\$6,399.99
480-A	16,915 SF	\$6.50/SF	NNN	\$5,638.33	\$9,162.29/Month	\$14,800.62
488	1,750 SF	\$8.00/SF	NNN	\$583.33	\$1,166.67/Month	\$1,749.99
490	1,400 SF	\$8.00/SF	NNN	\$466.66	\$933.33/Month	\$1,399.99
492	1,500 SF	\$8.00/SF	NNN	\$500.00	\$1,000.00/Month	\$1,500.00

Site Plan

Fairfield Plaza
Coldwater, Michigan

N. HUDSON STREET

E. STATE STREET



MARSHALL STREET

7,720 ADT
(2019)

MONUMENT
SIGNAGE

Property Photography

Fairfield Plaza
Coldwater, Michigan



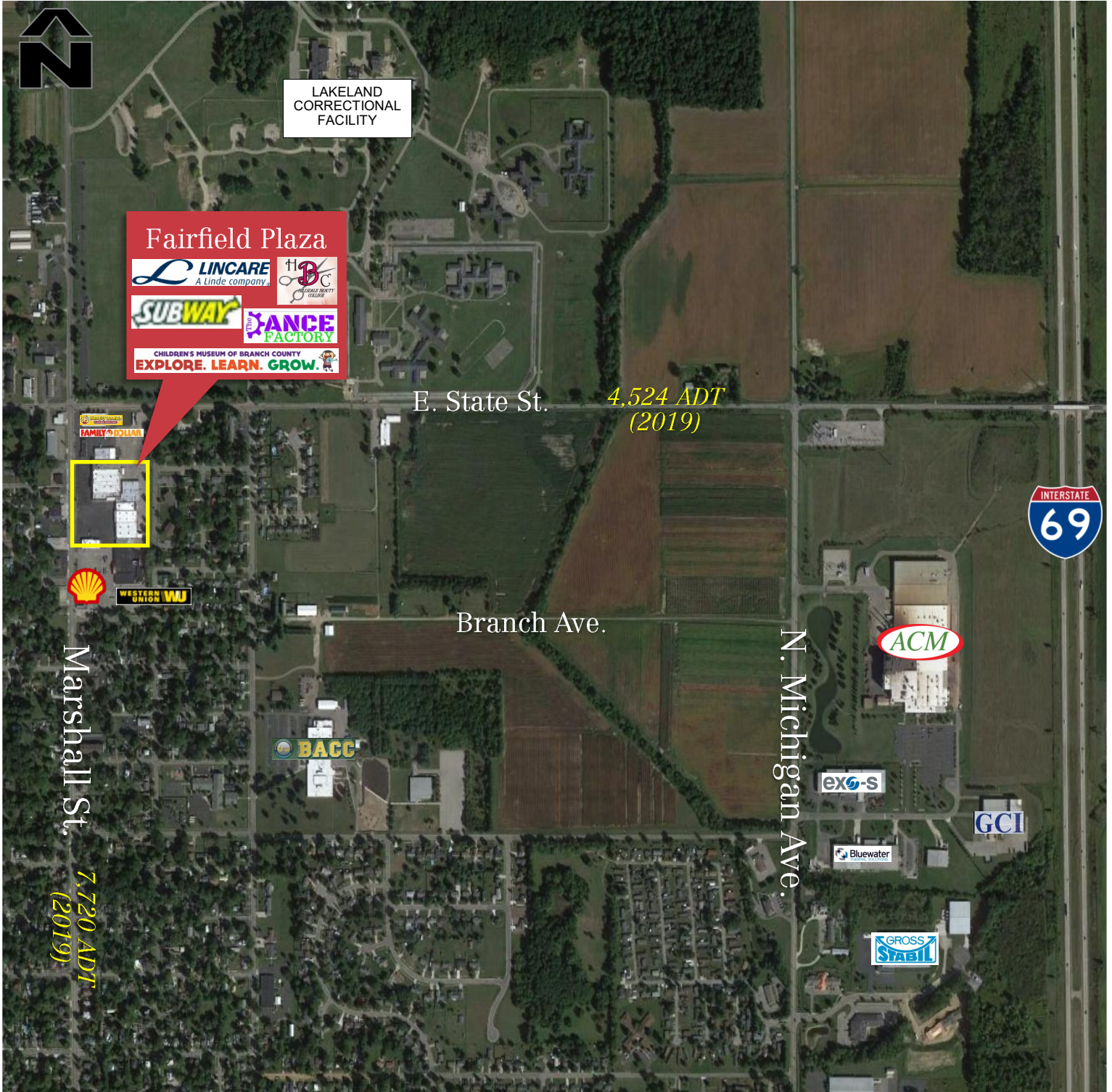
Property Photography

Fairfield Plaza
Coldwater, Michigan



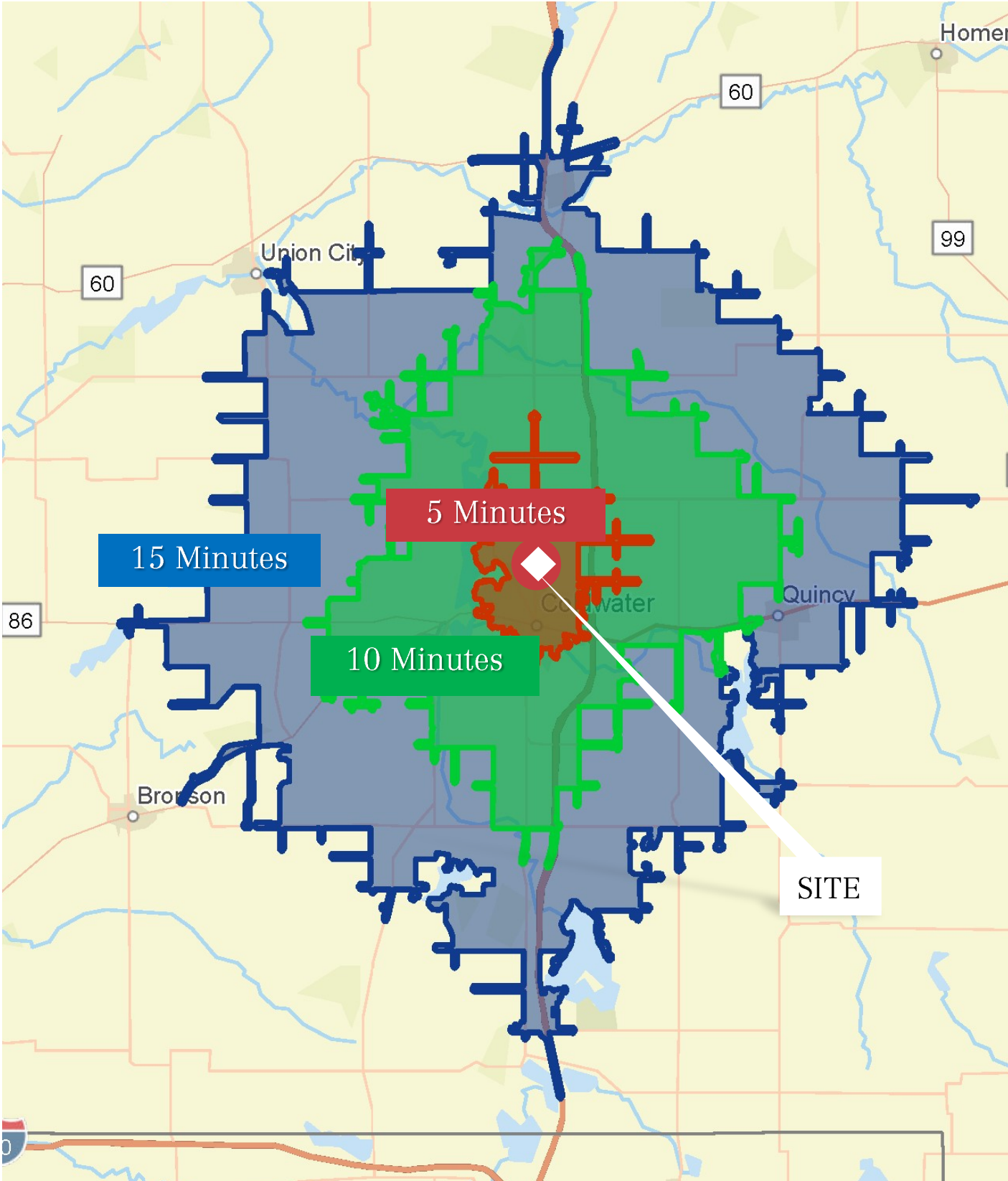
Aerial Map

Fairfield Plaza
Coldwater, Michigan



Drive Time Map

Fairfield Plaza
Coldwater, Michigan



Demographic Information

Fairfield Plaza
Coldwater, Michigan

	1 mile	3 miles	5 miles			
Census 2010 Summary						
Population	7,912	16,477	19,804			
Households	2,064	5,382	6,711			
Families	1,337	3,422	4,381			
Average Household Size	2.50	2.49	2.49			
Owner Occupied Housing Units	1,428	3,527	4,655			
Renter Occupied Housing Units	636	1,855	2,056			
Median Age	39.3	38.5	39.0			
2021 Summary						
Population	6,942	15,608	19,212			
Households	2,104	5,530	6,993			
Families	1,326	3,425	4,459			
Average Household Size	2.48	2.47	2.47			
Owner Occupied Housing Units	1,293	3,180	4,270			
Renter Occupied Housing Units	811	2,351	2,724			
Median Age	39.3	39.0	39.8			
Median Household Income	\$52,095	\$47,852	\$49,495			
Average Household Income	\$67,569	\$60,930	\$62,532			
2026 Summary						
Population	6,924	15,610	19,287			
Households	2,103	5,543	7,040			
Families	1,316	3,407	4,458			
Average Household Size	2.48	2.47	2.46			
Owner Occupied Housing Units	1,301	3,226	4,343			
Renter Occupied Housing Units	801	2,317	2,697			
Median Age	39.6	39.6	40.4			
Median Household Income	\$54,188	\$50,595	\$51,744			
Average Household Income	\$73,300	\$66,461	\$68,561			
Trends: 2021-2026 Annual Rate						
Population	-0.05%	0.00%	0.08%			
Households	-0.01%	0.05%	0.13%			
Families	-0.15%	-0.11%	0.00%			
Owner Households	0.12%	0.29%	0.34%			
Median Household Income	0.79%	1.12%	0.89%			
2021 Households by Income						
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	185	8.8%	539	9.7%	623	8.9%
\$15,000 - \$24,999	223	10.6%	738	13.3%	904	12.9%
\$25,000 - \$34,999	240	11.4%	721	13.0%	889	12.7%
\$35,000 - \$49,999	337	16.0%	861	15.6%	1,108	15.8%
\$50,000 - \$74,999	508	24.1%	1,224	22.1%	1,496	21.4%
\$75,000 - \$99,999	245	11.6%	574	10.4%	786	11.2%
\$100,000 - \$149,999	221	10.5%	584	10.6%	807	11.5%
\$150,000 - \$199,999	78	3.7%	196	3.5%	261	3.7%
\$200,000+	66	3.1%	94	1.7%	119	1.7%
Median Household Income	\$52,095		\$47,852		\$49,495	
Average Household Income	\$67,569		\$60,930		\$62,532	
Per Capita Income	\$22,880		\$22,747		\$23,601	
2026 Households by Income						
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	165	7.8%	483	8.7%	557	7.9%
\$15,000 - \$24,999	204	9.7%	673	12.1%	823	11.7%
\$25,000 - \$34,999	236	11.2%	728	13.1%	902	12.8%
\$35,000 - \$49,999	323	15.4%	842	15.2%	1,086	15.4%
\$50,000 - \$74,999	502	23.9%	1,195	21.6%	1,441	20.5%
\$75,000 - \$99,999	264	12.6%	618	11.1%	838	11.9%
\$100,000 - \$149,999	249	11.8%	671	12.1%	944	13.4%
\$150,000 - \$199,999	89	4.2%	232	4.2%	318	4.5%
\$200,000+	70	3.3%	100	1.8%	130	1.8%
Median Household Income	\$54,188		\$50,595		\$51,744	
Average Household Income	\$73,300		\$66,461		\$68,561	
Per Capita Income	\$24,686		\$24,785		\$25,866	

Location Map

Fairfield Plaza
Coldwater, Michigan

