

PRICE REDUCED! | Two Tenant Retail Building on Niles Avenue in St. Joseph, Michigan



Snapshot

Building:	32,413 SF
Land:	2.07 Acres
Zoning:	C - Commercial
Year Built:	1958; Remodeled 1988
Power:	3-Phase / 440 volt
HVAC:	Gas FA - Roof Tops
Parking:	100+ Lighted Spaces
CAP Rate:	9.2%
NOI:	\$180,000

Reduced Price: \$1,650,000 (\$1,965,750)

Property Details

Reduced Price! This is a 32,413 SF 2-tenant building. Harding's Family Grocery is the anchor tenant and Family Dollar is the smaller tenant.

Detailed financial information is available upon execution of a confidentiality agreement.

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,039	33,352	53,387
NUMBER OF HOUSEHOLDS	2,555	14,853	23,128
AVERAGE HOUSEHOLD INCOME	\$81,168	\$73,121	\$72,121
MEDIAN AGE	44.5	40.2	39.8
MEDIAN HOME VALUE	\$179,284	\$164,470	\$169,231

4100 Edison Lakes Parkway, Suite 350

Mishawaka, Indiana

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Retail Investment Opportunity

Harding's | 2844 Niles Ave.

St. Joseph, Michigan

NAI Cressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Located on the Main Retail Corridor | 14,537 Average Daily Traffic Count



Location

Located in St. Joseph, Michigan on busy Niles Avenue. The City of St. Joseph is in Berrien County in Southwest Michigan. Niles Avenue is the main retail corridor supporting many national and regional franchise businesses. It is within easy access to the major highways and minutes to the affluent beach community and downtown area.

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St. Joseph, Michigan



A map of Michigan and surrounding areas, including parts of Illinois, Indiana, and Ohio. A red star marks the location of St. Joseph, Michigan, on the coast of Lake Michigan. Major cities like Chicago, Gary, South Bend, and Kalamazoo are labeled. The map shows a network of highways, including Interstates 90, 94, and 196, and various state routes. The Great Lakes are shown in blue, and land areas are in light gray/tan.

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