

2061 M-139
Benton Harbor, MI 49022



Two
Suites Available



\$21.95
Lease Rate/SF



NNN
Lease Type

FOR LEASE

Two adjacent suites (1,388 SF and 1,389 SF) are available for lease at this high-traffic retail center in Benton Harbor. Spaces can be leased individually or combined for up to 2,777 SF. Located along M-139 with strong visibility and ample parking, this site is well-suited for local or national retailers looking to establish a presence in the market. Neighboring retailers include T.J. Maxx, PetSmart, Belle Tire, Jersey Mike's Subs, Michaels, Kohl's, Dollar Tree, Dunham's Sports, Ross Dress for Less, Lowe's, Walmart, Meijer, and many others.

CONTACT

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BUILDING SNAPSHOT



2,777 SF
Available



0.64
Acres



1975
Year Built



D1 COMM
Zoning



Ample
On-Site Parking



\$21.95
Lease Rate/SF, NNN

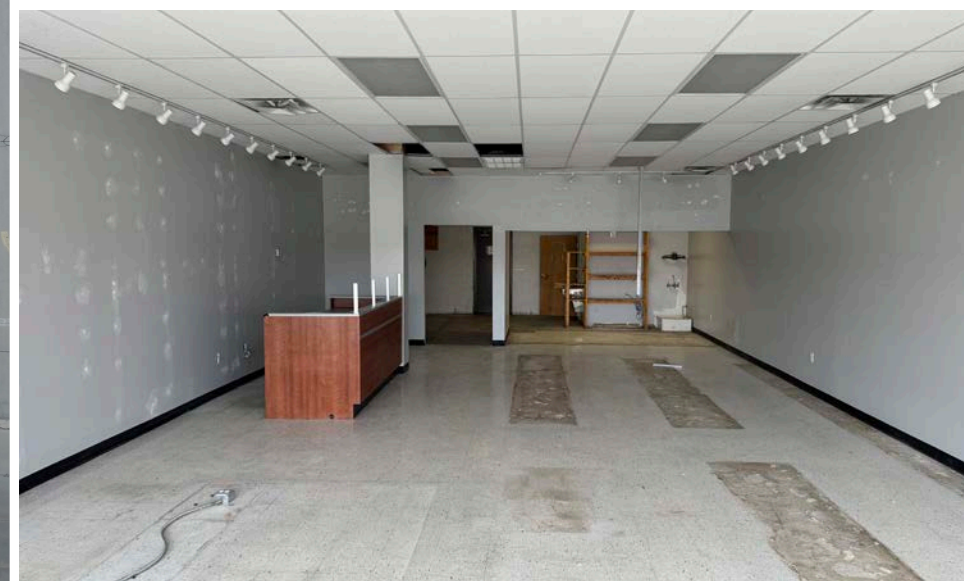
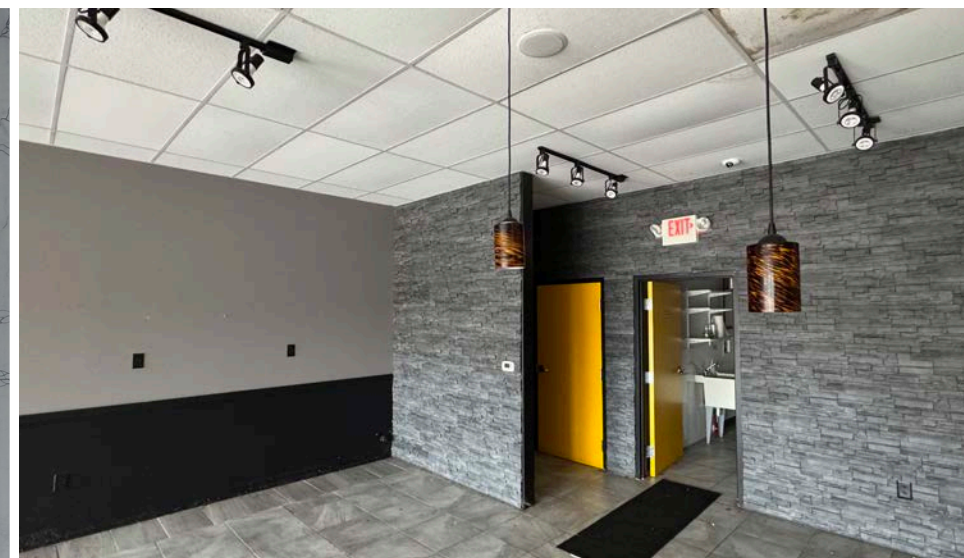
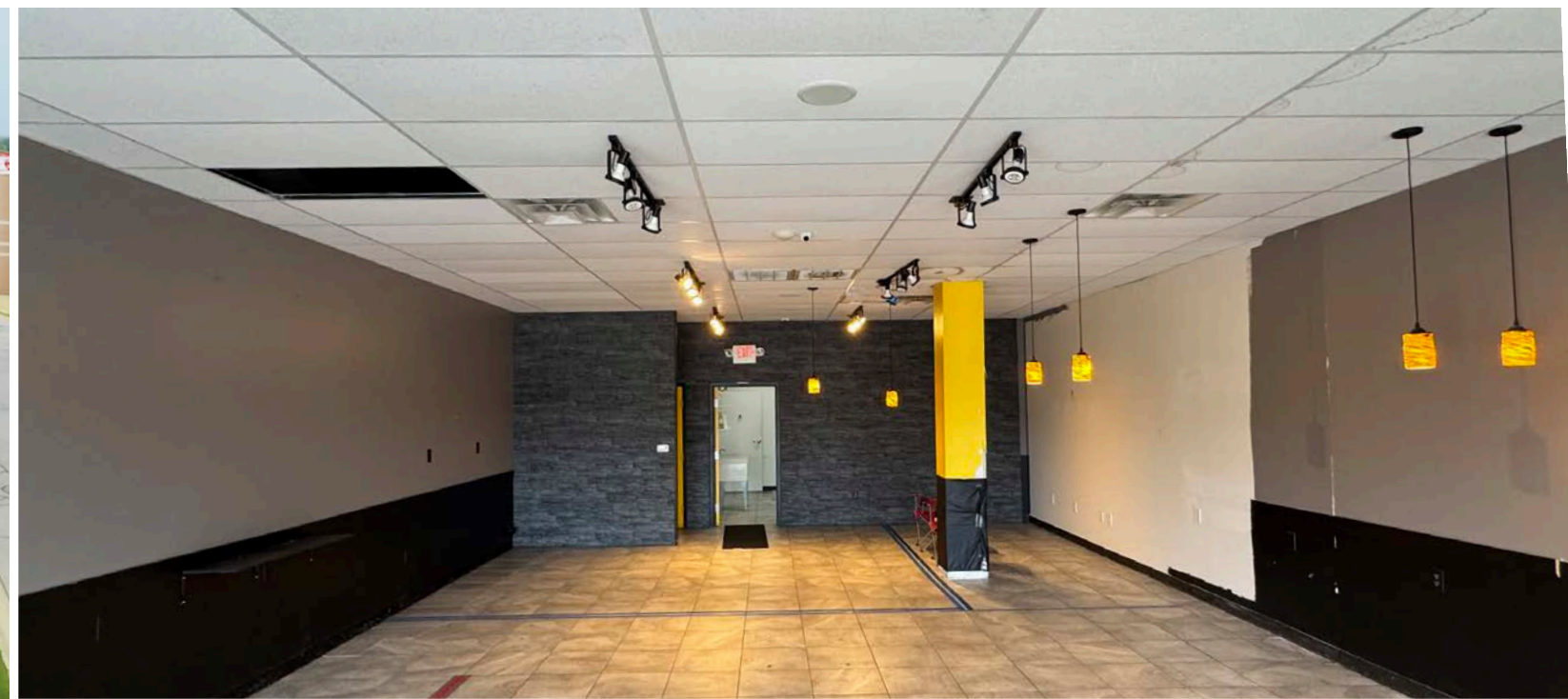
PROPERTY INFORMATION

Parcel Number	03-0032-0002-26-0
Lot Size	0.64 acres
Year Built	1975
Parking	Ample on-site
Municipality	Benton Harbor Township
Zoning	D1 COMM

LEASE INFORMATION

Suite	2	3	2 & 3
Available Area	1,389 SF	1,388 SF	2,777 SF
Lease Rate/SF, NNN	\$21.95	\$21.95	\$21.95
Base Rent/Month	\$2,530.71	\$2,538.88	\$5,079.60
Est. NNN Expenses/SF			\$4.93
Total Rent/Month	\$3,111.36	\$3,109.12	\$6,220.48

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GNC

GameStop



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