

FOR SALE

**3408 Hollywood Rd,
Saint Joseph, MI 49085**

This .67-acre property on Hollywood Road in St. Joseph, Michigan features a well-maintained 4,865 SF office/warehouse building with three (3) overhead doors and 10' ceilings. The space is in good condition and can be used immediately for office or shop operations with a future option for redevelopment. Located directly adjacent to I-94, the site offers outstanding exposure with 61,253 vehicles daily on I-94 and 16,743 on Niles Road (MDOT 2023). This location is ideal for a service-based contractor or similar use.

INDUSTRIAL
4,865 SF | .67 Acres

www.LakeshoreCommercial.com
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SALE INFORMATION

Sales Price	\$745,000
Total SF	4,865 SF
Price per SF	\$153/SF
Acres	.67 Acres
Term	Cash/ Conventional
Assessed Value (2024)	\$158,200
Taxable Value (2024)	\$151,373
RE Taxes (2024)	\$5,824
APN	18-0012-0012-01-6
County	Berrien
Taxing Authority	St Joseph Charter Township
Zoning	I-1*

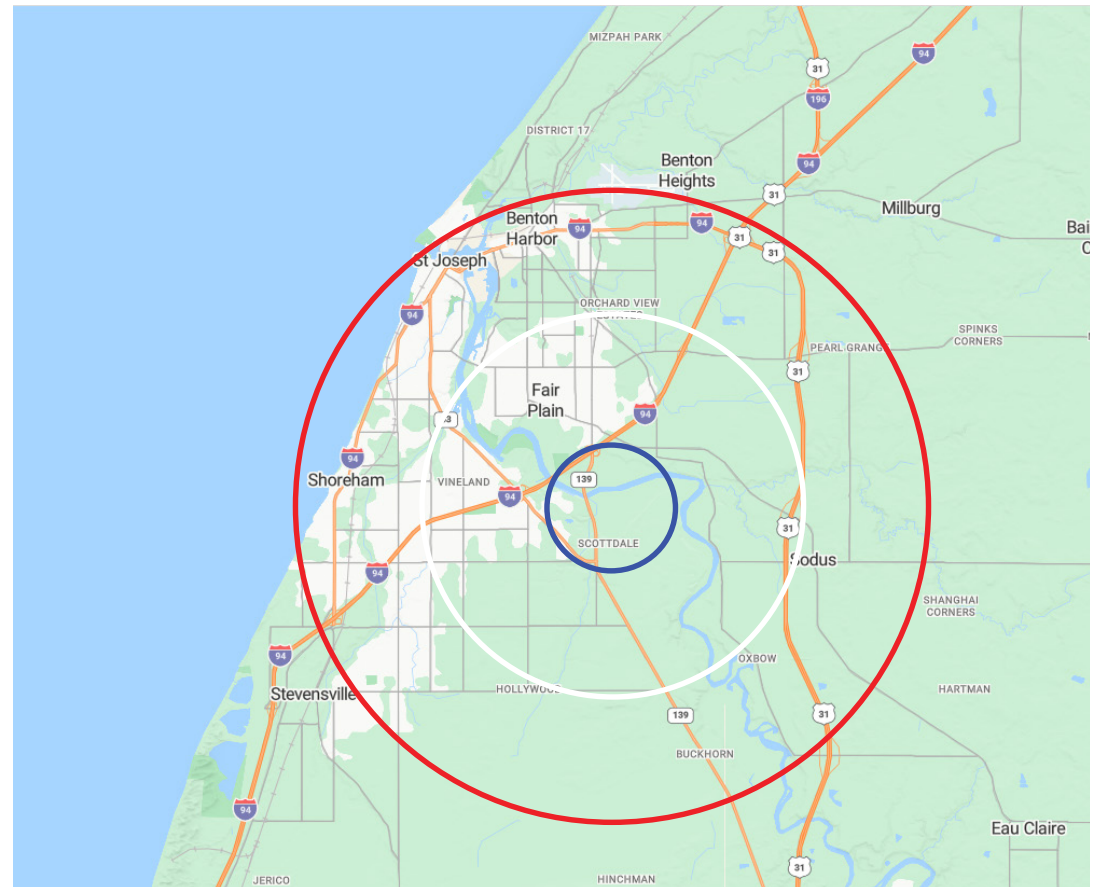
*Future rezone to Commercial per City's Master Plan

POPULATION

Distance	Male	Female	Total
1- Mile	720	718	1,438
3- Mile	7,561	7,894	15,455
5- Mile	20,709	21,769	42,478
HOUSEHOLDS & INCOME	1- Mile	3- Mile	5- Mile
Estimated HH	3,546	10,951	21,547
Average HH Income	\$62,729	\$65,641	\$56,962

PROPERTY HIGHLIGHTS

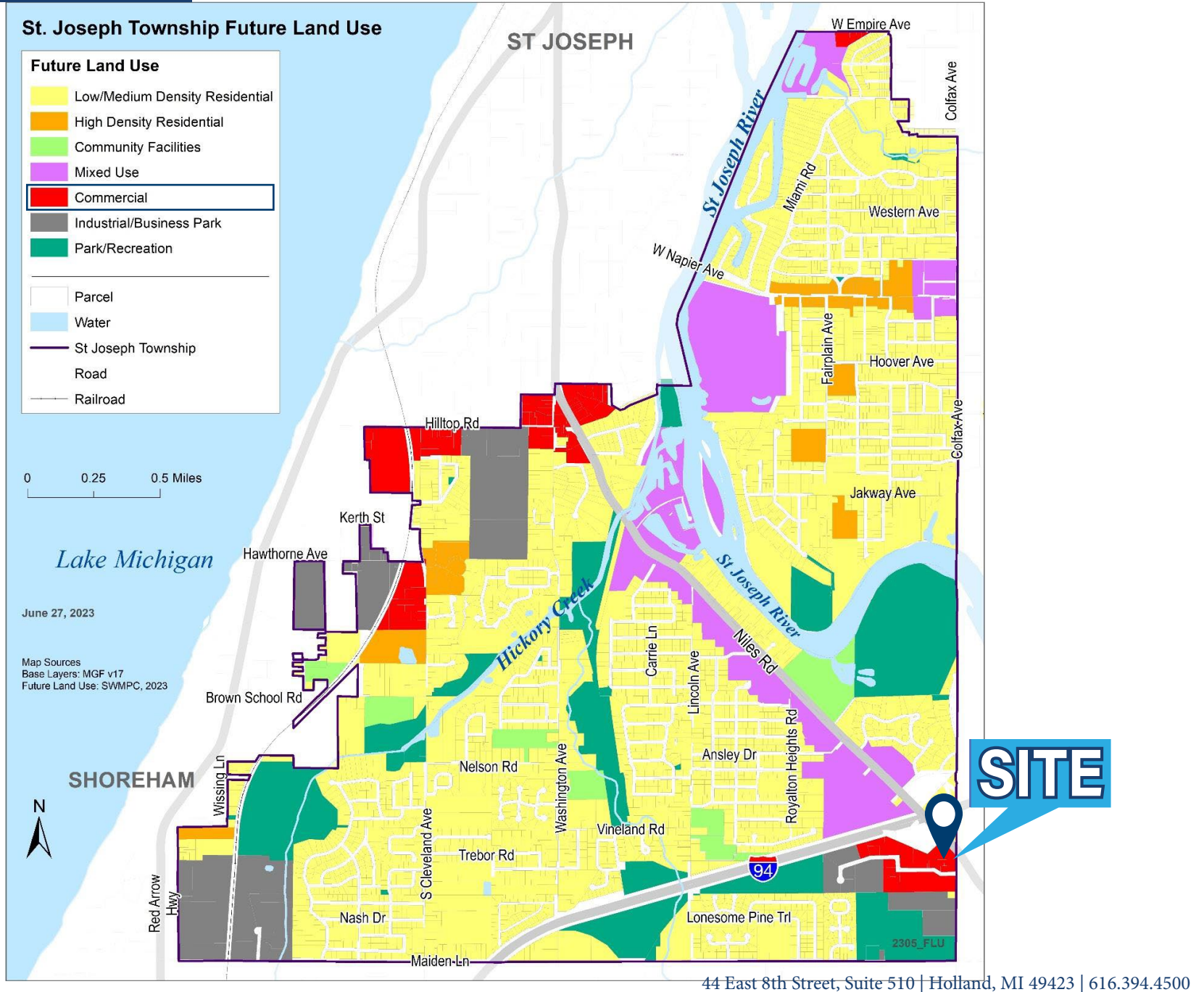
- AADT Traffic Count (2023)
 - I-94: 61,253
 - Niles Rd: 16,743
- High Visibility
- Close in proximity to I-94
- Location surrounded by national and regional businesses



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FUTURE USE MAP

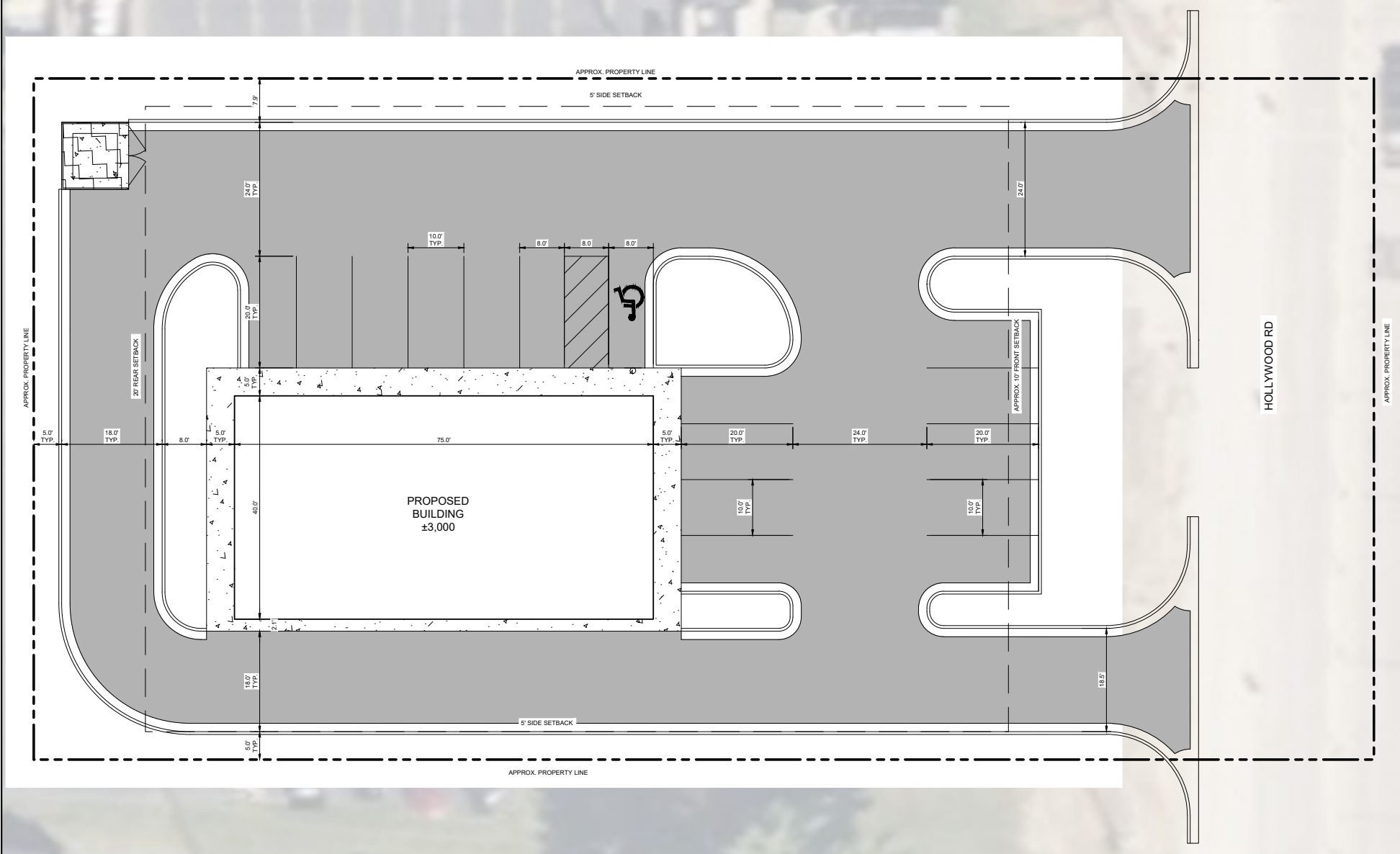
For more information, visit:
<https://sjct.org/>



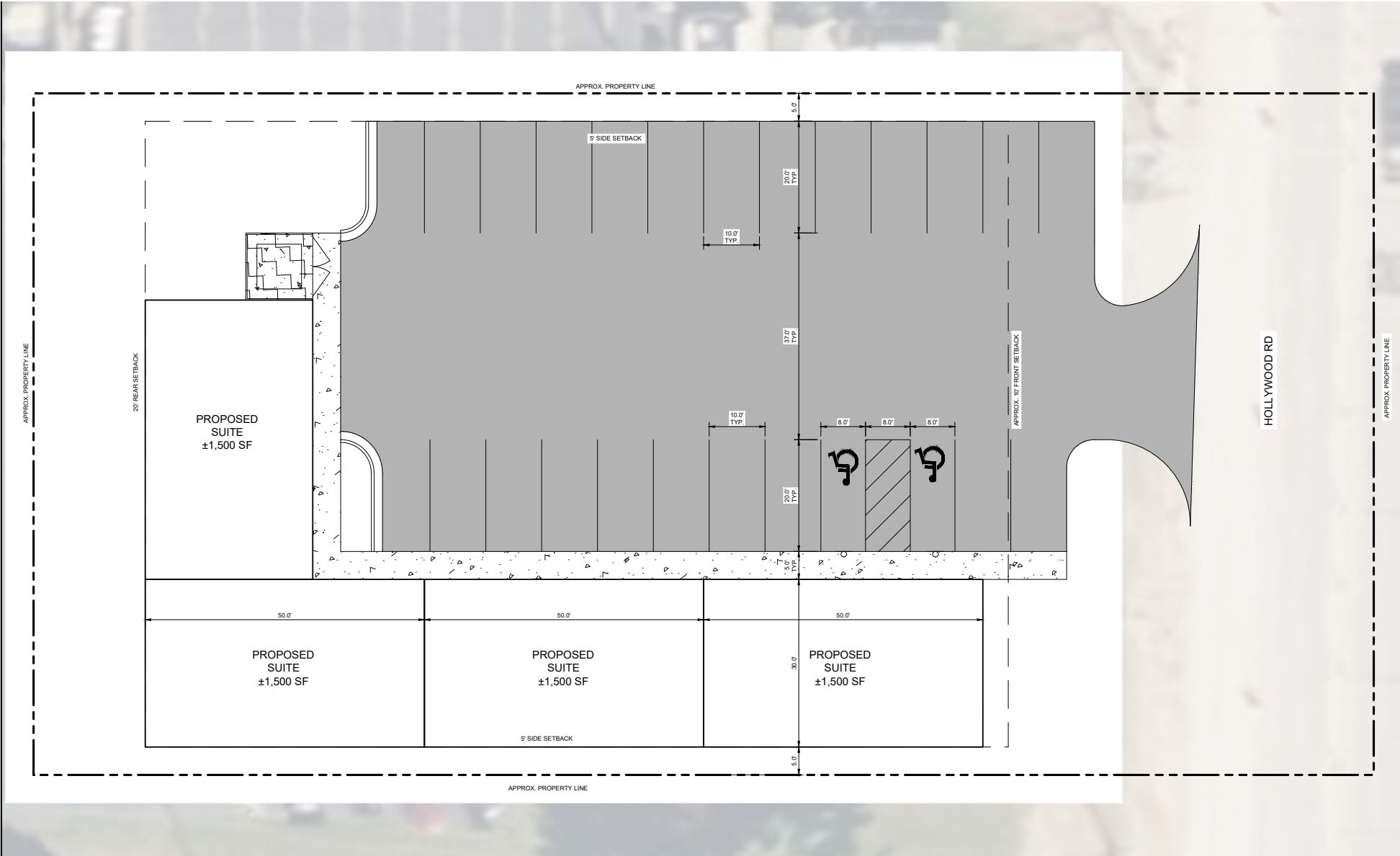
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SITE PLAN- DRIVE THRU



SITE PLAN- RETAIL STRIP



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DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3408 Hollywood Rd, Saint Joseph, MI 49085

CITY, STATE

Saint Joseph, MI

POPULATION

48,026

AVG. HH SIZE

2.48

MEDIAN HH INCOME

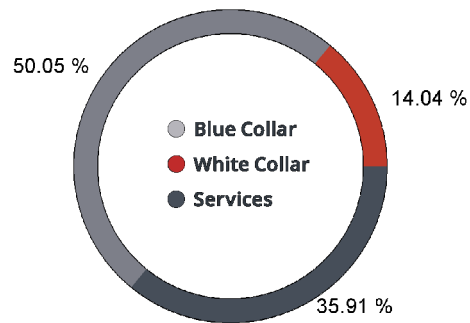
\$42,479

HOME OWNERSHIP

Renters: **5,898**

Owners: **13,516**

EMPLOYMENT



45.08 %
Employed

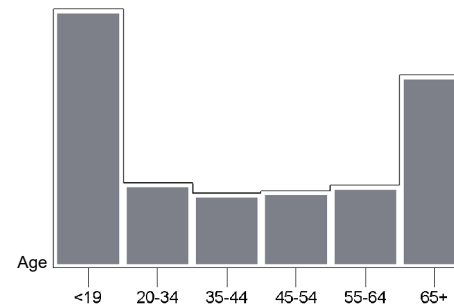
2.19 %
Unemployed

EDUCATION

High School Grad:	26.12 %
Some College:	22.50 %
Associates:	8.31 %
Bachelors:	30.58 %

GENDER & AGE

48.73 % **51.27 %**

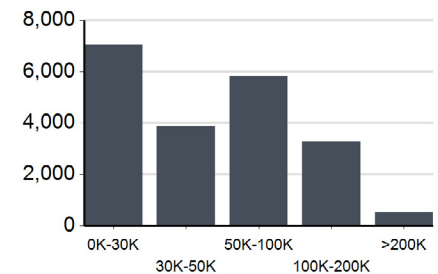


RACE & ETHNICITY

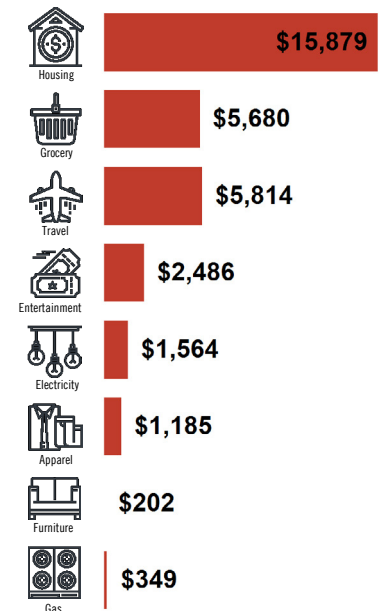
White:	88.67 %
Asian:	2.31 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	4.36 %
Hispanic:	2.83 %
Two or More Races:	1.84 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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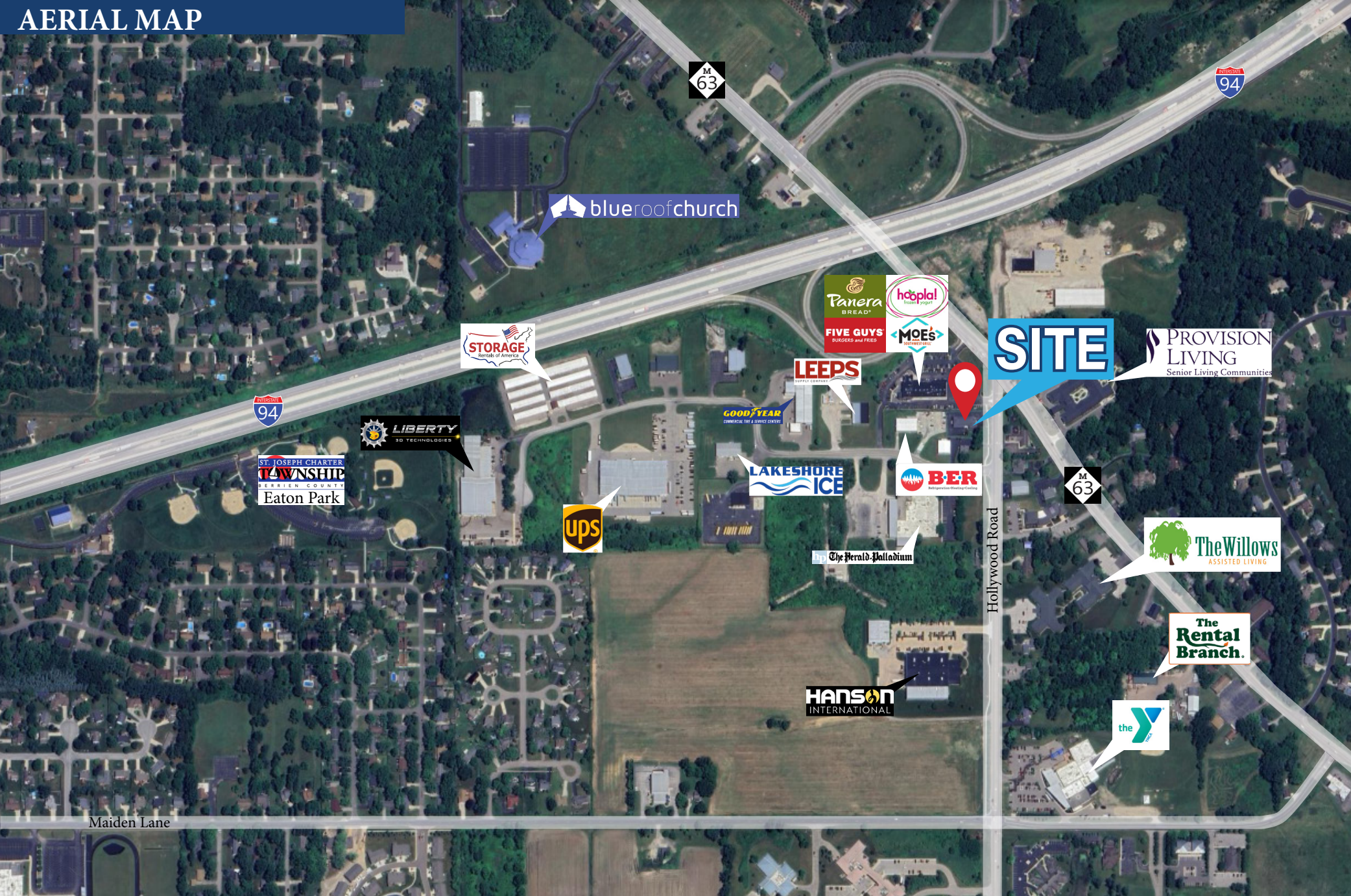
PHOTOS



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AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.