

9.01 ACRES CINEMA WAY

1325 CINEMA WAY | BENTON HARBOR, MI 49022

Ground Lease / Build-to-Suit



PROPERTY HIGHLIGHTS

- 9.01 acres of vacant land available for ground lease / build-to-suit
- D-1, Commercial District zoning, allowing for a variety of uses
- Situated between Courtyard by Marriott and Family Farm & Home on Cinema Way
- Convenient access to I-94
- Surrounded by major retailers, including Walmart, Lowe's, Meijer, Harbor Freight, T.J. Maxx, Kohl's, Dunham's, and many more
- Next to numerous hotels, creating built-in traffic from hotel guests
- Over 83K residents within a 10-mile radius



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Lease Rate:	Contact Broker
Parcel:	03-0032-0006-36-0
Zoning:	D-1, Commercial District
Land Size:	9.01 Acres

PROPERTY DESCRIPTION

9.01 acres of vacant land are available for ground lease / build-to-suit. Zoned D-1, Commercial District, the property allows for a variety of uses and is situated between Courtyard by Marriott and Family Farm & Home on Cinema Way. The site offers convenient access to I-94 and is surrounded by major retailers, including Walmart, Lowe's, Meijer, Harbor Freight, T.J. Maxx, Kohl's, Dunham's, and many more. Numerous nearby hotels create built-in traffic from hotel guests, while over 83K residents live within a 10-mile radius.

LOCATION DESCRIPTION

Located on Cinema Way between Courtyard and Family Farm & Home, just north of I-94 in Benton Harbor, MI.

SURROUNDING BUSINESSES

Courtyard, Family Farm & Home, Walmart, Celebration! Cinema, Hilton Garden Inn, SpringHill Suites, Lowe's, El Rodeo Mexican Restaurant, Meijer, Harbor Freight, T.J. Maxx, Kohl's, Dunham's and more.

TRAFFIC (VEHICLES PER DAY)

Cinema Way	8,450
I-94	60,945
(2WAY/ADT/CoStar 2026)	



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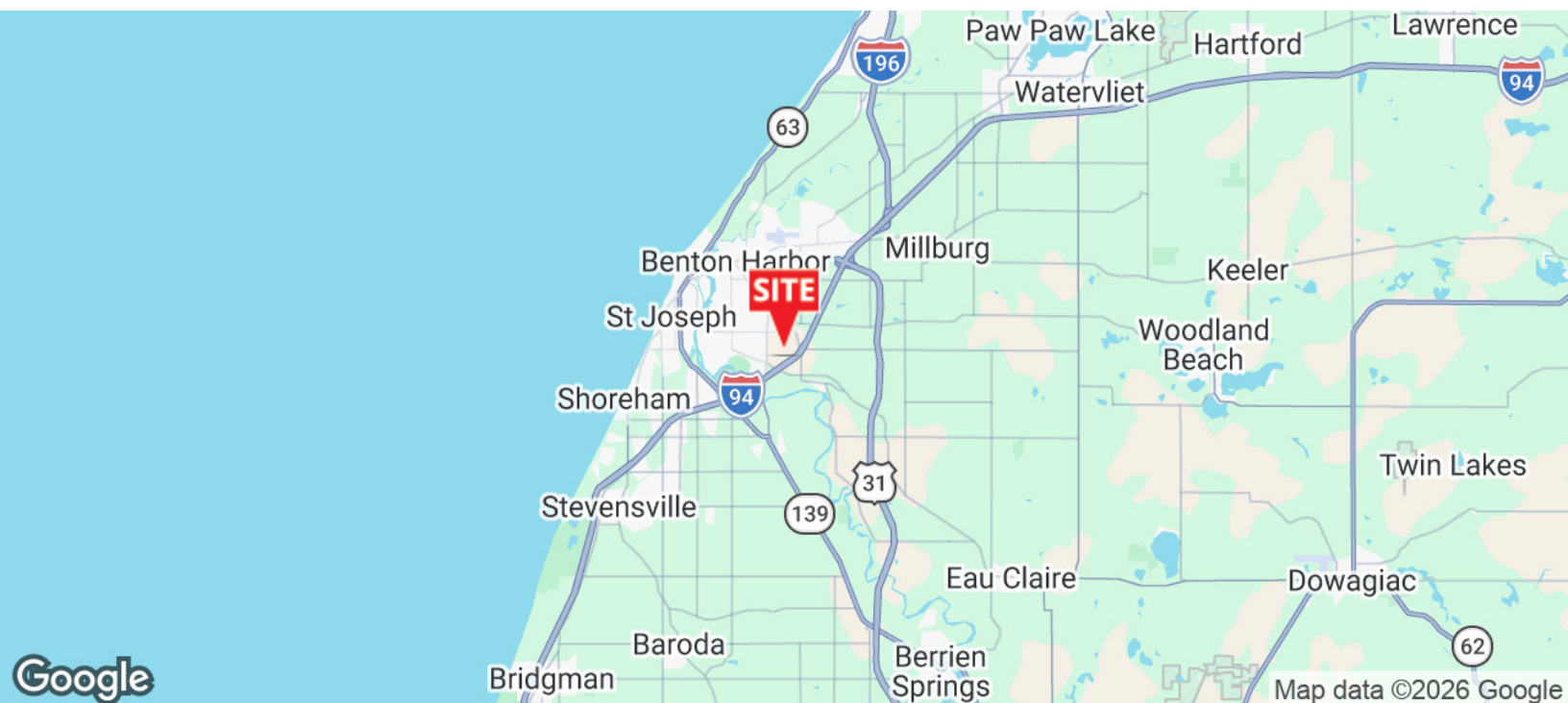
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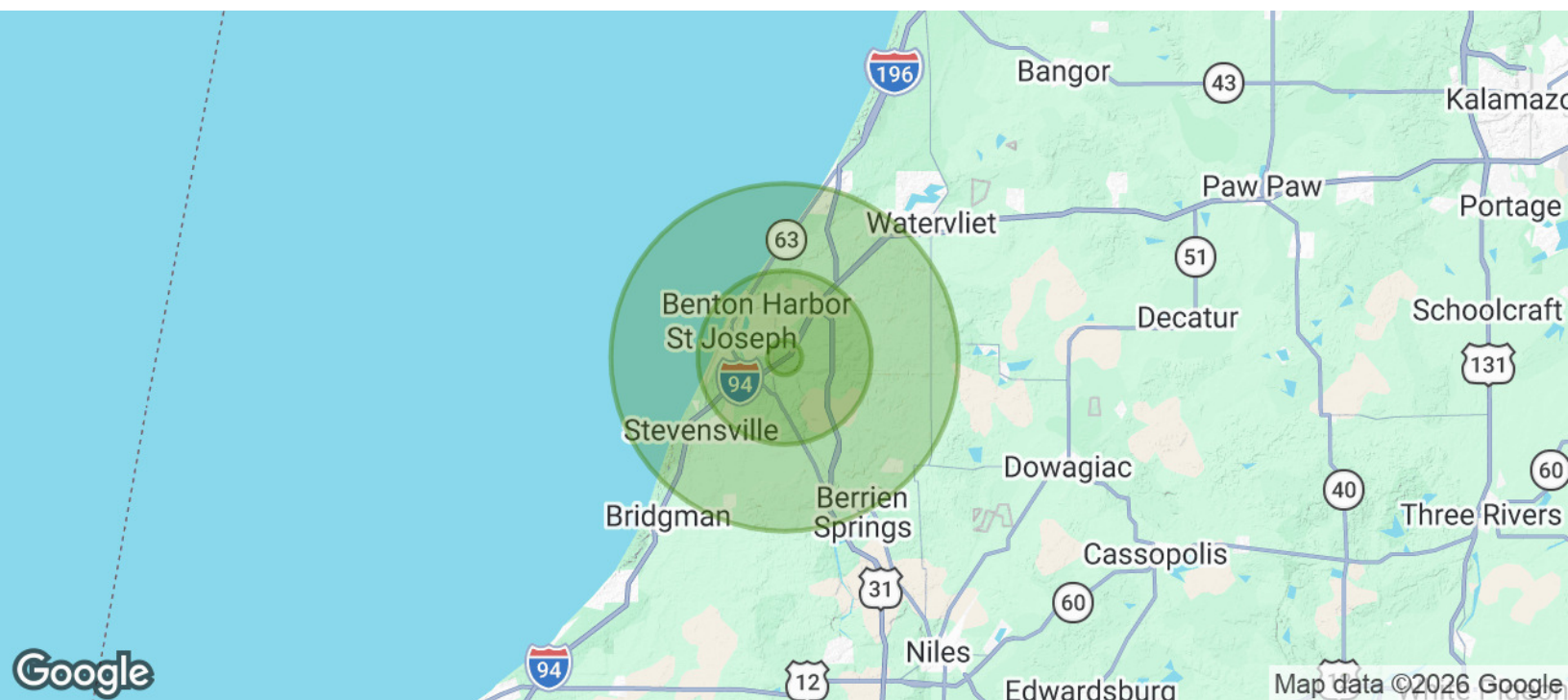
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,565	51,632	83,004
Average Age	46.4	41.3	42.1
Average Age (Male)	39.9	39.7	40.6
Average Age (Female)	50.0	43.1	43.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	777	21,884	34,410
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$48,875	\$86,017	\$92,005
Average House Value	\$149,914	\$247,458	\$267,619

2023 American Community Survey (ACS)



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