

PIPESTONE PLAZA

1944 - 2050 Pipestone Road / Benton Harbor, MI



MID-AMERICA®
Real Estate-Michigan, Inc.

FOR LEASE



RETAIL OPPORTUNITY

PIPESTONE PLAZA

Address

1944-2050 Pipestone Road
Benton Harbor, MI 49022

Availability

Unit 1948: 29,689 SF

Unit 1954: 3,000 SF

Unit 1956: 9,000 SF (Turnkey Restaurant)

Unit 1958: 7,000 SF

Unit 1968: 2,000 SF

Unit 1966: 5,000 SF

Unit 1976: 2,200 SF

Unit 1599 A: 9,240 SF

Unit 1599 B: 12,912 SF

(Unit A & B Combined: 22,152 SF)

Features

- Benton Harbor/St. Joseph regional trade area serves as the major retail draw for Southwestern Michigan, which is home to over 400,000 residents.
- Join Burlington, Harbor Freight Tools, CitiTrends and Applebee's.
- Pipestone Plaza is strategically located off Pipestone Road and Mall Drive, within close proximity to and providing visibility from I-94.
- Landlord has ability to combine spaces.
- Pad site opportunity up to 22,152 square feet.
- 9,000 SF former restaurant space available with FF&E.

Demographics (2026)

	1 MILE	3 MILES	5 MILES
POPULATION	1,108	24,439	48,788
HOUSEHOLDS	613	10,077	20,919
AVG HOUSEHOLD INCOME	\$45,325	\$66,097	\$92,104
DAYTIME POPULATION	4,346	27,709	55,954

Co-Tenants



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