FAIRPLAIN PLAZA

MID-AMERICA®
Real Estate-Michigan, Inc.

FOR LEASE

SEQ Napier Avenue & Scottdale Road / Benton Harbor, MI









RETAIL OPPORTUNITY

FAIRPLAIN PLAZA

Address

SEQ Napier Avenue &
Scottdale Road
Benton Harbor, MI 49022

Availability

- 1,200 SF
- 1,737 SF
- 4,100 SF
- 5,000 SF
- 8,150 SF
- 16,000 SF
- Ground Lease Opportunity

Features

- Fairplain Plaza is the dominant retail shopping center in the Benton Harbor and St. Joseph trade area.
- Co-tenants include Kohl's, Dunham's, Ross Dress for Less, Michael's, T.J. Maxx, ULTA and many more national and regional retailers.
- Over 29,000 VPD travel at the Napier Avenue and Scottdale Road intersection.
- Site features several points of ingress and egress on both Napier Avenue and Scottdale Road.

Area Tenants

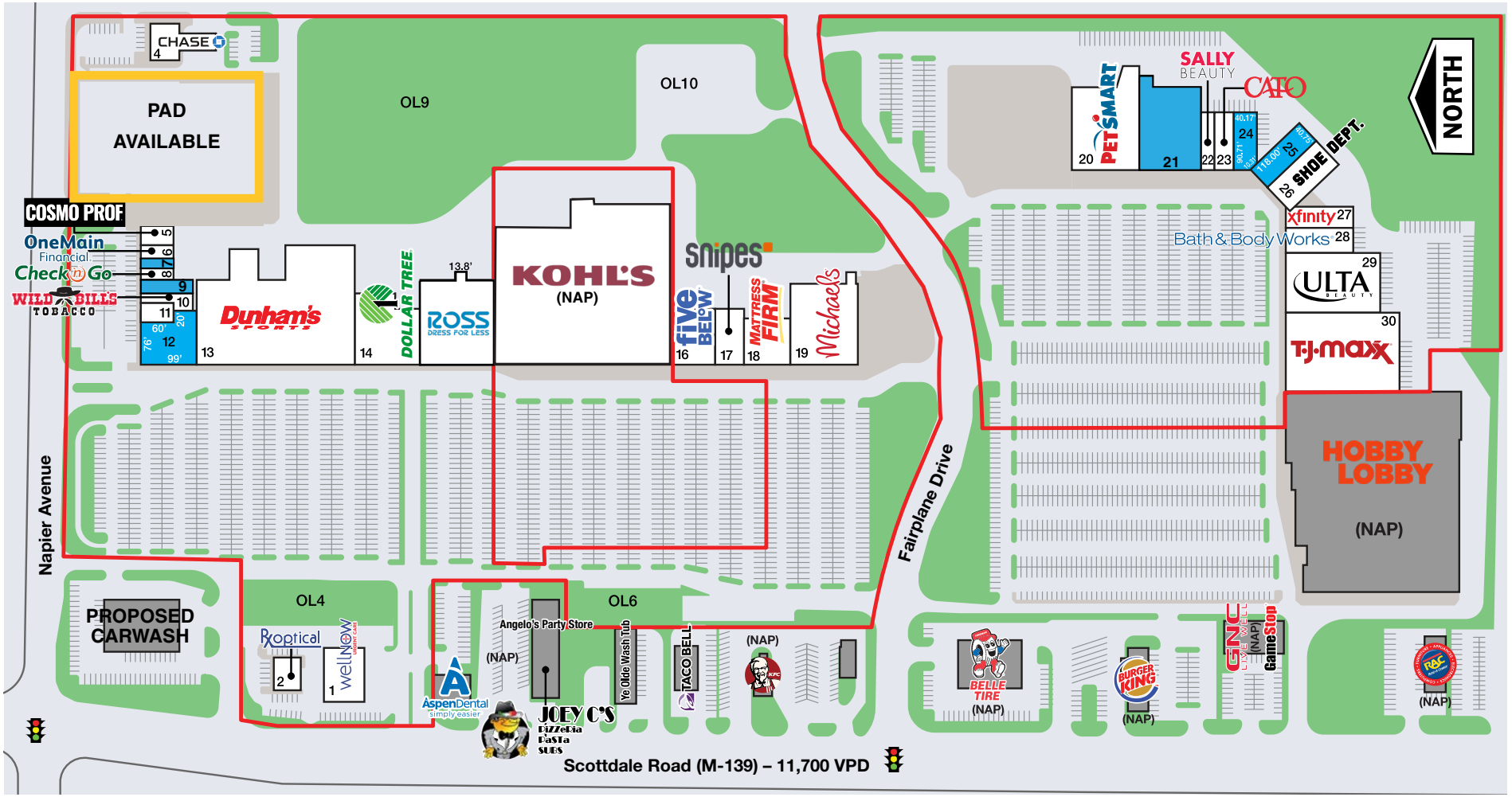
Dunham's Sports
KOHL'S
T.J.maxx
ROSS DRESS FOR LESS
HOBBY LOBBY
OLLIE'S 'GOOD STUFF CHEAP'

Demographics (2026)

	1 MILE	3 MILES	5 MILES
POPULATION	3,729	30,221	50,374
HOUSEHOLDS	1,788	12,829	21,685
AVG HOUSEHOLD INCOME	$50,858	$76,126	$93,210
DAYTIME POPULATION	7,208	37,174	57,315

SPACE DETAILS

FAIRPLAIN PLAZA



Tenant Name	Unit	Square Feet
WellNow Urgent Care	1	4,717
Rx Optical	2	2,500
Chase Bank	4	3,222
CosmoProf	5	2,100
OneMain Financial	6	1,500
Vacant	7	1,200
Check 'n Go	8	1,200
Vacant	9	1,737
Wild Bills Tobacco	10	3,260
Great Clips	11	1,200

Tenant Name	Unit	Square Feet
Vacant	12	8,150
Dunham's	13	53,683
Dollar Tree	14	14,400
Ross	15	19,836
Five Below	16	7,981
Snipes	17	5,016
Mattress Firm	18	7,219
Michaels	19	17,190
PetSmart	20	20,087
Vacant	21	16,000

Tenant Name	Unit	Square Feet
Sally Beauty Supply	22	2,000
Cato	23	3,900
Vacant	24	4,100
Vacant	25	5,000
Shoe Dept.	26	7,000
Xfinity	27	4,530
Bath & Body Works	28	3,534
Ulta	29	11,038
TJ Maxx	30	30,000
Total GLA		263,300

SITE PLAN

FAIRPLAIN PLAZA



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PHOTOS