

Retail For Lease



1609 Mall Dr.

Benton Harbor, MI 49022

Property Highlights

- 993 SF and 1,839 SF of retail space available in Berrien County's primary retail corridor
- The 1,839 SF suite is a fully equipped, turnkey salon and spa – cutting stations, hair washing stations, dryer stations, massage tables, and classroom seating all convey with the lease. Zero buildout cost for the right operator.
- 993 SF suite delivered vanilla box with a tenant improvement allowance available
- Excellent visibility along Mall Drive with ample signage opportunities, adjacent to Pipestone Plaza (Harbor Freight, Big Lots, Burlington, Citi Trends)
- Seconds from I-94, Lowe's, Walmart, and Meijer
- Now under new ownership with professional property management
- Broker Disclosure: A real estate licensee holds a beneficial interest in this property

Lease Rate \$12.00 (NNN)

Leasable 993 - 1,839 SF

Building Size (SF) 11,790 SF

Lot Size 0.67 Acres

Gage Hudak, CCIM
ghudak@bradleyco.com
c 574.855.5706

John Jessen
jjessen@bradleyco.com
c 574.968.9270

Rebecca Ward
rward@bradleyco.com
c 574.855.5718

Kassidy Popielski
kpopielski@bradleyco.com
c 574.968.5539

www.bradleyco.com

Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Population	1,205	24,800	48,214
Total Population	603	9,969	20,239
Average HH Income	\$52,096	\$66,417	\$89,688

Imagery ©2024 Airbus

Additional Photos

1609 Mall Dr. Benton Harbor, MI 49022



Suite 1617 Photos

1609 Mall Dr. Benton Harbor, MI 49022

