



Asking Price:

\$950,000

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FOR SALE

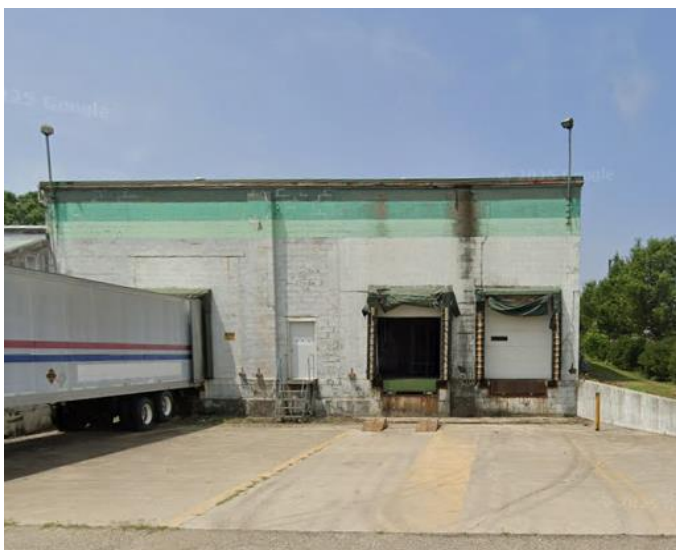
Multi-Use Industrial Building Available

380 73 1/2 Street, South Haven, MI

Property Highlights

- 39,658 Total Square Feet
- ± 3,000 SF Finished Office/Retail Space (Remodeled in 2015)
- 3 Loading Docks
- 3 Overhead Doors
- Ample Parking
- PID: 80-53-620-051-00
- Zoned Commercial (B-4) Allowing Multiple Uses (Industrial, Auto, Retail, Service).
- Direct Proximity to I-196 Corridor
- One of the Largest Available Industrial Buildings in South Haven

Exterior Photos



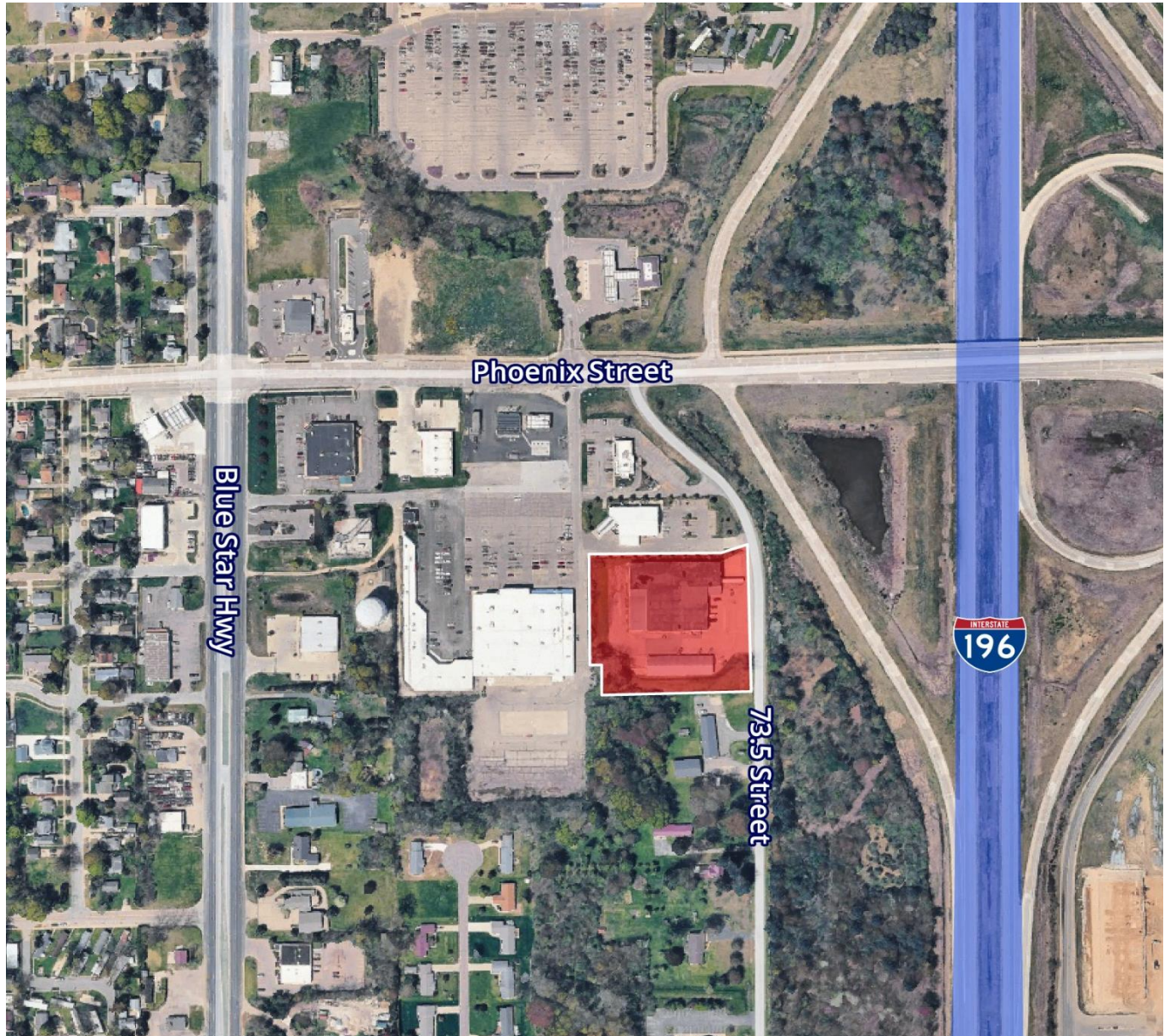
Interior Photos



INDUSTRIAL SPACE FOR SALE

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Property Aerial



5 x 44 Conc
44.0'
85.0'

1S/MTL WHSE Storage
3740 sf

Remodeled 2015
1S/MTL D Rtl
3036 sf
12' Hgt
44.0'

Conc 130 sf

Conc 503.1 sf
111.8'

1S Mtl Bldg
4030 sf
100.0'

Conc 716.3 sf
150.0'

1S CBLK Bldg
28211.7 sf
141.7'

Conc 192 sf
32.0'

1S CBLK Bldg
640 sf
32.0'

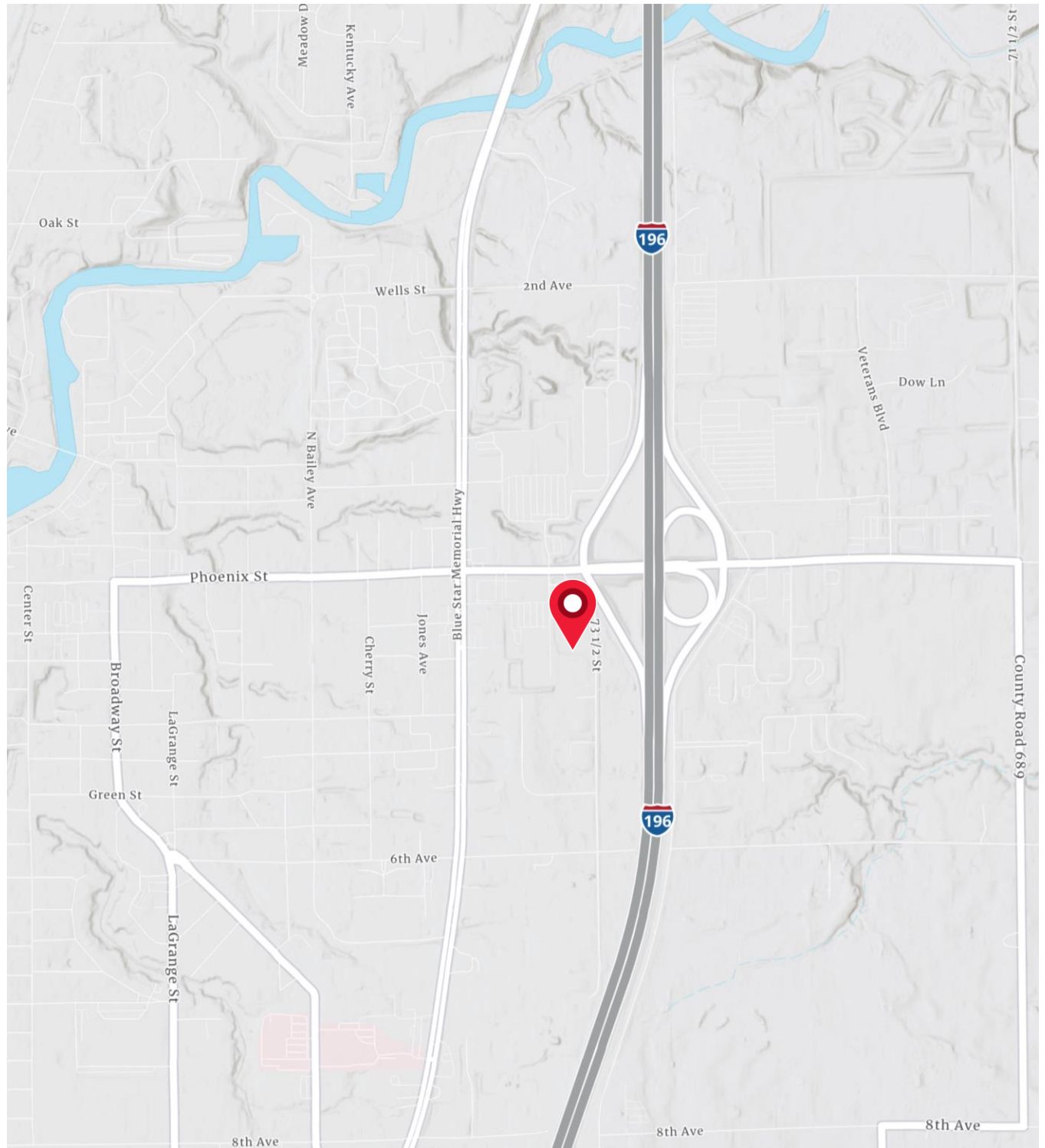
Conc Loading Dock
3268.8 sf
59.0'

73rd Street

73rd 1/2 Street

73rd ½ Street

Location Map



Merchant Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	2,765	8,351	11,615
Total Households	1,288	3,816	5,116
Total Family Households	696	2,188	3,035
Average Household Size	2.11	2.16	2.25
Median Age	47.9	51.5	49.8
Population Age 25+	2,032	6,338	8,715
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.28%	-0.17%	-0.20%
2020 – 2025 Population: Annual Growth Rate (CAGR)	-0.26%	-0.16%	-0.20%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.01%	+0.04%	0%
Households	+0.055%	+0.11%	+0.09%
Families	-0.20%	-0.15%	-0.14%
Median Household Income	+2.92%	+2.92%	+3.03%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	1,296 / 46.9%	3,960 / 47.4%	5,581 / 48.0%
Female Population / % Female	1,469 / 52.6%	4,391 / 52.6%	6,034 / 52.0%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$62,851	\$68,347	\$68,929
Average Household Income	\$83,723	\$95,597	\$96,252
Per Capita Income	\$37,321	\$43,372	\$42,430
SUMMARY BUSINESS DATA			
Total Businesses	392	714	779
Total Daytime Population	6,498	14,825	18,592
Daytime Population: Workers	3,733	6,474	6,977
Daytime Population: Residents	2,765	8,351	11,615

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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