

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 &
Scottsdale Road
Benton Harbor, MI 49022

Availability

- 1,200 SF
- 1,737 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 Scottsdale Road intersection.
- Site features several points of ingress and egress on both Napier Avenue and Scottsdale Road.

Area Tenants

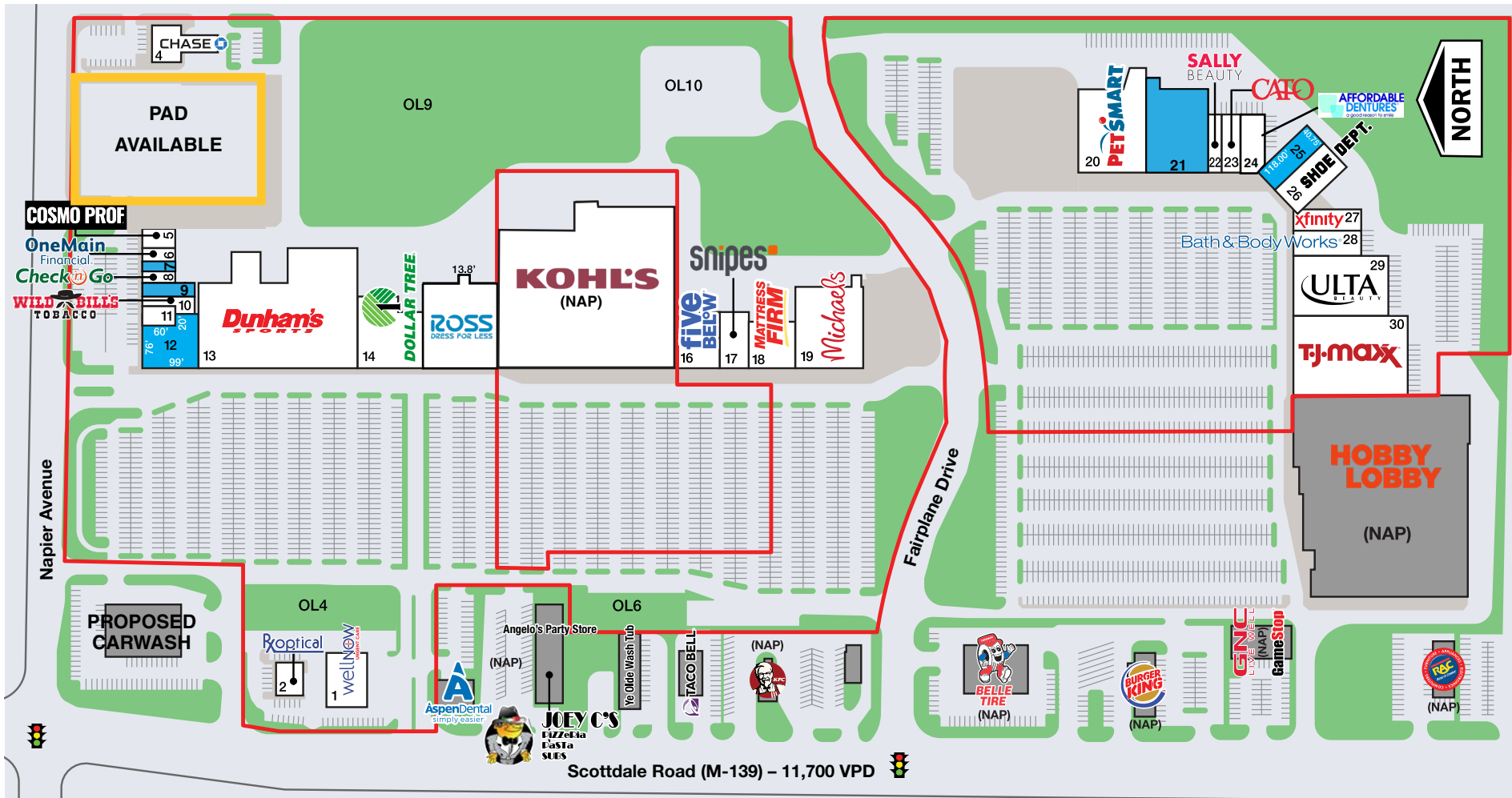


Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	5,956	31,806	49,216
HOUSEHOLDS	2,696	13,790	21,168
AVG HOUSEHOLD INCOME	\$50,577	\$76,614	\$92,222
DAYTIME POPULATION	8,991	42,176	57,080



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Tenant Name	Unit	Square Feet	Tenant Name	Unit	Square Feet	Tenant Name	Unit	Square Feet
WellNow Urgent Care	1	4,717	Vacant	12	8,150	Sally Beauty Supply	22	2,000
Rx Optical	2	2,500	Dunham's	13	53,683	Cato	23	3,900
Chase Bank	4	3,222	Dollar Tree	14	14,400	Affordable Dentures	24	4,100
CosmoProf	5	2,100	Ross	15	19,836	Vacant	25	5,000
OneMain Financial	6	1,500	Five Below	16	7,981	Shoe Dept.	26	7,000
Vacant	7	1,200	Snipes	17	5,016	Xfinity	27	4,530
Check 'n Go	8	1,200	Mattress Firm	18	7,219	Bath & Body Works	28	3,534
Vacant	9	1,737	Michael's	19	17,190	Ulta	29	11,038
Wild Bills Tobacco	10	3,260	PetSmart	20	20,087	TJ Maxx	30	30,000
Great Clips	11	1,200	Vacant	21	16,000	Total GLA		263,300

FAIRPLAIN PLAZA



Fairplain Plaza

Dunham's Sports

ROSS snipes
DRESS FOR LESS

DOLLAR TREE **five BEL'W**

KOHL'S

Michaels
Where Creativity Happens

SITE

TJ-maxx

ULTA **SALLY**
BEAUTY BEAUTY

PET SMART

CATO **xfinity**

Bath & Body Works **SHOE DEPT. ENCORE**

AERIAL

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