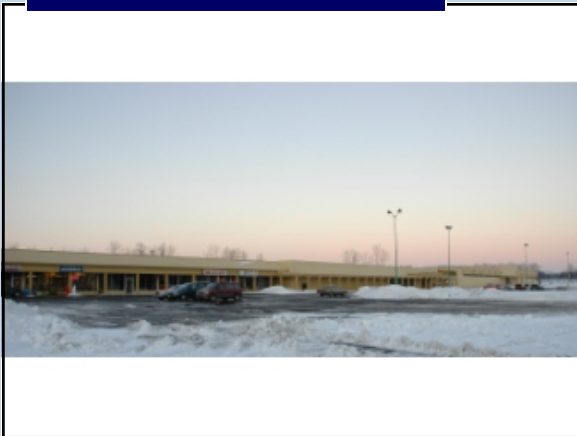


RETAIL

Sale: \$1,200,000



- Building Size: 151,828 sq ft
- Lot Size: 18.9 Acres
- Recent Renovations
- High Traffic Retail Corridor

Tri-City Plaza

1903—2021 Oak Street
Niles, MI 49120
(Niles Charter Township)

Tri-City Plaza is an added-value retail opportunity located in Niles, MI consisting of an approximate 151,828 sq ft shopping center offered at just \$7.90/foot. Recent renovations to the property include substantial work on the roofs, parking lot and exterior appearance. The property is currently demised into 25 suites ranging in size from 720 sq ft to 50,876 sq ft. There are 12 suites of less than 2,000 sq ft in size, making the property easily adaptable to a variety of users without the need for expensive sub-division of spaces. Each space is individually metered for electricity. The property has a desirable design with significant street frontage providing good visibility and an abundance of parking in front of the stores. There are no "poor or dead" spaces. Previous tenants have included Wal-Mart and JC Penney's, in addition to other credit and desirable neighborhood tenants. Offered at just less than \$8/ft, this offering has tremendous upside potential for the hands-on investor.

Site Contact Information:

Marcus & Millichap
1 World Trade Center, Suite 2100
Long Beach, CA 90831

Bret King
bking@marcusmillichap.com
Phone: (562) 436-5800 ext. 4339



Berrien County Community Development
Jennifer Arent
701 Main Street
St. Joseph, MI 49085

Phone: (269) 983-7111 x8788
Fax: (269) 982-8611
E-mail: jarent@berriencounty.org
Website: www.berriencounty.org