

FAIRPLAIN OUTLOT

1701 M-139, Benton Harbor, MI 49022



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LORMAX STERN

FEATURES

- Dominant power center of the Benton Harbor/St. Joseph regional trade area
- Major retail market for Southwestern Michigan, which is home to over 400,000 residents
- Shared traffic with heavily traveled I-94
- Average household income is over \$87,000 per year within a 10 mile radius

DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	49,833	78,003	151,220
Average Age	41.2	42.2	42.3
Average Age (Male)	39.4	40.6	41.0
Average Age (Female)	42.9	43.7	43.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	21,086	32,325	61,976
Average Household Size	2.35	2.36	2.40
Average Household Income	\$80,654	\$87,179	\$83,632

AVAILABILITY

- 2,860 SF
- 2,795 SF
- 3,020 SF

ANCHORS



TRAFFIC COUNT

- 15,127 VPD – Scottdale RD (M-139)
- 12,176 VPD – E. Napier Ave

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MICRO AERIAL



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SITE PLAN



SUSAN ACCIAIOLI

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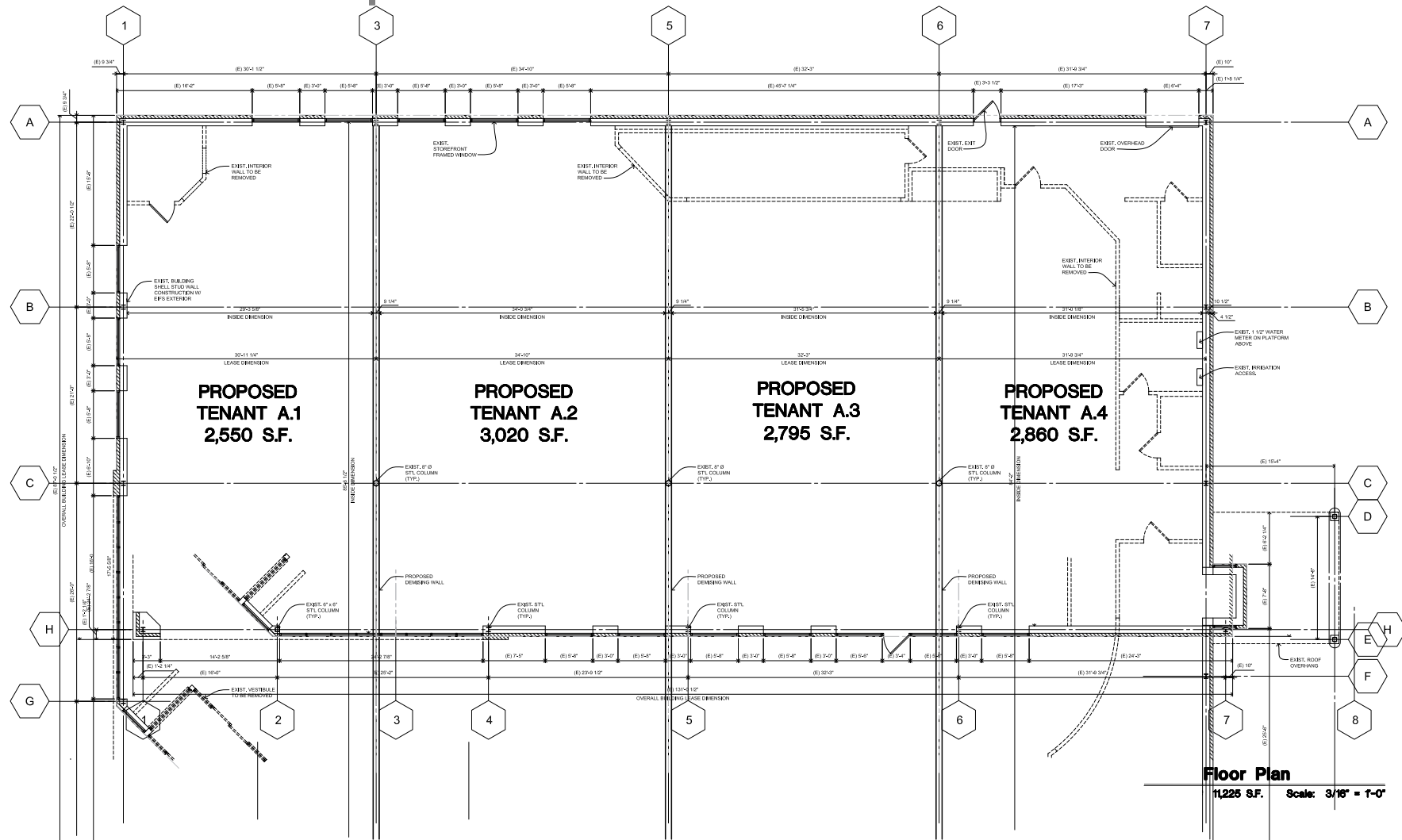
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