

# For Sale

Retail



## 500 Marshall St

Coldwater, MI, 49036

Retail Investment Opportunity with Development Upside!

Fairfield Plaza–North is an 11,958 SF, three-tenant strip center situated on 1.38 acres at the signalized intersection of Marshall St. (Old US Hwy 27) and State St. in Coldwater, MI. The property is anchored by Family Dollar, with strong co-tenancy from Hungry Howie's Pizza and a dental lab—all long-term tenants with stable occupancy.

### Highlights

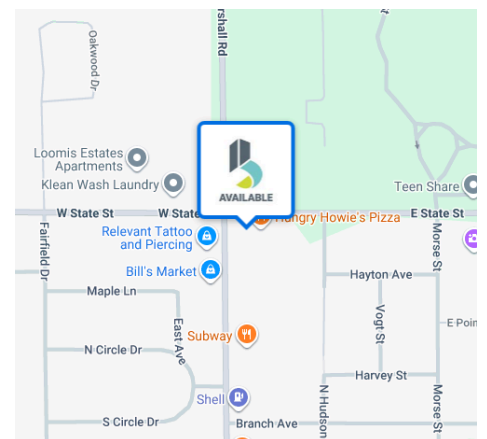
- High-Visibility Corner Location with 15,982 vehicles per day and full-access via lighted intersection
- Family Dollar occupies 76% of the GLA with excellent signage and frontage
- Tenant Mix: Retail, restaurant, and service users creating consistent, diverse traffic
- Expansion Potential: Approx. 20,000 SF of adjacent land provides opportunity to double the center's footprint
- Strong Trade Area: 21,500+ residents within a 5-mile radius, with regional draw from surrounding retailers

Sale Price \$995,000

Lot Size 1.38 Acres

Building Size 11,958 SF

CAP Rate 8.5%



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# Aerial

500 Marshall St, Coldwater, MI 49036

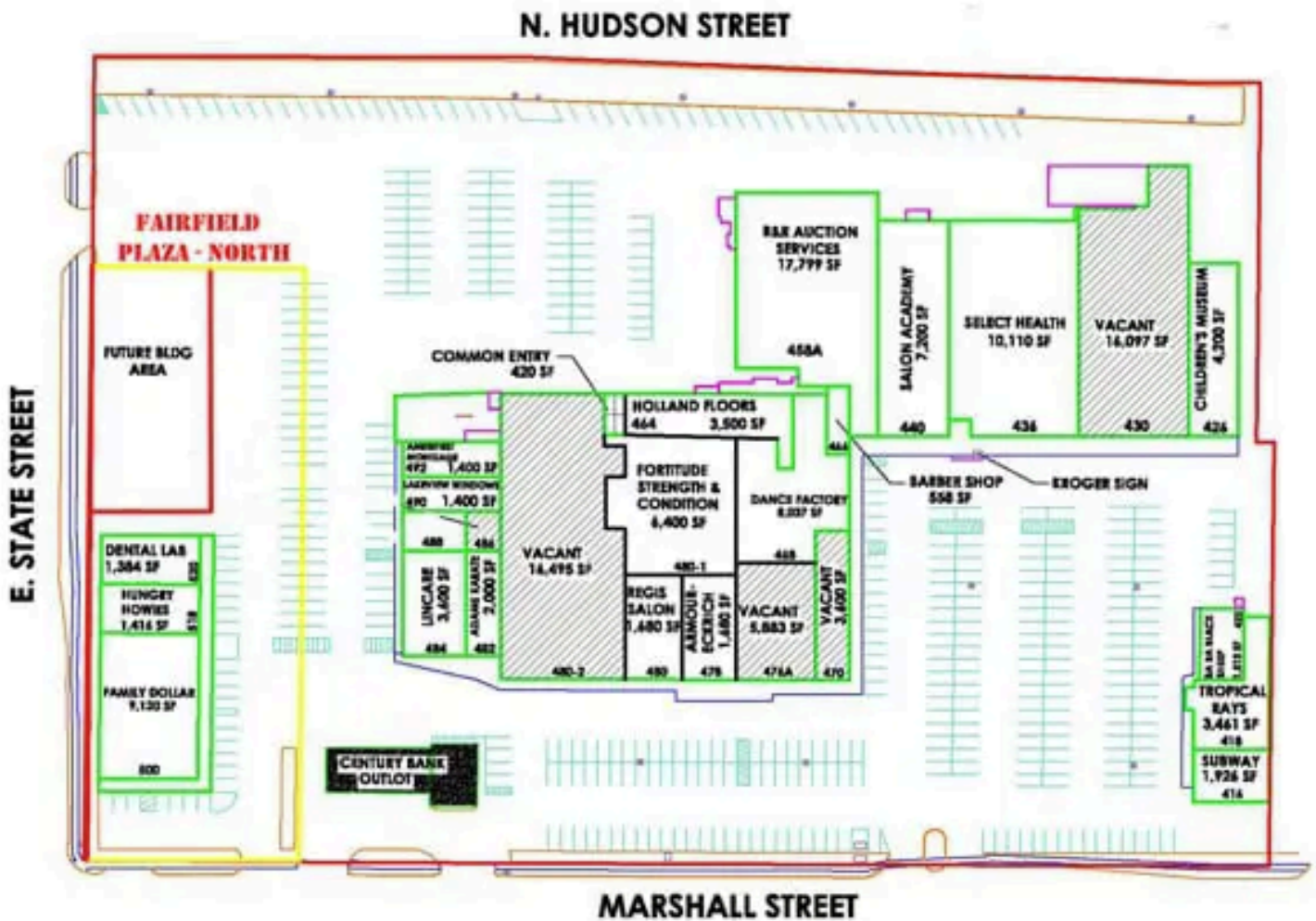


# Site Plan

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## FAIRFIELD PLAZA

415-516 MARSHALL ST, COLDWATER, MICHIGAN 49036



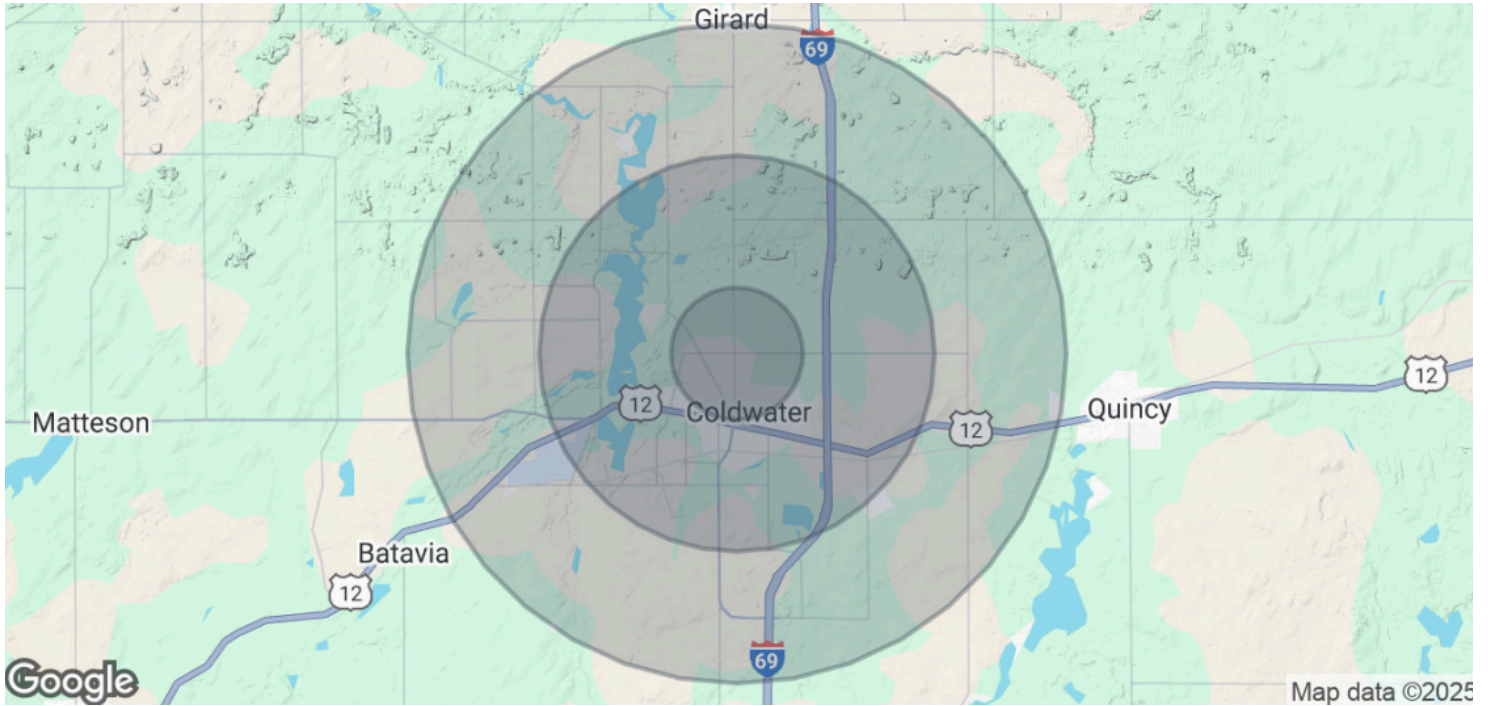
# Retailer Map

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# Demographics

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## Demographics

	1 Miles	3 Miles	5 Miles
Total Population	5,593	16,198	19,483
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	41
Total Households	1,801	5,922	7,239
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$79,206	\$74,659	\$77,221
Average House Value	\$164,832	\$157,911	\$165,614