

RETAIL FOR LEASE

901 Spruce Street | Dowagiac, MI 49047



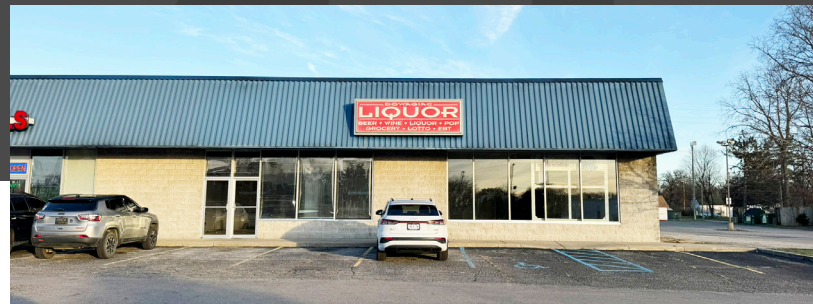
Quality Retail Center Anchored by Family Dollar and Edward Jones

Building Size: 19,294 SF
Available: Suite 1 & 2 - 3,500 SF
Suite 8 - 4,100
Land: 2.14 Acre
Built: 1980
Parking: Ample Onsite
Lease Rate: \$7.00 PSF NNN

Details:

Join Family Dollar, Subway, H&R Block and Edward Jones in Silver Creek Plaza a 19,294 SF strip center located along a concentrated retail corridor in Dowagiac, Michigan. The site is served by municipal utilities and is zoned C3-General Business. The City of Dowagiac is conveniently located in southwest Michigan near the Indiana border. It is centrally located between two Interstate Highways, I-94 to the north and the I-80/90 Indiana Toll Road to the south. As part of the South Bend Metropolitan Statistical Area (MSA), Dowagiac provides easy access to several Midwest commerce centers.

[CLICK TO VIEW PROPERTY ONLINE](#)



NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [v](#)
200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534 | C 574.274.1617
cjdavey@cressy.com

Noah Davey, CCIM
Senior Broker, Principal
D 574.485.1519 | C 574.485.8683
ndavey@cressy.com

EXTERIOR PHOTOS

RETAIL FOR LEASE

901 Spruce Street | Dowagiac, MI 49047



INTERIOR PHOTOS

RETAIL FOR LEASE

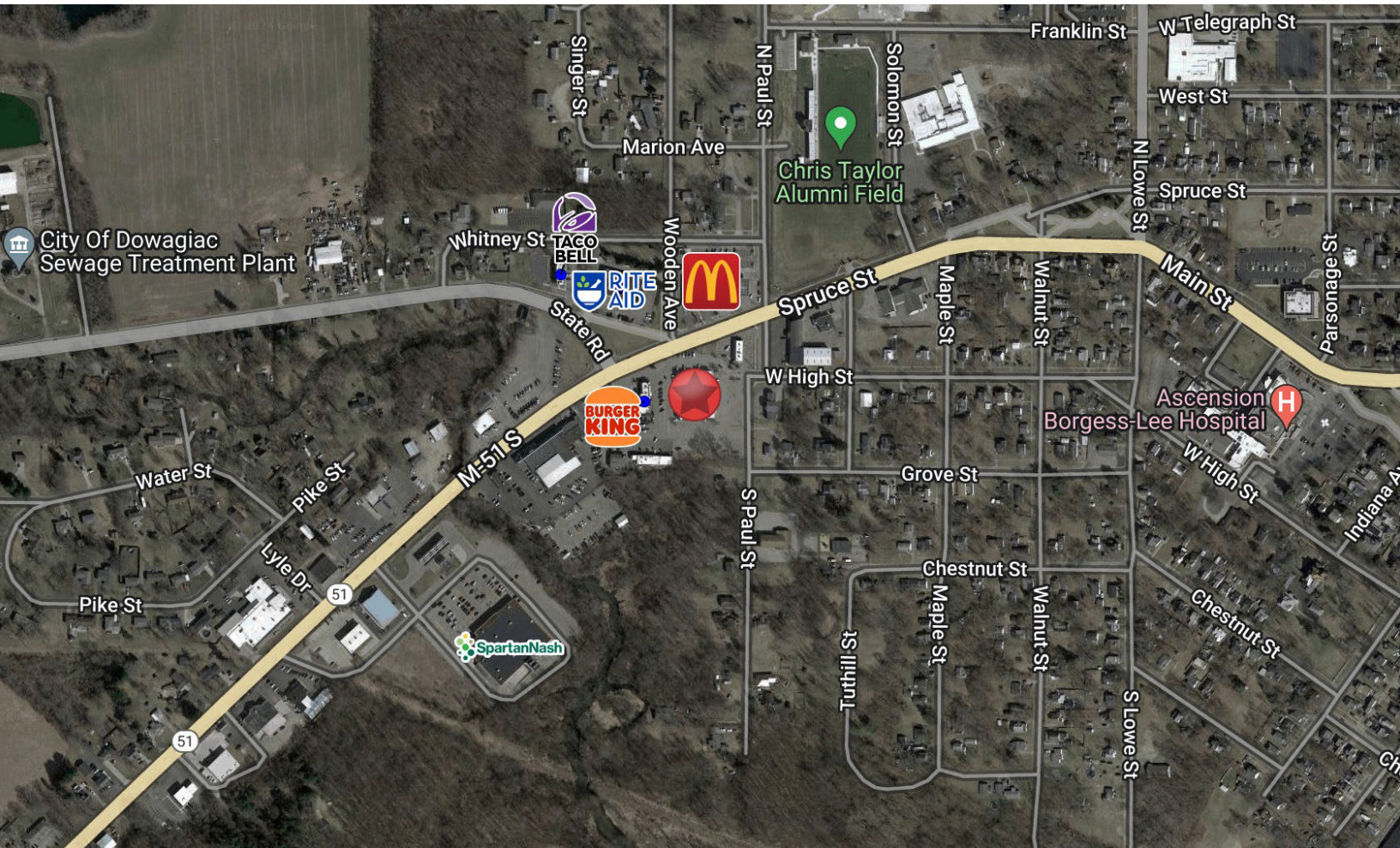
901 Spruce Street | Dowagiac, MI 49047



LOCATION OVERVIEW

RETAIL FOR LEASE

901 Spruce Street | Dowagiac, MI 49047



Located in the primary retail corridor of Dowagiac where M-62 and M-51 intersect. Nearby neighbors include Rite Aid, Burger King, McDonald's and Speedway. Dowagiac is the largest city in Cass County—an area with both industry and a well-populated second home market on the many nearby inland lakes. Known for its pro-business environment and responsiveness to project development, the City of Dowagiac is leading the way to an economic renaissance in southwest Michigan.



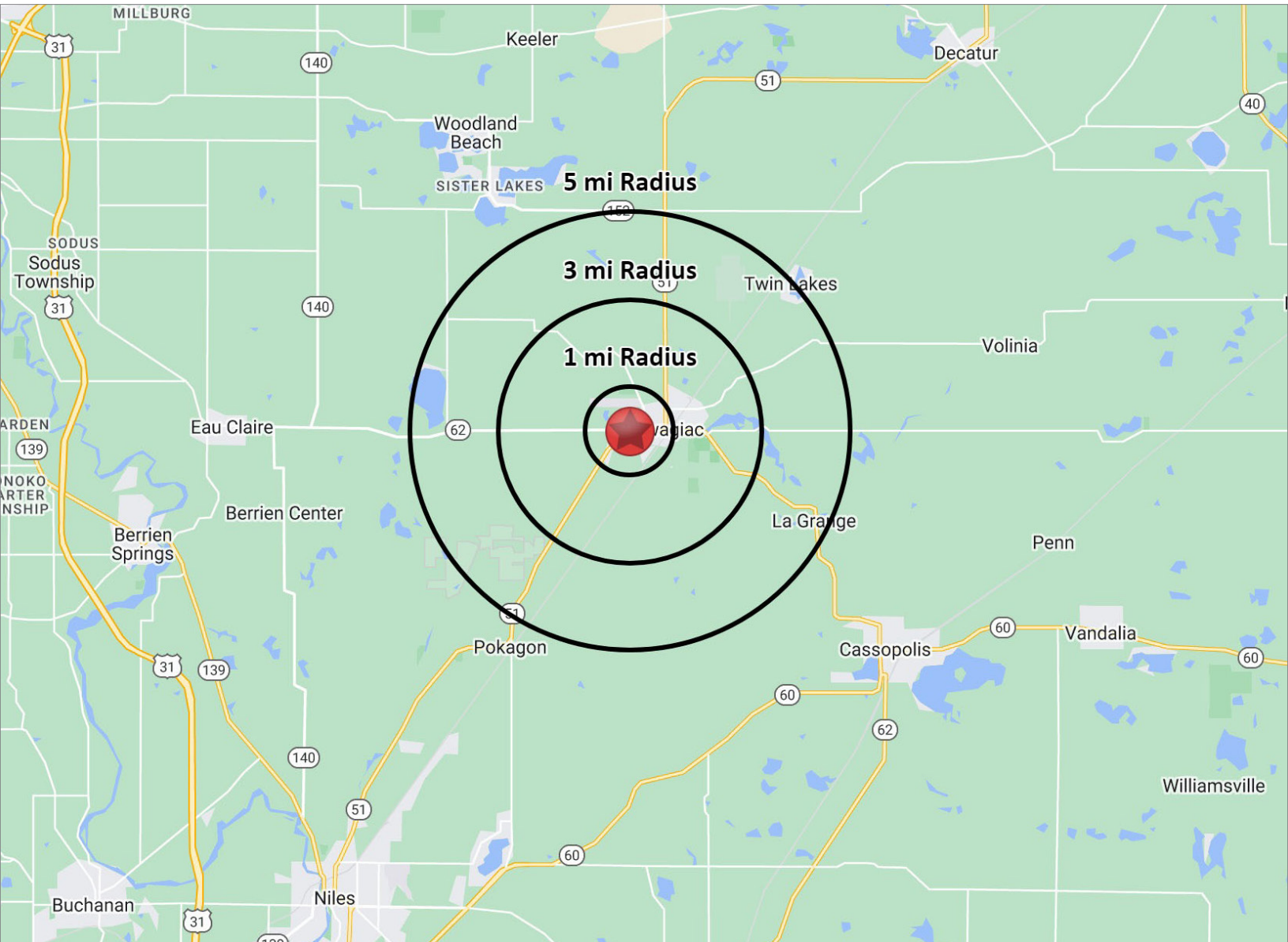
NAI Cressy is the Global Brokerage Division
of Cressy Commercial Real Estate.

Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534 | C 574.274.1617
cjdaye@cressy.com

Noah Davey, CCIM
Senior Broker, Principal
D 574.485.1519 | C 574.485.8683
ndavey@cressy.com

2024 DEMOGRAPHICS

RETAIL FOR LEASE
901 Spruce Street | Dowagiac, MI 49047



POPULATION

1 MILE	3,633
3 MILE	7,923
5 MILE	10,870



NUMBER OF HOUSEHOLDS

1 MILE	1,504
3 MILE	3,219
5 MILE	4,435



AVERAGE HOUSEHOLD INCOME

1 MILE	\$84,200
3 MILE	\$90,594
5 MILE	\$89,773



MEDIAN HOME VALUE

1 MILE	\$140,452
3 MILE	\$139,150
5 MILE	\$148,987