

For Sale:
Kroger Anchored Shopping Center:
Sturgis, MI
157,780 SF Currently 98% Occupied



Sturgis Plaza

713-973 Centerville Road Sturgis, MI 49091

NAI Farbman and NAI Wisinski of West Michigan have been retained as the Exclusive Sales Agents to sell the Sturgis Plaza, Sturgis, Michigan. Details on this unique opportunity are outlined below:

- Strong Current NOI of Approximately \$824,501 at 98% Occupancy
- Strong, Stable Kroger (at Site Since 1994) Anchored Center
- Great Tenant Mix Including Buffalo Wild Wings, Family Dollar, Advance America, Secretary of State, Cottin's Hardware, Jackson Hewitt Tax and Radio Shack
- Well-Occupied (157,780 SF+/-, 98% Occupancy) Center with Stable Tenant Base
- Ability to Acquire a Deal Well Below Replacement Cost
- Great Location on Main Retail Corridor in a Stable Town with Good Demographics
- Major Employers in Area Include: Abbott Nutrition (Glucerna/Baby Formula), Burroak Tool and Gage (Manufacturing), Morgan Olsen (Service Truck Bodies), and Sturgis Hospital
- Future Development Parcel Zoned BH-1 - Business Highway Could Allow For Retail, Drive-Through and Sit-Down Restaurants and Banks, Car Washes, Gas Stations, and Similar Uses
- **Asking Price: \$9,150,000 (\$57.99 PSF)**

Sample Tenants



NAI Farbman **NAI Wisinski of West Michigan**
Commercial Real Estate Services, Worldwide. COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Sturgis Plaza



Building Details

- Number of Tenant Spaces: 28
- Parking Spaces: 542 Spaces; Ratio of 3.44/1,000 SF
- Rentable Area: 157,780 +/- SF
- Year Built: 1970 / 1994

2016 Property Taxes

- St. Joseph County
- Parcel ID: 75-015-011-001-01, 75-015-011-001-00, 75-052-777-211-10, 75-052-777-211-20, 75-052-777-211-30, 75-052-777-211-01
- Total Estimated 2016 Real Estate Taxes: \$98,282.46

Sturgis Plaza



Sturgis Plaza
S. Centerville Rd.
Sturgis, MI 49091

DEMOGRAPHICS

RADIUS	5 MILE	10 MILE	20 MILE
POPULATION	18,467	36,472	131,257
TOTAL HOUSEHOLDS	6,877	12,822	46,369
MEDIAN INCOME 2016	\$42,690	\$45,649	\$48,658

Source: U.S. Census 2010 - ESRI Estimate 2016

For More Information, Contact the Exclusive Sales Agents:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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