

Niles Plaza | 2010 S. 11th Street

Niles, Michigan

100% Occupied | Good Tenant Mix

Snapshot

Total Building:	15,128 SF
Land:	1.9 +/- Acres
Frontage:	316' (On S. 11 th Street)
Year Built:	1991; Refaced/Remodeled 2007
Zoning:	GB-General Business
Signage:	Pylon & Suite
Parking:	93 Shared In-Common Spaces
Utilities:	Municipal
HVAC:	Electric Heat & Air Conditioning
Occupancy:	100%
NOI:	\$226,652
Cap Rate:	8.25%
Annual Taxes:	\$17,725 (2015)
List Price:	\$2,750,000

Property Details

Investment Opportunity! 100% occupied, 15,128 SF - two building, retail investment located in Niles, Michigan, just north of the University of Notre Dame and across from Wal-Mart and Lowes. Strong tenant mix including Allied Cash Advance, Beacon Health Systems/Urgent Care, Anytime Fitness, H&R Block, Edward Jones, Joe's Barber and Wings Etc. (4,000 SF freestanding building)

There are 93 shared parking spaces, new pylon and facade signage. The center has been well maintained and enjoys a high traffic location on S. 11th Street. The owner re-faced and remodeled the building in 2007. The parking lot was resurfaced in 2013.

This is the most popular retail center in Niles and has historically strong cash flows with low vacancy and complimentary tenant mix.

Detailed financial information is available upon completion of a confidentiality agreement.

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Independently Owned and Operated

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Close, Convenient Access To Surrounding Communities



Location

Located on the high-traffic commercial corridor known as S. 11th Street (M-51) that connects the City of Niles, Michigan to South Bend, Indiana. This corridor has a mix of commercial, retail, restaurants, automotive service and sales, professional office and single family residential developments.

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Niles Plaza Site Plan



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