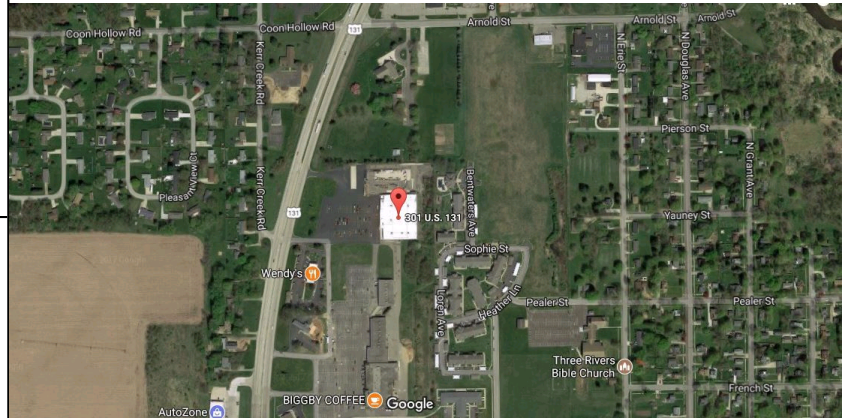


## Build-to-Suit Various Size Options

Retail / Build-to-Suit  
For Lease  
301 N US 131  
Three Rivers, Michigan

### Overview:

Out lots available for Build to Suit options in front of Tractor Supply. Excellent opportunity for drive-thru restaurants and any other retail use demanding high visibility.



### Information:

|                            |                        |
|----------------------------|------------------------|
| County:                    | St Joseph              |
| Municipality:              | Three Rivers City      |
| Gross Size:                | 4,000 SF               |
| Total Acres:               | 7.29 Acres             |
| Lot Dimensions:            | 425' x 748.10'         |
| Recommended Use:           | Retail / Build-to-Suit |
| Zoning Code / Description: | B-2 / Retail           |
| Between Streets:           | Arnold & W. Michigan   |
| Sewer / Water:             | Public / Public        |
| Utilities Attached:        | Gas and Electric       |
| Utilities Available:       | All Public Utilities   |

### Contact Information:

#### Brian Schultz

(269) 373-8103 [direct]  
(269) 365-4165 [mobile]  
bschultz@ccmichigan.com

#### Dave Keyte (CCIM)

(269) 373-8104 [direct]  
(269) 806-0554 [mobile]  
dkeyte@ccmichigan.com

### Lease Price:

**\$17.00/SF NNN**