

For Sale

Retail



500 Marshall St

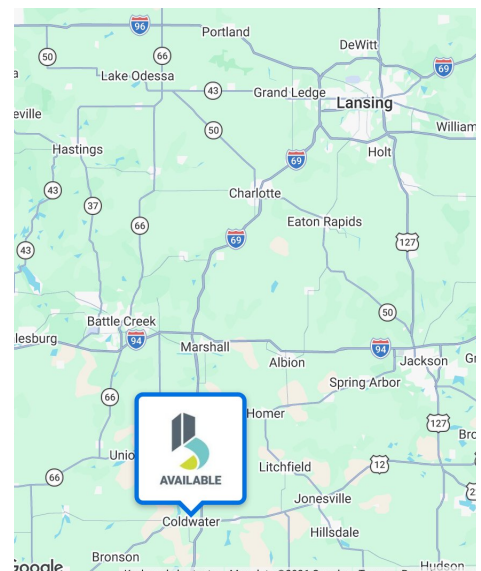
Coldwater, MI, 49036

Fairfield Plaza–North is an 11,958 SF neighborhood retail center anchored by Family Dollar and fully occupied by three established tenants. Located at the signalized intersection of Marshall Street (Old US-27) and State Street, the property offers stable in-place income with future value-add potential through the adjacent development area. Positioned within Coldwater's primary retail corridor, the center benefits from convenient access, strong traffic counts, and proximity to national retailers and everyday consumer services.

Highlights

- 100% occupied three-tenant retail investment
- Anchored by Family Dollar with Hungry Howie's Pizza and a dental lab
- 11,958 SF neighborhood shopping center on 1.38 acres
- Signalized corner at Marshall St. (Old US-27) & State St.
- Approximately 15,982 vehicles per day
- Adjacent land included for potential development
- Surrounded by national retailers including Meijer, Walmart, Home Depot, Aldi, Dollar Tree, Walgreens, McDonald's, Taco Bell, Culver's, and Little Caesars
- Approximately 19,500 residents within a 5-mile radius

Sale Price	\$899,000
Lot Size	1.38 Acres
Building Size	11,958 SF



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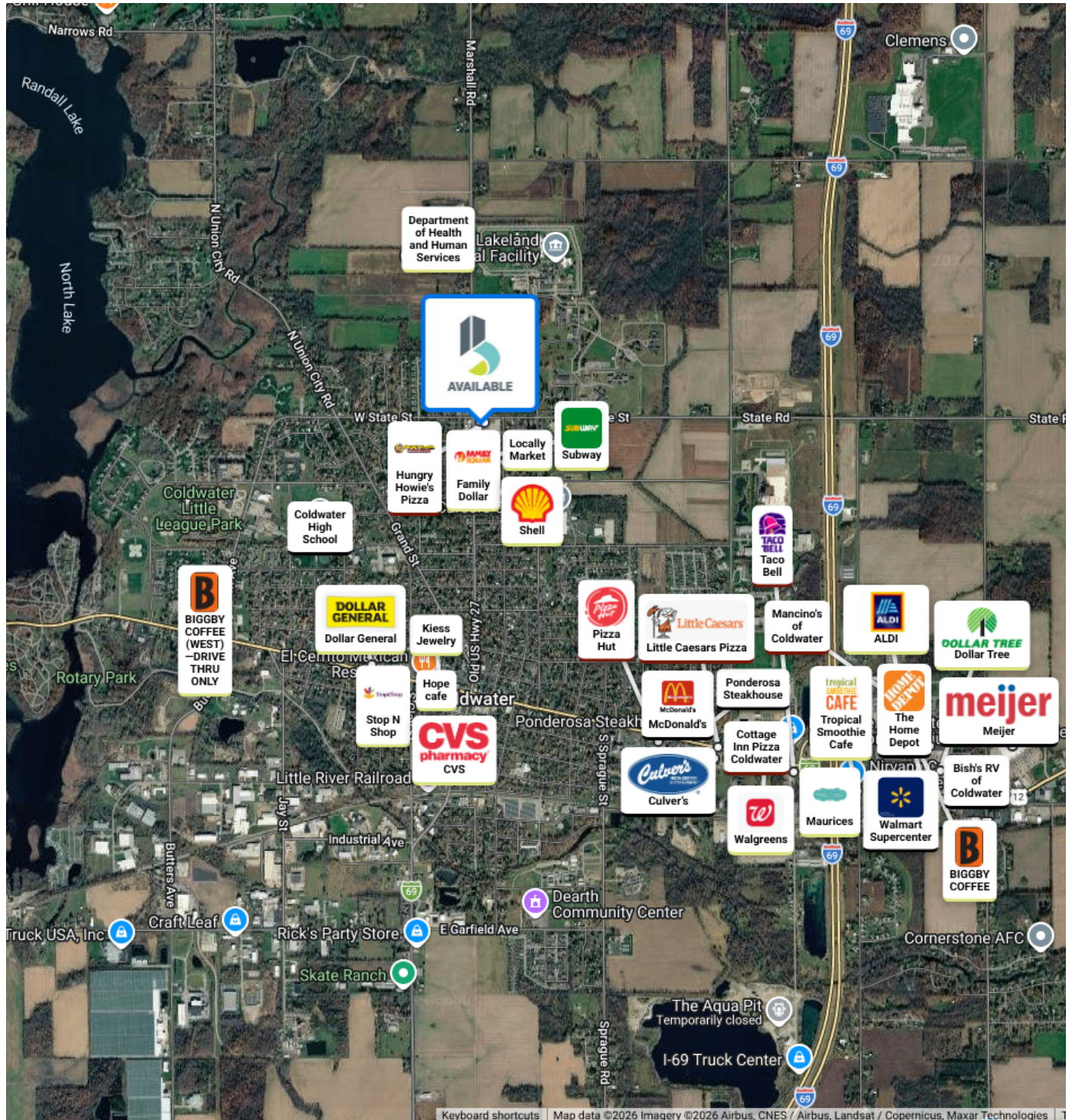
Aerial

500 Marshall St, Coldwater, MI 49036



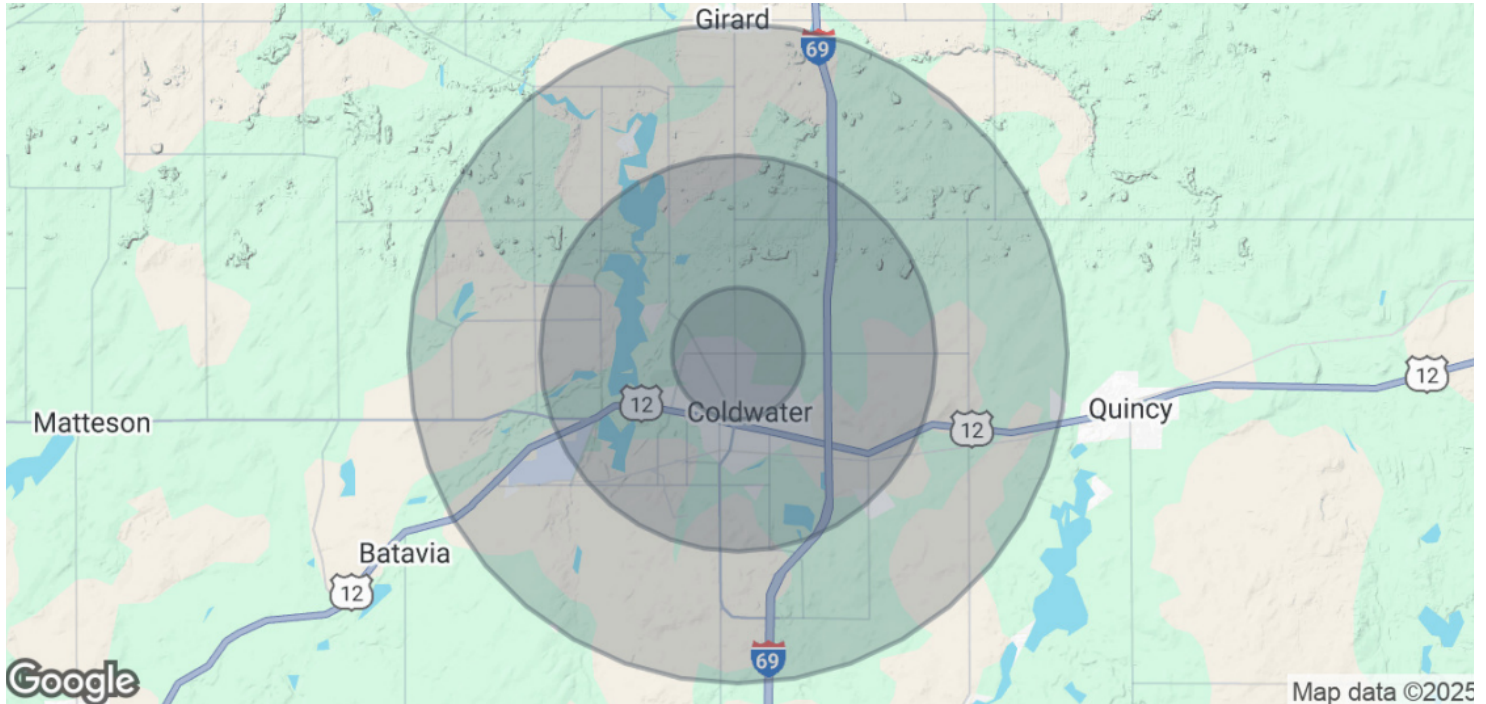
Retailer Map

500 Marshall St, Coldwater, MI 49036



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