

AVAILABLE

Willowbrook Village

373 N Willowbrook, Coldwater, MI 49036



DETAILS



- A Big Lots 34,552 SF
- C & E Harbor Freight 17,500 SF
- G Available 3,600 SF
- H China One 1,600 SF
- I Lefties Pufforium 1,200 SF
- J GNC 1,200 SF
- M/Q Available 20,866 SF
- T Available 1,725 SF
- V Available 1,113 SF
- W Available 2,800 SF
- XA Available 4,800 SF
- XB Available 6,000 SF
- Z/Y Camping World (separately owned)

Traffic Count (VPD) US 12 (E Chicago St) = 23,364
N Willowbrook = 5,287

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SITE INFO

Willowbrook Village Shopping Center is in the northeast quadrant of Interstate 69 Exit 13 at Chicago Street. Chicago Street has a traffic count of 22,630 VPD. I-69 extends between Lansing in central Michigan to Evansville, IN located on the Kentucky border. The shopping center is currently anchored by Camper's World with cotenants including Harbor Freight and Big Lots. Marshalls is also in negotiation currently for a significant chunk of the remaining vacancy. Other big box retail at I-69 (Exit 13) are Walmart and Meijer's Supercenters along with Tractor Supply Plus and Family Farm and Home. Smaller notable users are Aldi, Walgreens, O'Reilly Auto Parts and Belle Tire. Coldwater, MI is the county seat for Branch County. Its top employers are Walmart Distribution Center, Clemens Food Group, and Promedica Coldwater Regional Hospital. Coldwater is home to a Strawberry Festival every June, an Apple Festival every September and an Ice Festival every January.

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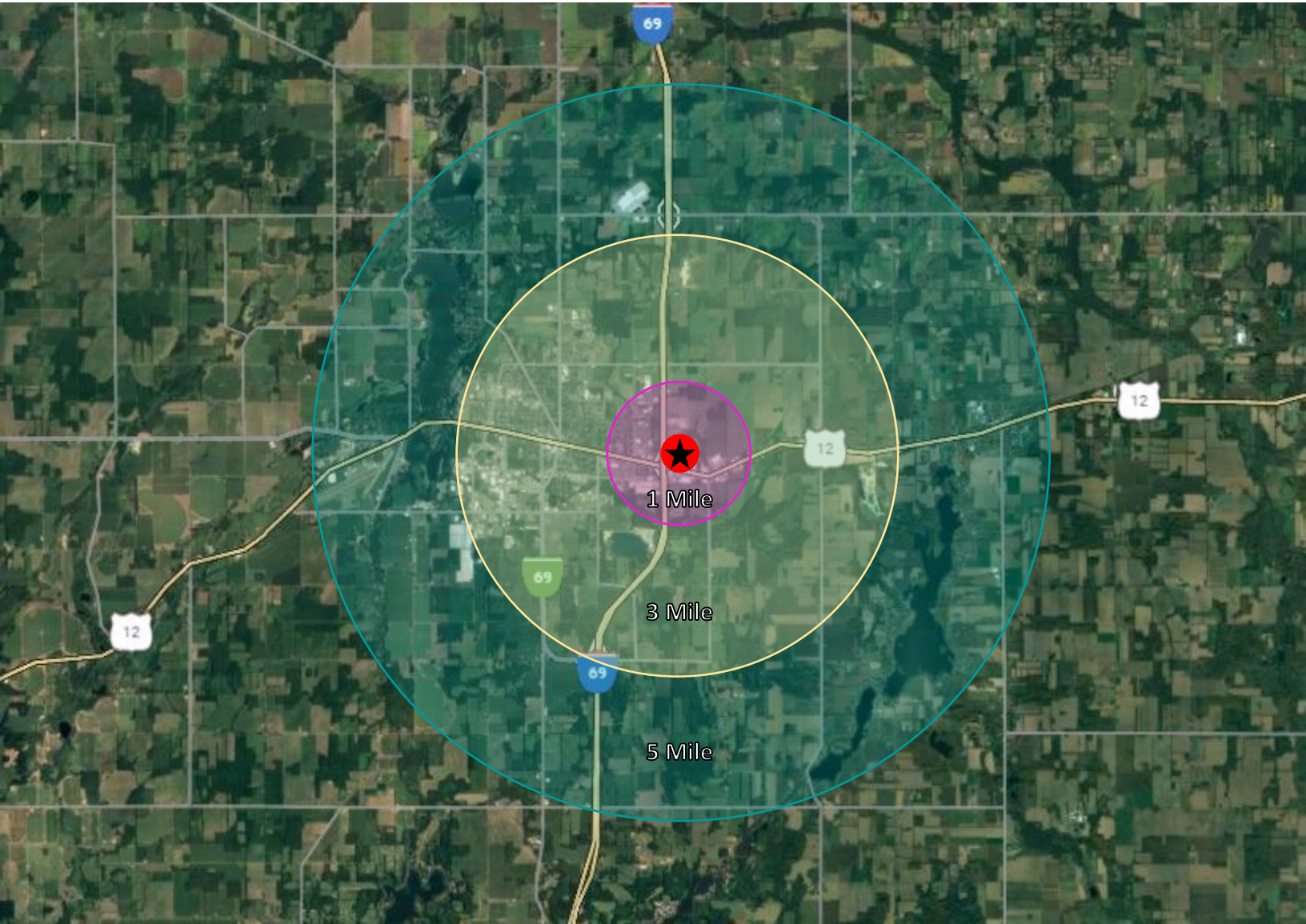


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DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2022)	1,768	15,927	22,559
Average HH Income	\$43,548	\$51,720	\$59,148
Households	684	5,631	8,303
Median Age	40.1	37.3	39.2

Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	204	678	902
Daytime Population	3,045	8,660	11,376

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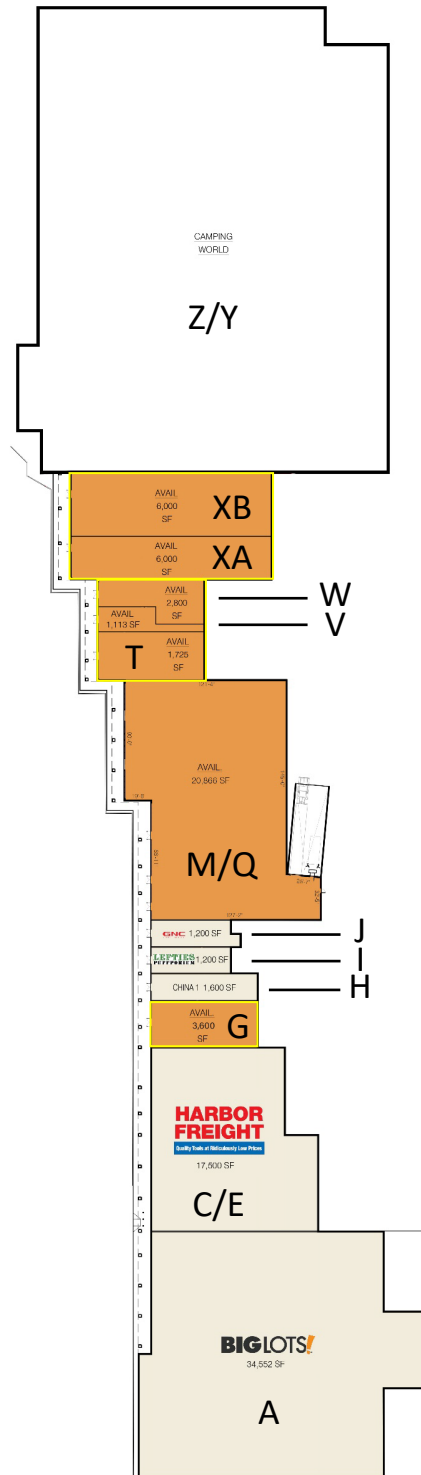


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SITE PLAN



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