

4 OUTLOTS IN ST. JOHNS RETAIL CORRIDOR

FRONTAGE ON BUSINESS US-127 & TOWNSEND RD.



FOR SALE
2179 S Business US-127
St. Johns, MI

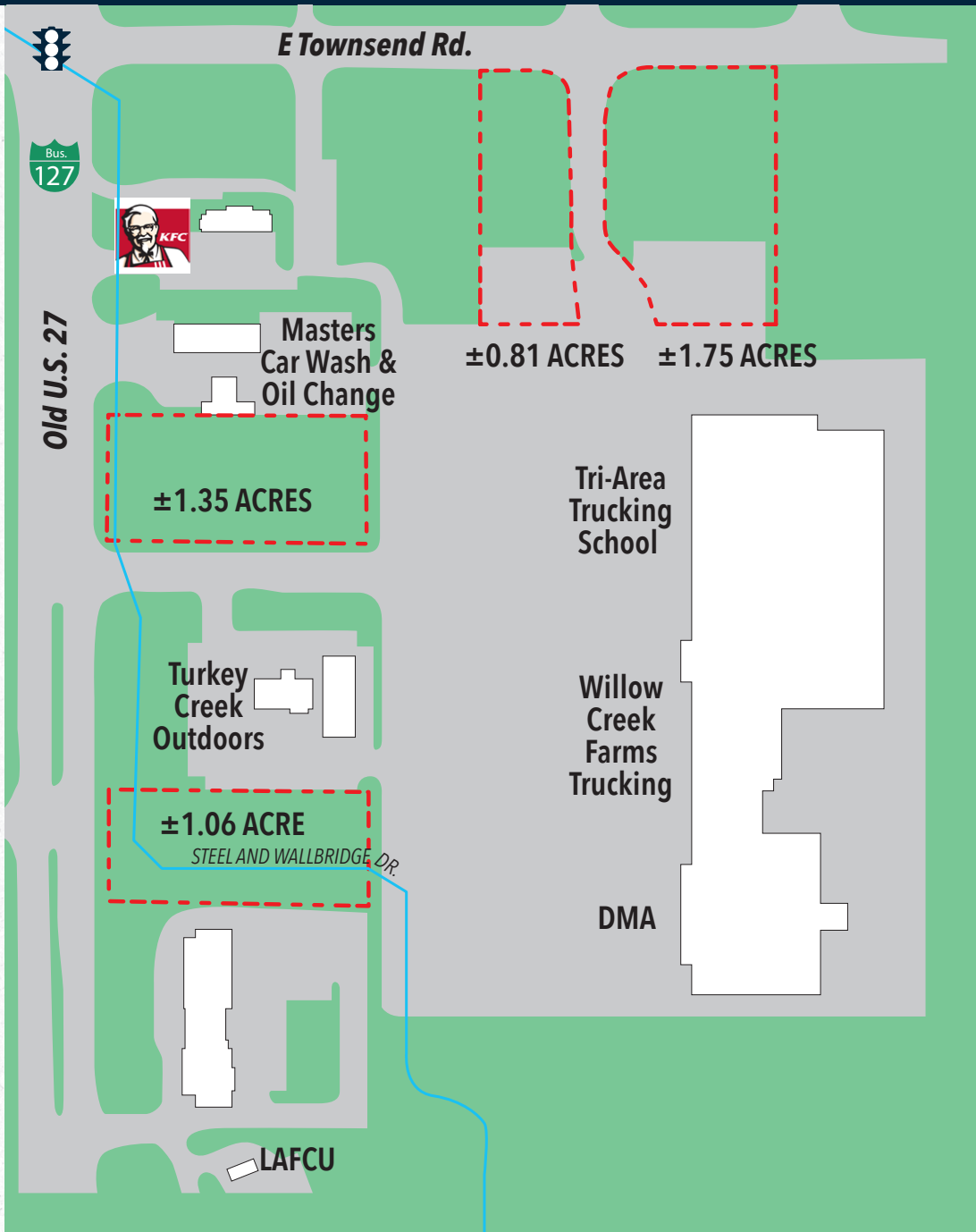
AVAILABLE:
UP TO 1.75 ACRES

SITE SOURCE
RETAIL BROKER NETWORK

CARSON PATTEN, CCIM
Vice President, Retail Advisor
Direct: 517 319-9230
carson.patten@martincommercial.com

SAMANTHA LE
Senior Associate, Retail Advisor
Direct: 517 319-9279
samantha.le@martincommercial.com

Martin
martincommercial.com



PRIME COMMERCIAL SITES NEAR CORNER OLD US-172 AND TOWNSEND ROAD

Four sites located near Young Chevrolet and Bee's Sports offer a high-profile development opportunity along the main retail corridor of St. Johns. These four outparcels are flat, cleared, and ideally positioned near the lighted intersection at Townsend Road. The location is less than five miles from both U.S.-127 interchanges serving St. Johns, ensuring excellent regional connectivity.

Surrounding retailers include Young Chevrolet, Bee's Sports, Dunham's, Family Farm and Home, KFC, Tractor Supply, Arby's, Big Boy, McDonald's, Walmart, Applebee's, and many others, making this a vibrant and well-trafficked commercial area.

SALE PRICE:

\$200,000

PER ACRE

PROPERTY FEATURES



SIZE:
0.88-2.0 Acre
Outparcels



ZONED:
C-2, General
Commercial



HIGH PROFILE:
Frontage Bus.
US-127



US-127:
<5 Miles to Two
Interchanges



SITE:
Cleared, Flat, &
Ready to Develop



LOCATED:
Frontage in St.
Johns Retail
Corridor



AREA INFORMATION

<1.3 Miles
to Clinton County Complex

1.6 Miles
to Downtown St. Johns

1.1 Miles
to M-21

<5 Miles
to US-127 M-21 Exit, and US-127
Price Road Exit

Nearby Retailers

Walmart, TSC, Applebee's, &
numerous fast food chains



BINGHAM TOWNSHIP - TAX DATA

Parcel Number	030-022-200-041-00 (Parent)
Acres	±1.0 & ±2.0
Zoning	C-2, General Commercial

DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	2,575	10,589	12,826
Households	1,121	4,568	5,427
Average HH Income	\$105,656	\$95,684	\$100,079

TRAFFIC COUNTS - VPD

Business US-127	13,574
Townsend Rd.	4,577

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