

OUTLOTS IN ST. JOHNS RETAIL CORRIDOR

Frontage on Business US-127-Just South of Townsend Rd.



**COMMERCIAL
LAND FOR SALE**

2179 S Business U.S.-127
St Johns, MI

SIZE:
1-2 Acres

SITE SOURCE
RETAIL BROKER NETWORK

CARSON PATTEN

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SAMANTHA LE

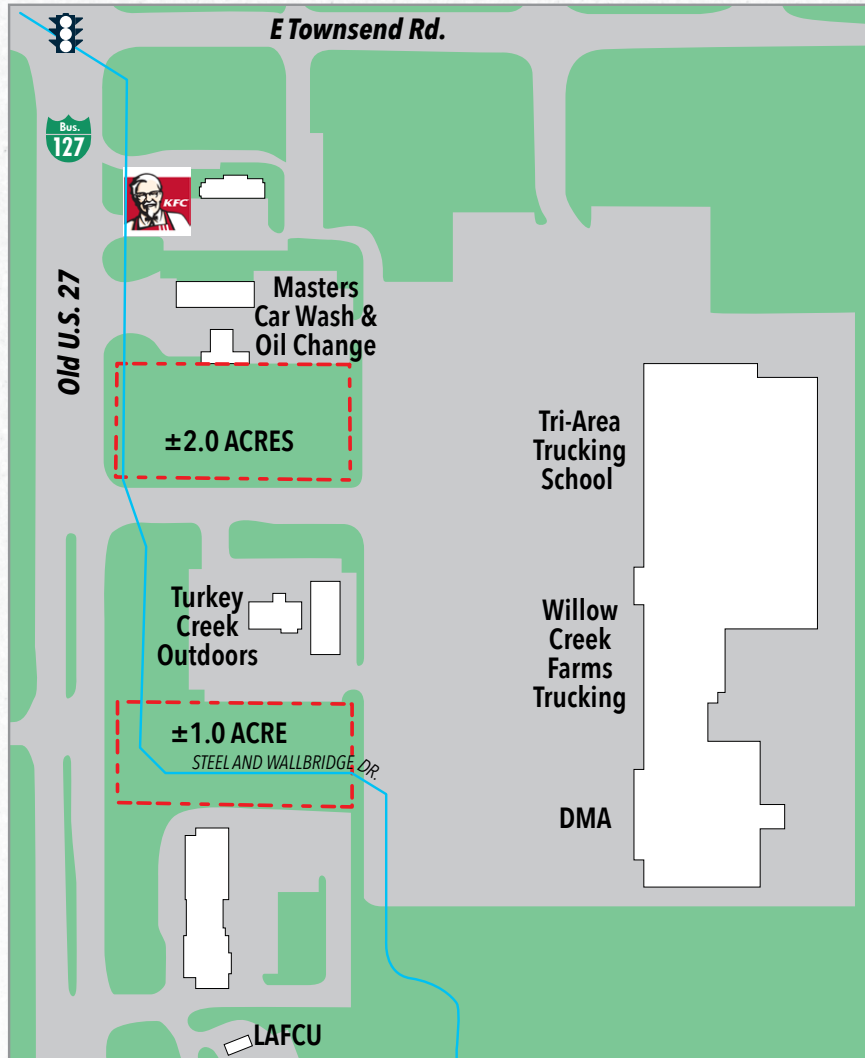
Senior Associate, Retail Advisor
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Martin

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DEVELOPMENT OPPORTUNITY

2179 South Business US-127, St Johns, MI



PRIME COMMERCIAL SITES ACROSS FROM YOUNG CHEVROLET AND BEE'S SPORTS

Two sites located directly across from Young Chevrolet and Bee's Sports offer a high-profile development opportunity along the main retail corridor of St. Johns. These two parcels 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 & 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 INFORMATION



SIZE: 1-2 Acre
Outparcels



HIGH PROFILE:
Frontage Bus. U.S. 127



CLEARED:
Flat & Ready to
Develop



ZONED:
C2-General
Commercial
US-127:
< 5 Miles to
2 Interchanges



LOCATED:
Frontage in St. Johns
Retail Corridor

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DEMOGRAPHICS

Bingham Township (Clinton County) Tax Data

Parcel No.	030-022-200-041-00 (Parent)
Acres	±1.0 & ±2.0
Zoning	C-2, General Commercial

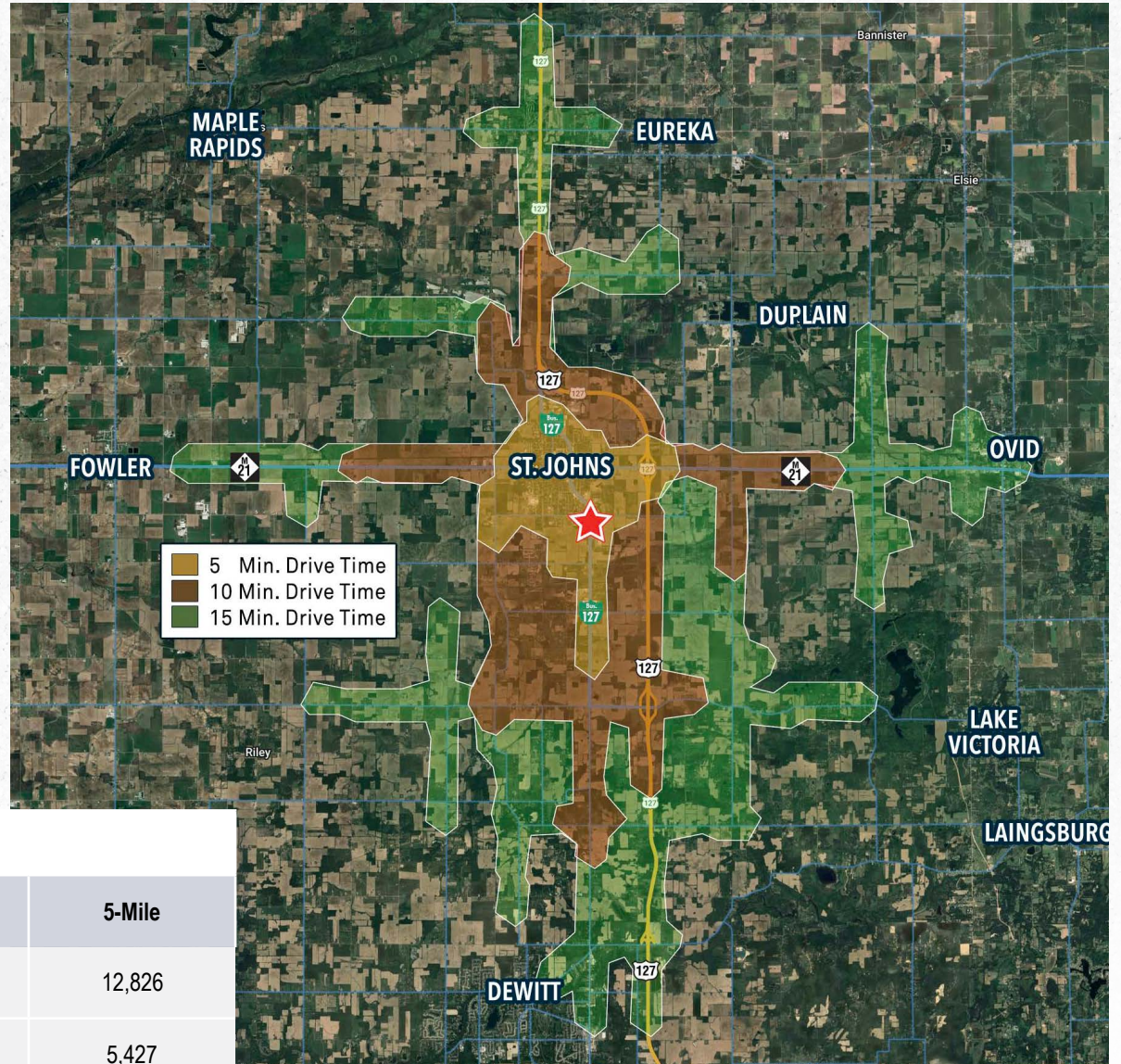
TRAFFIC COUNTS

Business U.S.-127	13,574 VPD
Townsend Rd.	4,577 VPD

DEMOGRAPHICS

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

DRIVE TIME MAP



AREA MAP



AREA INFORMATION

<1.3 Miles
to Clinton County Complex

1.6 Miles
to Downtown St. Johns

1.1 Miles
to M-21

2.3 Miles
to US-127 M-21 Exit

5.0 Miles
to US-127 Price Road Exit

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