

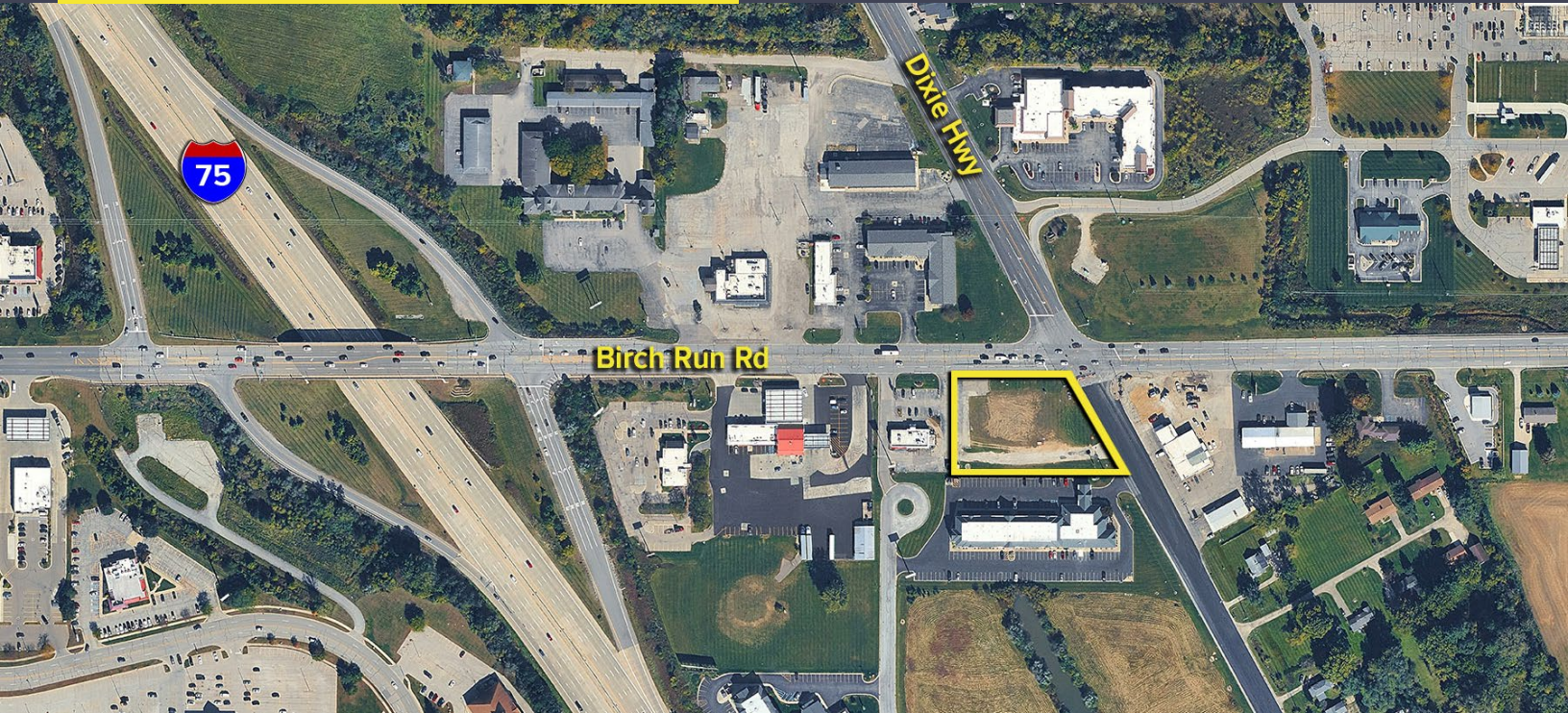
9288 BIRCH RUN ROAD
BIRCH RUN, MICHIGAN

LAND FOR SALE OR LEASE
1.73 Acres Available



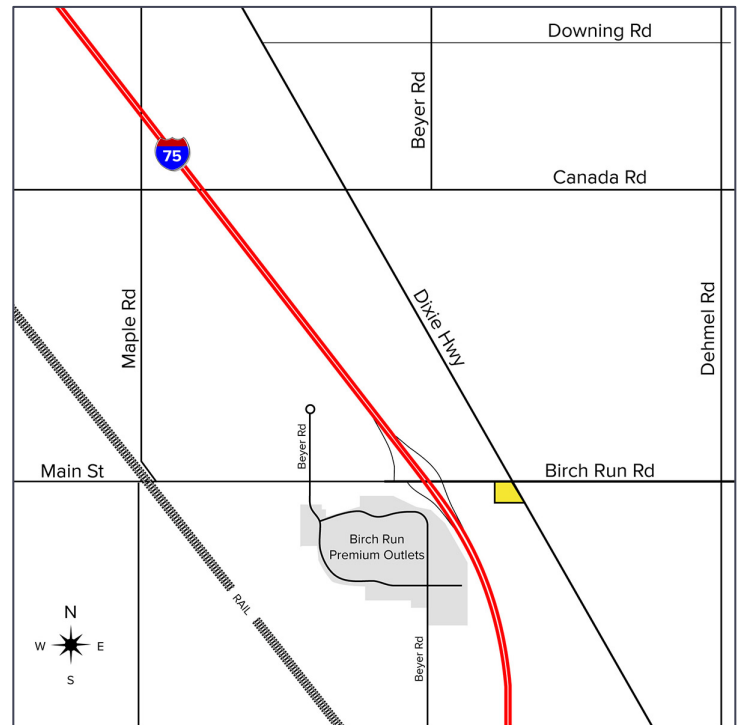
**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

PRIME DEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

- 1.73 acres available
- Located at the signalized corner of Birch Run Road and Dixie Highway immediately off I-75, exit 136, one of Michigan's busiest interstate exits
- The site offers excellent visibility, strong traffic counts, and convenient access from both roads
- Property sits in the heart of Birch Run's primary retail and tourist corridor, directly across from Meijer and minutes from the Birch Run Premium Outlets, which attracts more than 3 million visitors annually
- Ideal for quick-service restaurants, convenience retail, automotive users, or other highway-oriented concepts
- Ground lease or build-to-suit opportunities available



For more information, please contact:

BRUCE D. BAJA
(248) 799 3177
bbaja@signatureassociates.com

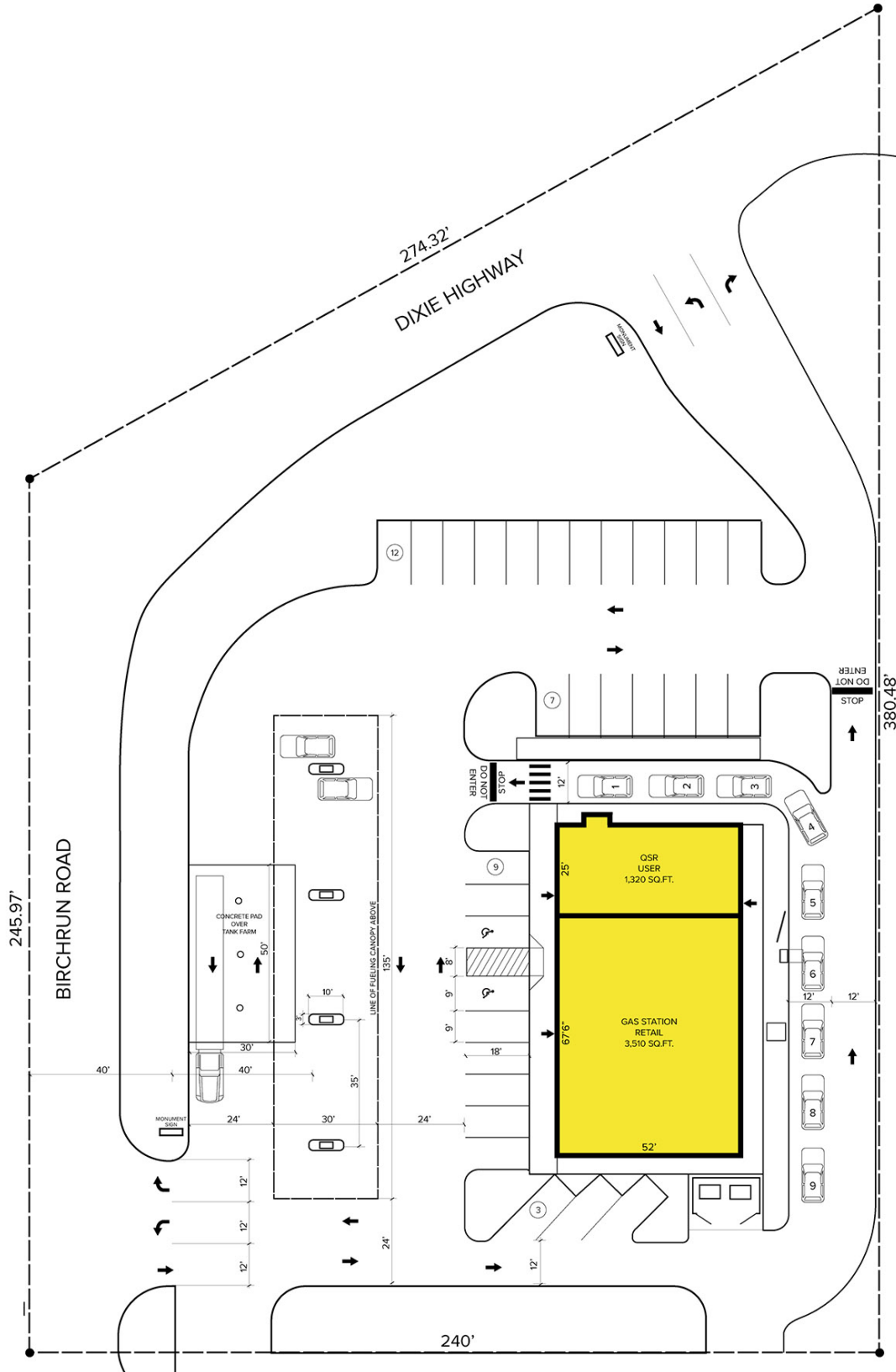
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

9288 Birch Run Road – Birch Run, Michigan

Land For Sale or Lease

1.73
Acres
AVAILABLE

Site Plan



For more information, please contact:

BRUCE D. BAJA
(248) 799 3177
bbaja@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

9288 Birch Run Road – Birch Run, Michigan

Land For Sale or Lease

1.73
Acres
AVAILABLE

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
3 MILE	4,777	\$86,638
5 MILE	14,212	\$86,340
10 MILE	64,499	\$71,921

TRAFFIC COUNTS (TWO-WAY)	
24,189	Birch Run Rd. E of I-75
21,372	Main St. W of I-75
59,240	I-75 N of Birch Run Rd.
59,364	I-75 S of Birch Run Rd.



For more information, please contact:
BRUCE D. BAJA
 (248) 799 3177
 bbaja@signatureassociates.com

SIGNATURE ASSOCIATES
 One Towne Square, Suite 1200
 Southfield, MI 48076
 www.signatureassociates.com