



RETAIL PROPERTY FOR SALE IN BIRCH RUN TWP, MI

# ADULT USE PROVISIONING CENTER

12454 DIXIE HIGHWAY | BIRCH RUN TWP, MI

## OVERVIEW

Introducing our Birch Run TWP, MI dispensary location! Featuring 39 parking spots with a 65,000+ daily traffic count! This location has very high visibility on Dixie Highway and is situated just outside of Birch Run Premium Outlets! Within 1 mile, there are many big box retailers, QSR, and hotels such as Halo Burger, KFC, A&W, McDonald's, Wendy's, Starbucks, Meijer, Dollar Tree, General RV, Chevrolet, Hampton Inn, Holiday Inn, & Best Western, just to name a few. There are also an incredible number of stores located inside of Birch Run Premium Outlets!

This property comes with local approval, at closing, with an Adult-Use dispensary license awarded by Birch Run TWP. Saginaw County, MI is the eleventh most populous county in Michigan (190,000+)

## HIGHLIGHTS

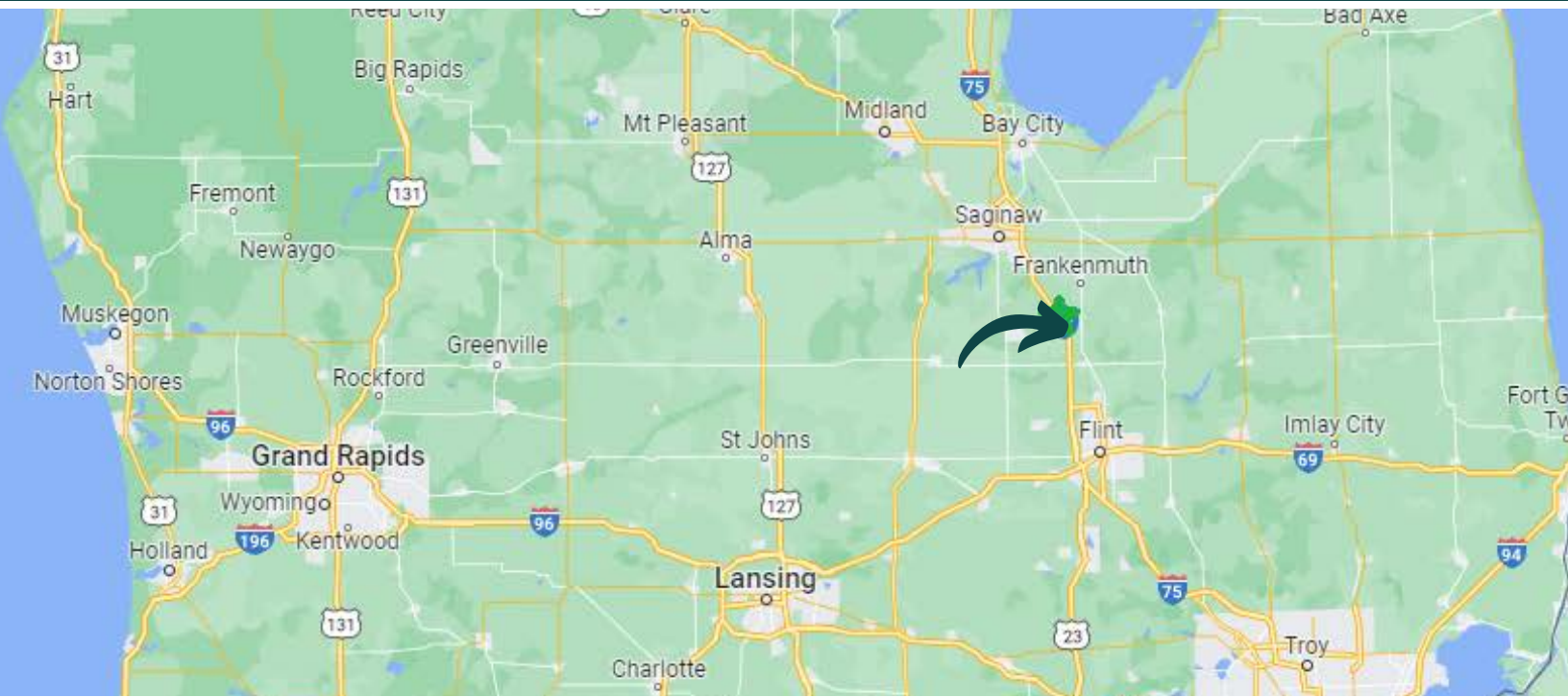
- Off of the 2nd busiest I-75 Exit between Michigan & Florida!
- Next door to Birch Run Premium Outlets!

|                                                              |                                    |
|--------------------------------------------------------------|------------------------------------|
| SALE PRICE<br><b>\$795,000</b><br>WAS <del>\$1,995,000</del> | BUILDING SIZE<br><b>6,000 sqft</b> |
| PARKING SPOTS<br><b>39</b>                                   | LOT SIZE<br><b>1.4 Acres</b>       |
| 10-MILE POP.<br><b>190,000</b>                               | DAILY TRAFFIC<br><b>65,000+</b>    |
| <b>1 of 4 Licenses in Birch Run</b>                          |                                    |

📞 248-453-6202  
 ✉ SALES@GREENZONEDREALTY.COM  
 🌐 WWW.GREENZONEDREALTY.COM  
 📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



## LOCATION



## COMPETITION



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# DAILY TRAFFIC COUNTS / RETAILERS



# RENDERING



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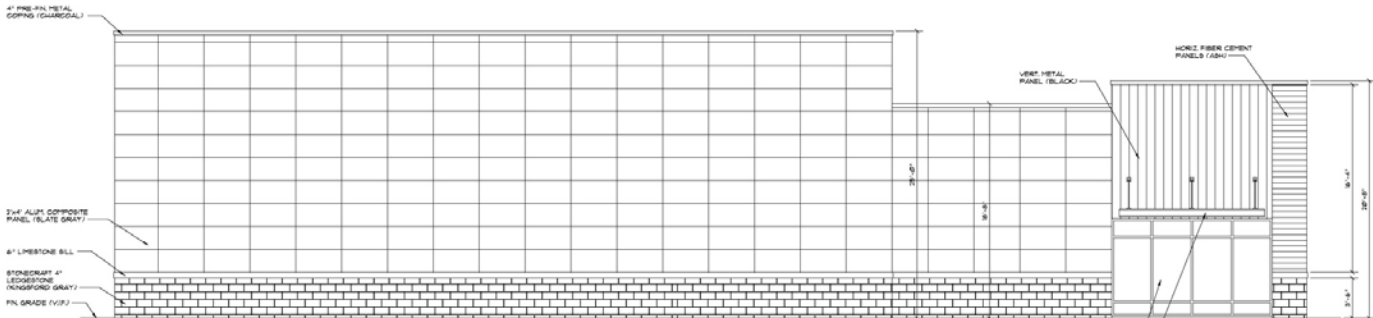
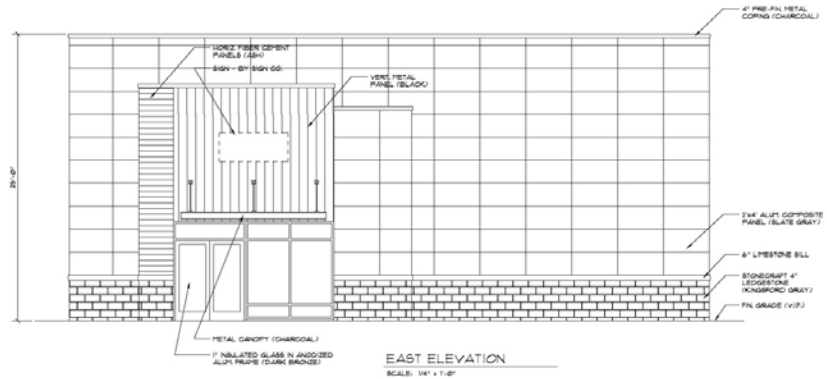
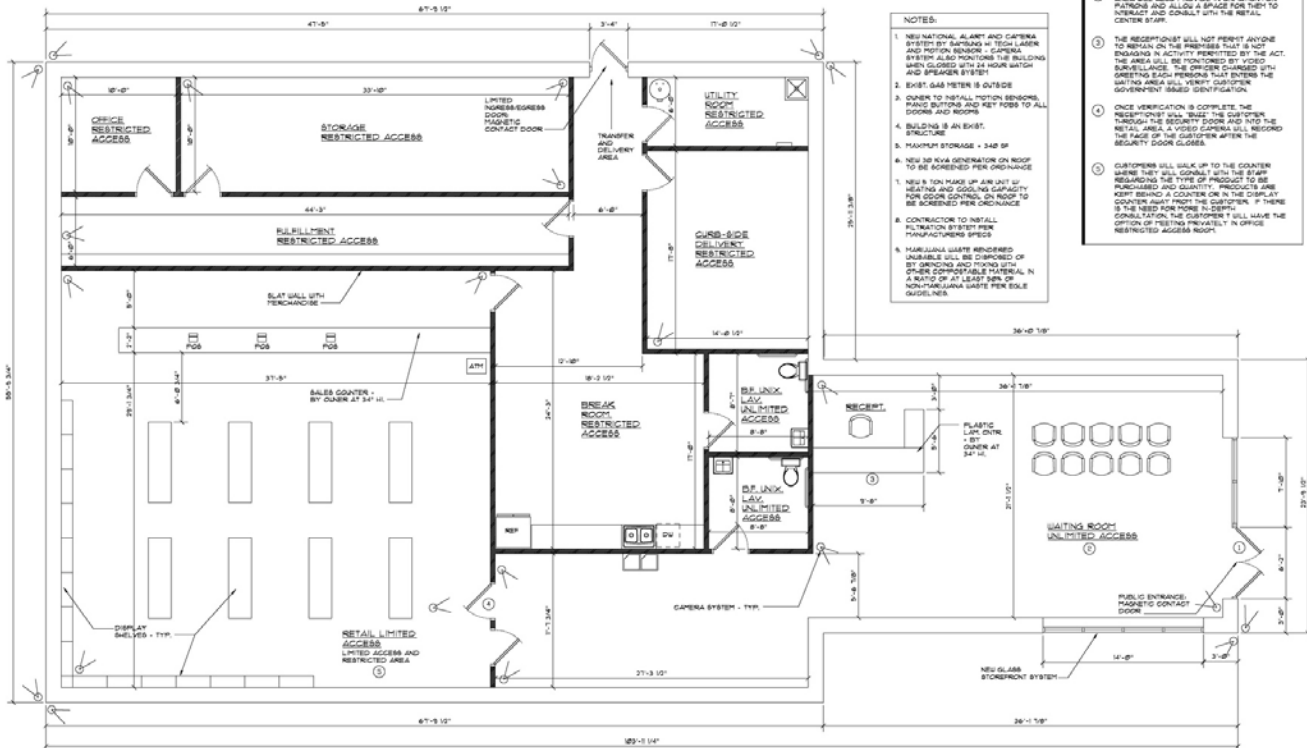


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# PLANS



**PROJECT:**  
PROPOSED ADULT USE RETAILER  
12454 DIXIE HIGHWAY  
BIRCH RUN TOWNSHIP  
MICHIGAN 48415

ISSUED FOR:  
SPA  
07-16-2023

DO NOT SCALE PRINTS -  
USE FIGURED  
DIMENSIONS ONLY

JOB NO.  
**23-054**

31313 NORTHWESTERN  
HWY, SUITE 104  
FARMINGTON HILLS,  
MICHIGAN 48334  
OFFICE: 248-767-6028  
FAX: 248-566-5277



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## 07-16-2023

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# DEMOGRAPHICS

