



For Sale or Lease

1213 N U.S. 127 BR
St. Johns, MI 48879

Freestanding Office/Retail Building

Available along busy U.S. 127 Business Route, this 5,016 SF building offers high exposure, convenient access, front door parking and pylonsignage. The unique, saloon style interior contains ±8 private offices, ±2 conference rooms, a full kitchenette, 3 restrooms, 3 private entrances and handicap accessibility.



Accelerating success.

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Building Information

Building Size	5,016 SF
Lot Size	1.71 Acres
Year Built	1958
Zoning	GC (General Commercial)
Parcel #	300-009-200-075-00
County	Clinton
Municipality	City of Saint Johns
Offices	±8
Tenant Improvement Package	Negotiable



Total Population

3 miles

9,431

5 miles

12,380

10 miles

26,966



Avg HH Income

3 miles

\$84,534

5 miles

\$86,966

10 miles

\$91,587



Employed Workforce

3 miles

4,112

5 miles

5,394

10 miles

12,138



Sale Price: Accepting Offers

Lease Rate: **\$12.00/SF**
Modified Gross

Area Highlights

- > Located on U.S. 127 BR with an average daytime traffic of 11,246 VPD
- > 0.8 miles north of downtown St. Johns
- > 0.9 miles south of U.S. 127 exit 99
- > Surrounding users include: Sundance Buick and GMC, Spad's Storage, Pro Cut Lawn and Landscape, Gary's Garage, Journey Federal Credit Union and many more!



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Photos

Virtual Tour 

