



For Sale

Land Development Site with 270' frontage of US-27

2 Acre Commercial Development Parcel

- › High exposure along US-27.
- › Zoned for C-2 (allows use for auto service, freestanding retail, and restaurants including both fast casual & full service).



Accelerating success.

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View Online

Parcel Information

Site Address	2119 S. US-27
Site Location	Bingham Twp
Lot Size	2 acres
Site Dimensions	270' x 377'
Parcel #	#030-022-200-041-00
Zoning: (Gateway Commercial District)	C-1,C-2,C-3

Traffic Counts

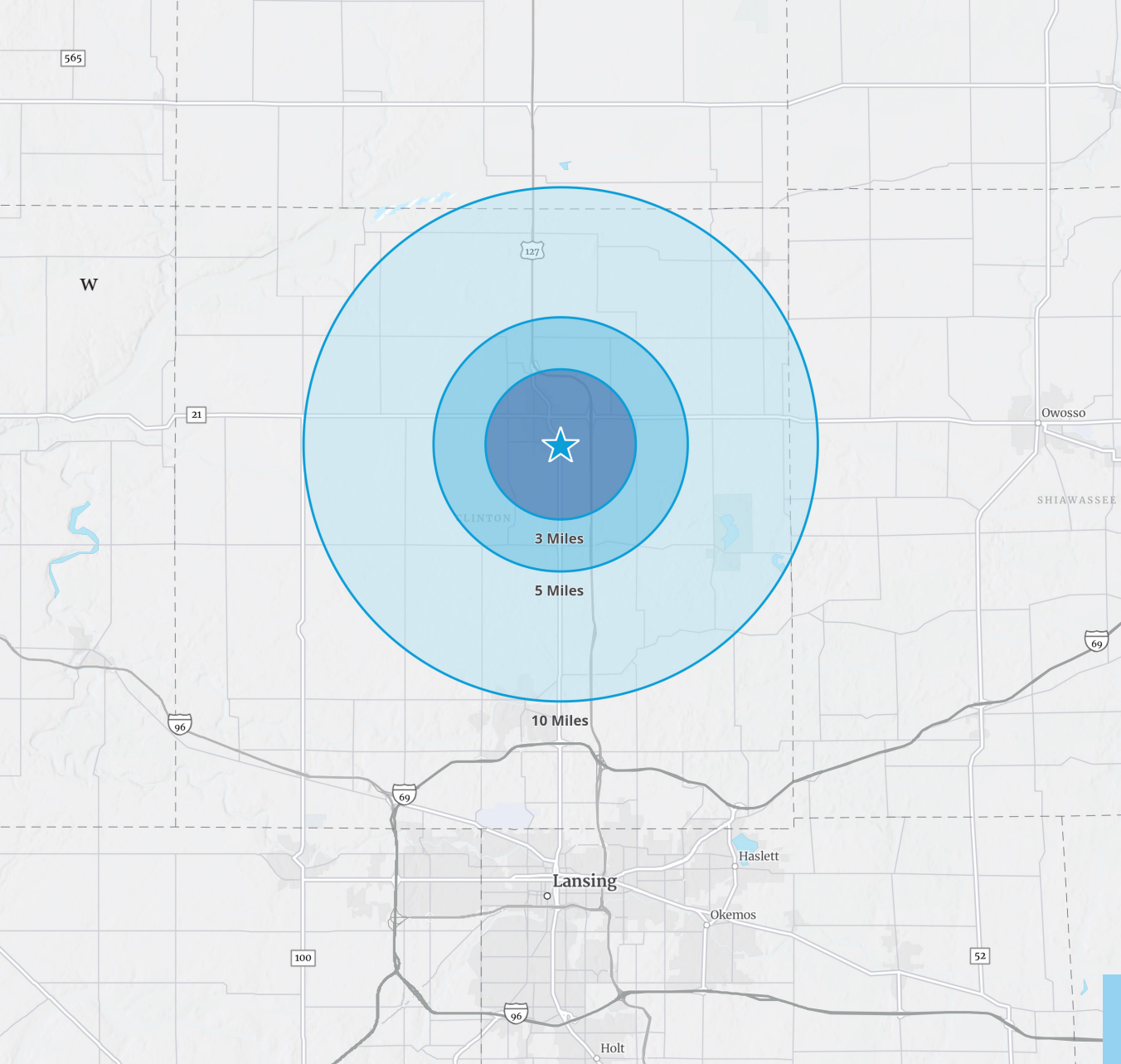
1. Old US-27 (11,496 AADT)
2. E. Townsend Rd (4,528 AADT)
3. Sturgis St (2,143 AADT)
4. W. Parks Rd (2,080 AADT)

Property Highlights

- › Public water and sewer available at site from the City of St. Johns.
- › This property fronts US-127 (270' frontage) with driveway access from Townsend Rd also thru the Blue Light Industrial complex (former Kmart) redevelopment.
- › The parcel is adjacent (south of) Quaker State/Masters Oil Change & Car Wash, and KFC; approximately 1/3 mile north of Walmart.
- › Site is located in Bingham Twp.

Sale Price

\$345,000



Total Population

(3 Miles)

10,397

(5 Miles)

12,656

(10 Miles)

30,766



Household Income

(3 Miles)

\$85,856

(5 Miles)

\$88,520

(10 Miles)

\$100,766



Median Age

(3 Miles)

40.1

(5 Miles)

40.7

(10 Miles)

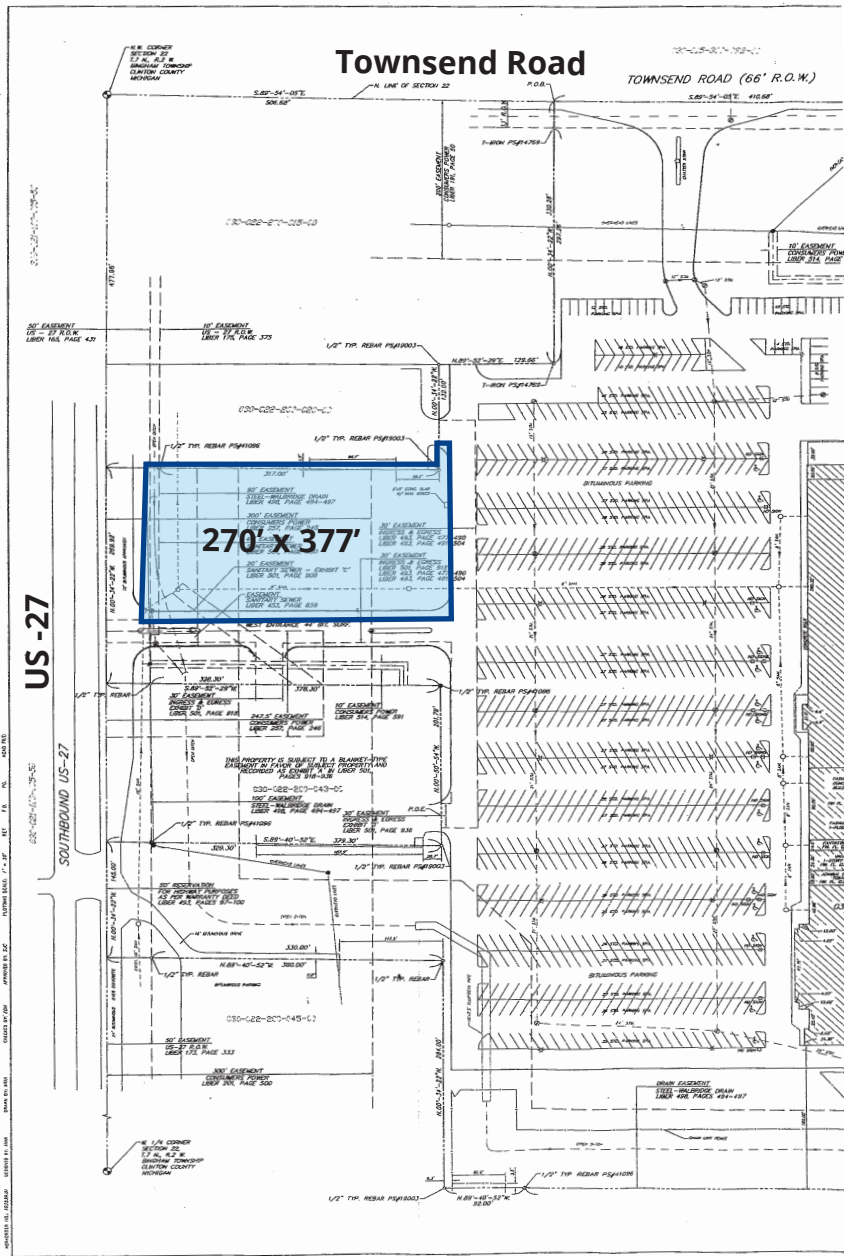
41.8



View Full
Demographics

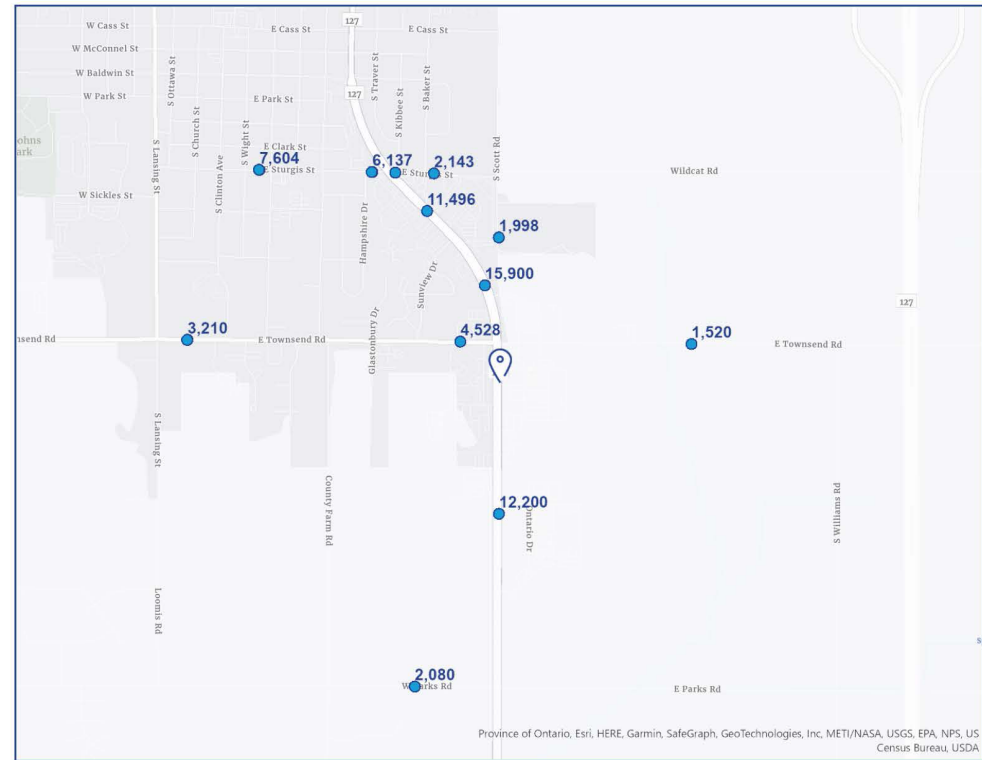
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Demographics (2022)



TRAFFIC COUNTS

2119 S Old US 27, Saint Johns, Michigan, 48879



Closest Traffic Counts

Street	Count	Type	Year	Dist.	Street	Count	Type	Year	Dist.
E Townsend Rd	4,528	AADT	2004	.17	W Parks Rd	2,080	AADT	2006	.92
S Whittmore St	15,900	AADT	2015	.29	West Townsend Road	3,210	AADT	2019	.92
N Whittmore	12,200	AADT	2015	.38	TOWNSEND RD	2,799	AADT	2020	.92
SCOTT RD	1,998	AADT	2020	.43	East Sturgis Street	7,604	AADT	2019	.94
OLD US-27	11,496	AADT	2020	.55	STURGIS ST	6,631	AADT	2020	.94
E Townsend Rd	1,520	AADT	2007	.57					
STURGIS ST	2,143	AADT	2020	.64					
East Sturgis Street	2,458	AADT	2019	.69					
East Sturgis Street	6,137	AADT	2019	.72					
STURGIS ST	5,351	AADT	2020	.72					

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Survey Outline and Traffic Map



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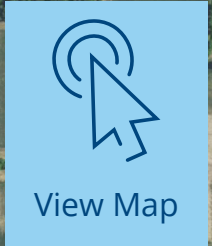
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