

LAND PROPERTY // FOR SALE

3.43± ACRES | ZONED C-4 | RESTAURANT-READY COMMERCIAL SITE

9143 BIRCH RUN RD
BIRCH RUN, MI 48415



- 3.43-acre commercial site
- 9,450 SF existing restaurant building
- ±270 ft of frontage
- All city utilities available
- Seller open to sale or lease
- Located near Birch Run Outlet Malls and the Frankenmuth area



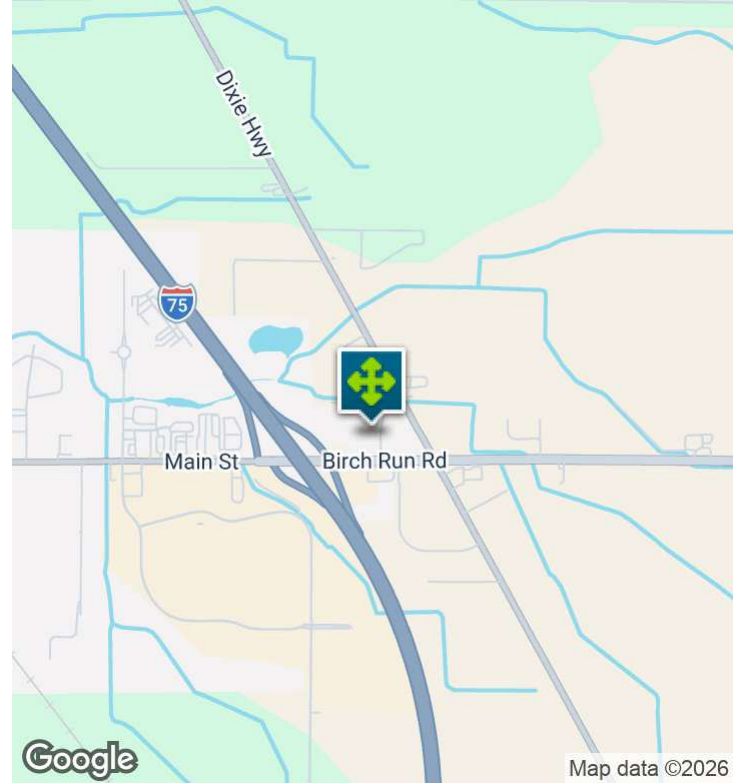
P.A. COMMERCIAL
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EXECUTIVE SUMMARY

9143 BIRCH RUN RD, BIRCH RUN, MI 48415 // FOR SALE



Sale Price	CONTACT BROKER
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OFFERING SUMMARY

Available SF:	
Lot Size:	172,978 SF
Price / Acre:	-
Year Built:	1957
Zoning:	C-4
Market:	Other Market Areas
Submarket:	Midland / Flint
Traffic Count:	20,678

PROPERTY OVERVIEW

Located at I-75 Exit 136 (Frankenmuth/Birch Run), 9143 Birch Run Rd, Birch Run, MI offers a 3.43-acre commercial site improved with an existing 9,450 SF restaurant and exposure to some of the highest traffic counts along the I-75 corridor. The Birch Run exit is a well-known regional destination, drawing consistent traffic from outlet malls, Frankenmuth tourism, and a dense fast-food and retail corridor. The property is ideally suited for restaurant use, gas station, truck stop, or convenience store redevelopment, with all city utilities available.

Adjacent parcels may be assembled for additional acreage, providing expanded development potential. Seller will consider sale or lease, including ground lease, build-to-suit, or joint venture opportunities.

LOCATION OVERVIEW

In Birch Run, MI, this property offers proximity to Birch Run Premium Outlets and scenic parks like Birch Run Park. The Frankenmuth River Place Shops are a short drive away, providing a charming setting for business or leisure. With easy access to major highways and a growing local economy, it presents an enticing opportunity for land or office development.



John T. Arthurs PRINCIPAL
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PROPERTY DETAILS

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Sale Price	CONTACT BROKER
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LOCATION INFORMATION

Building Name	Birch Run Land & Restaurant Site
Street Address	9143 Birch Run Rd
City, State, Zip	Birch Run, MI 48415
County	Saginaw
Market	Other Market Areas
Sub-market	Midland / Flint
Cross-Streets	Birch Run Rd & I-75

BUILDING INFORMATION

Building Size	11,772 SF
Number of Floors	1
Year Built	1957
Number of Buildings	3

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	C-4
Lot Size	172,978 SF
APN #	05-10-6-21-3031-000
Lot Frontage	270 ft
Lot Depth	0 ft
Traffic Count	20678
Traffic Count Street	Birch Run Rd

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	0.0
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CITY INFORMATION

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LOCATION DESCRIPTION

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LOCATION DETAILS

Market	Other Market Areas
Sub Market	Midland / Flint
County	Saginaw
Cross Streets	Birch Run Rd & I-75

ADDITIONAL PHOTOS

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Birch Run Rd.



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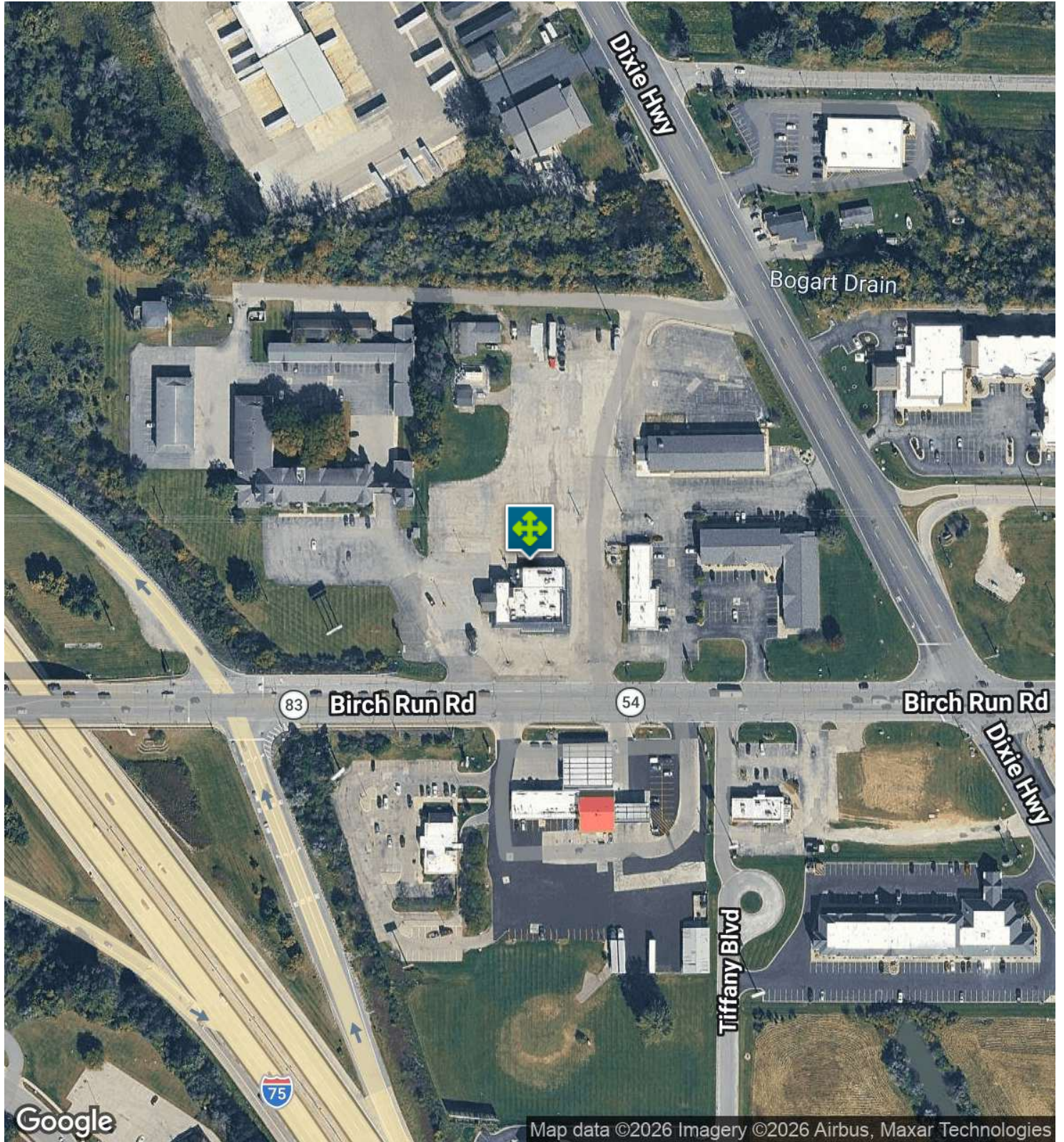
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AERIAL MAP

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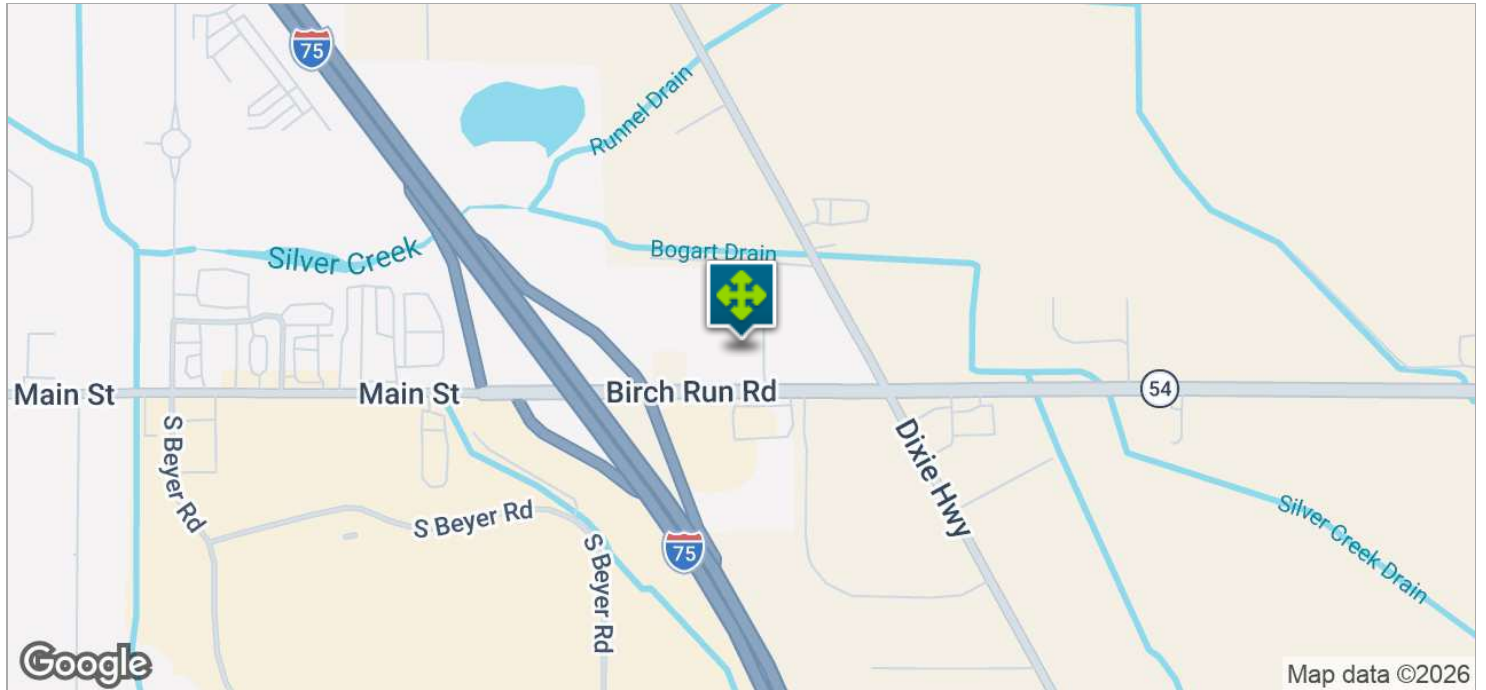
RETAILER MAP

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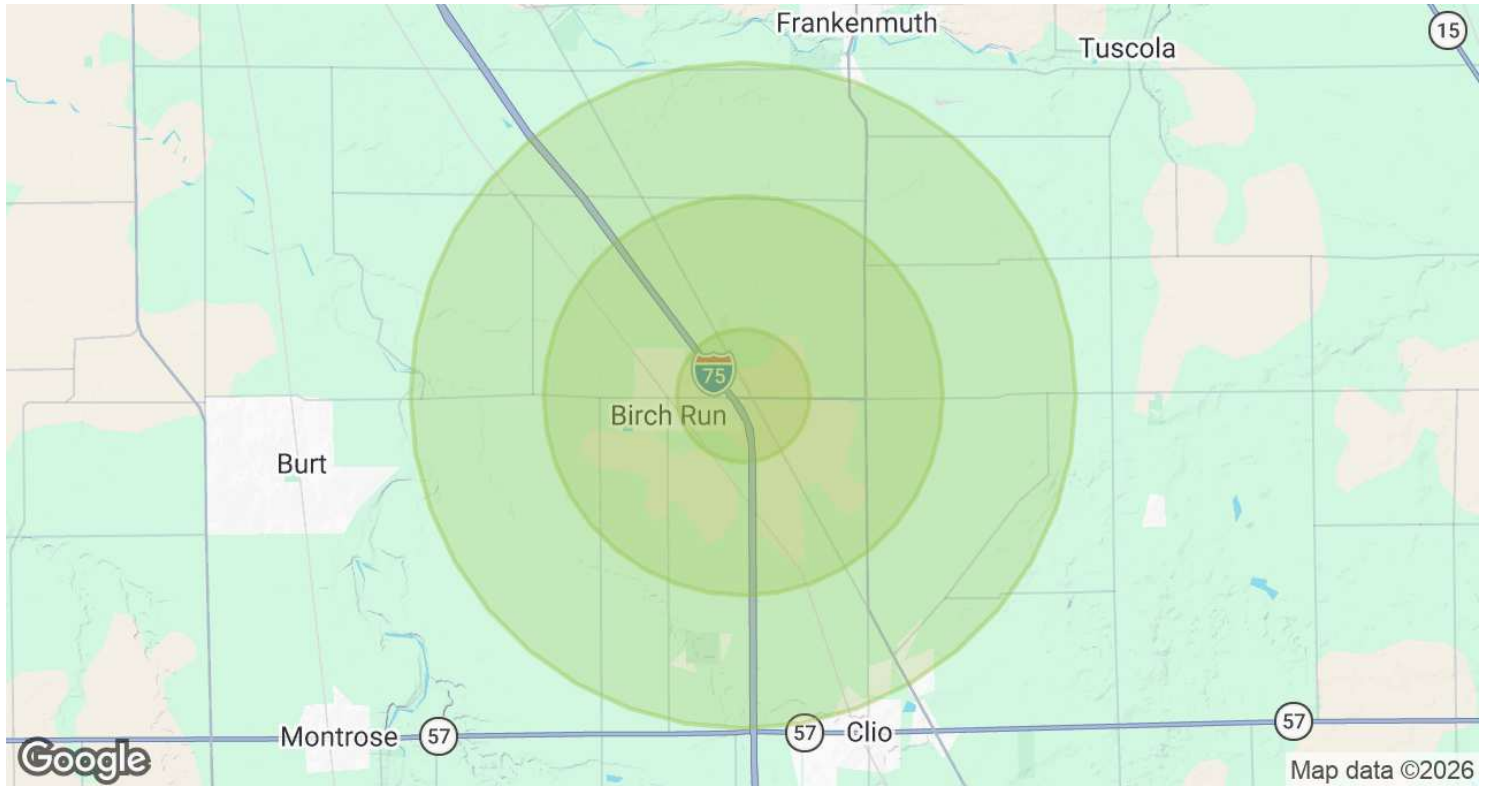
LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

9143 BIRCH RUN RD, BIRCH RUN, MI 48415 // FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	673	4,788	13,498
Average Age	43	43	44
Average Age (Male)	41	42	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	293	1,977	5,394
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$93,114	\$93,188	\$92,933
Average House Value	\$225,045	\$237,549	\$238,915

Demographics data derived from AlphaMap

CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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