



PROPERTY ADDRESS:
9288 BIRCH RUN RD, BIRCH RUN MI.

DOLLAR TREE

meijer

BW | **Best Western.**
Hotels & Resorts

Comfort
INN & SUITES
by CHOICE HOTELS

Days Inn.
BY WYNDHAM

F
CU
Frankenmuth
Credit Union

B
BIGGBY
COFFEE



Americas
Best Value
Inn & Suites



100,000
VPD

BIRCH RUN RD

27,915 VPD

BIRCH RUN RD

54

Mobil



Advance
Auto Parts

Lumc.
CANAGAS 30

H
Holiday Inn

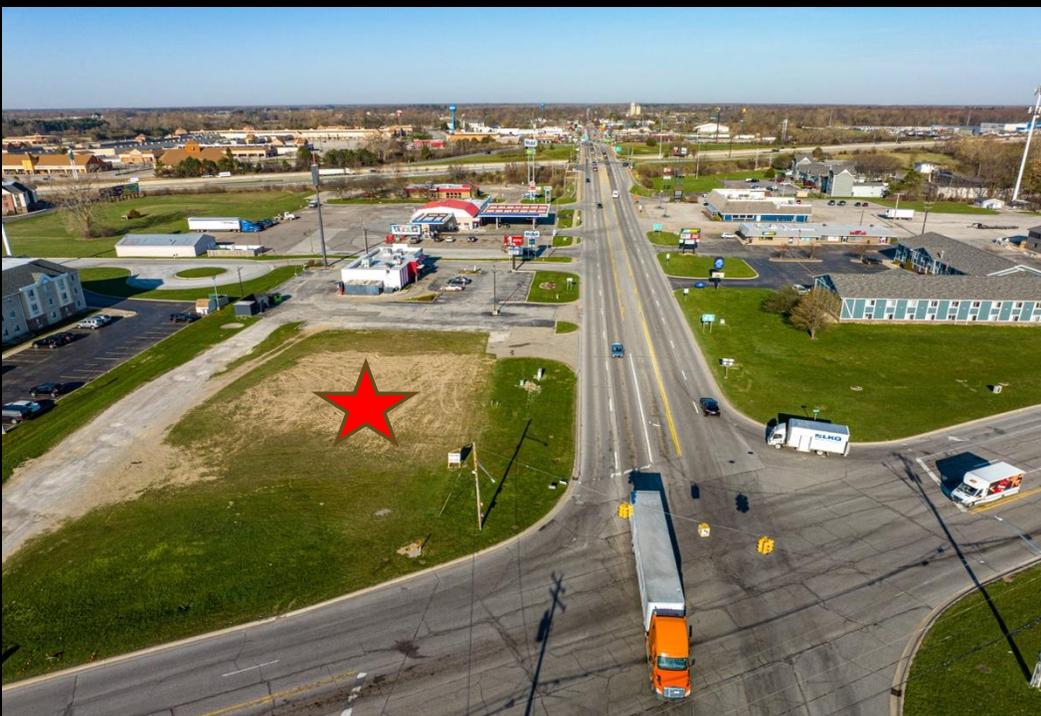
BIRCH RUN
PREMIUM OUTLETS

Hampton
Inn
by **Hilton**

TIFFANY BLVD



PROPERTY PHOTOS



PROPERTY HIGHLIGHTS:

Prime Location:
Located off I-75, Exit 136, Michigan's busiest I-75 exit.

Major Tourist Destination: Over 3 million tourists pass this location annually.

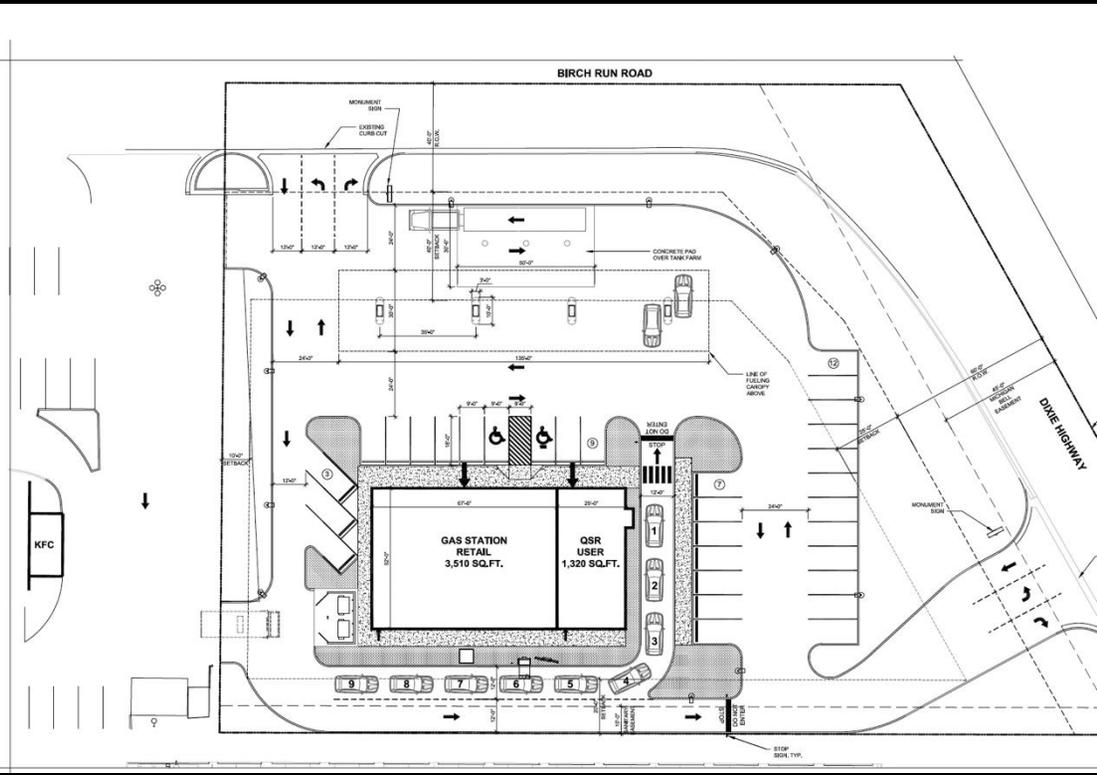
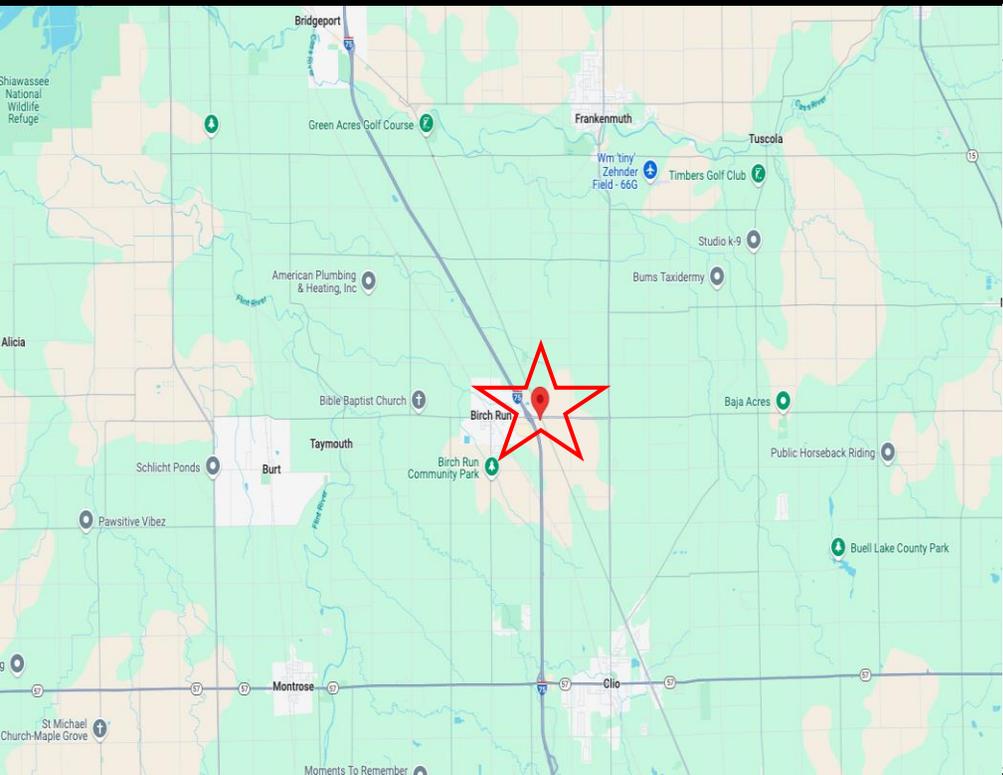
Lot Size: 1.73-acre vacant land.

Excellent Visibility:
Situated at the signalized corner of Birch Run Rd. and Dixie Hwy.

High Traffic Volume:
Combined Average daily traffic count of over 70,000 vehicles.

Convenient Access:
Easy ingress and egress from both Birch Run Rd. and Dixie Hwy.

Nearby Amenities:
Directly across from Meijer Supercenter and near Birch Run Outlets.



CONTACT



MARVEL
PROPERTIES

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