

AVAILABLE REDEVELOPMENT SITE

Adjacent to Birch Run Premium Outlets
12373 S Beyer Rd, Birch Run, MI 48415



DETAILS

Site	11.2 AC
Traffic Count (VPD)	I-75/US 23 SB 56,192
	I-75/US 23 NB 63,447
	SR83/Main St 18,333

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SITE INFO

Birch Run is a premier shopping destination which features a vast selection of over 100 stores, including popular brands such as Nike, Coach, Kate Spade New York, Pottery Barn, The North Face and Michael Kors. Simon Property Group has decommissioned a portion of the center for demolition and sale of the land for redevelopment. It is just 10 minutes from Frankenmuth, Michigan's #1 tourist destination. Birch Run attracts 7 million visitors annually.

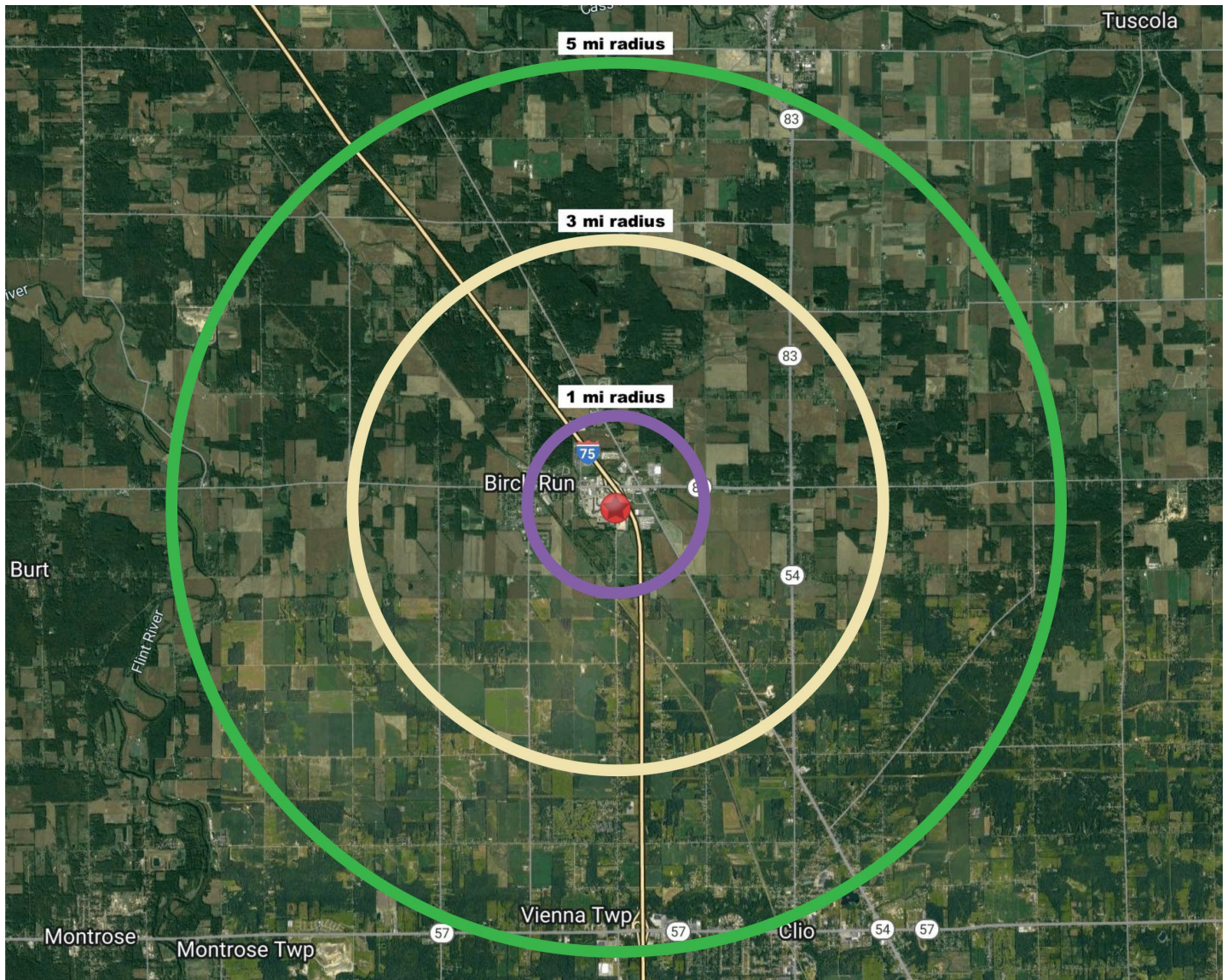
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DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2022)	1,127	4,483	14,136
Average HH Income	\$76,681	\$85,771	\$88,282
Households	488	1,859	5,566
Median Age	38.8	41.1	43.0

Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	194	246	433
Daytime Population	2,560	3,161	4,655

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SITE PLAN

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or areas will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.



Project Data

Total GLA	595,025
TOTAL PARKING SPACES:	4148
SPACE/1000 SF OF GLA:	6.97
Modified:	August 30, 2016

Sketch Plan



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12240 South Beyer Rd
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CORP # 7961



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