



Meijer Outlot Drive Thru Site

7227 E Saginaw St

East Lansing, Michigan 48823

Property Highlights

- Prime Meijer outlot in fully built retail corridor with high-volume grocery traffic
- Redevelopment Ready Parcel
- Versatile Zoning - ideal for QSR, Medical, or Retail
- Surrounded by national credit tenants and anchors
- Dense rooftops and proven consumer spend
- True infill location with no competing parcels remaining

Offering Summary

Sale Price:	\$1,075,000
Lot Size:	0.774 Acres (33,715 SF)
Price/SF:	\$31.89
Zoning:	D-Development District
Traffic Count:	15,748 AADT
Frontage:	E Saginaw St / BL I-69
Utilities:	Public water & sewer to site
Parcel ID:	010-034-300-19-00
Delivery:	Vacant, redevelopment ready
Environmental Remediation	Complete - NFA/BEA Available

For More Information



Jerome Abood

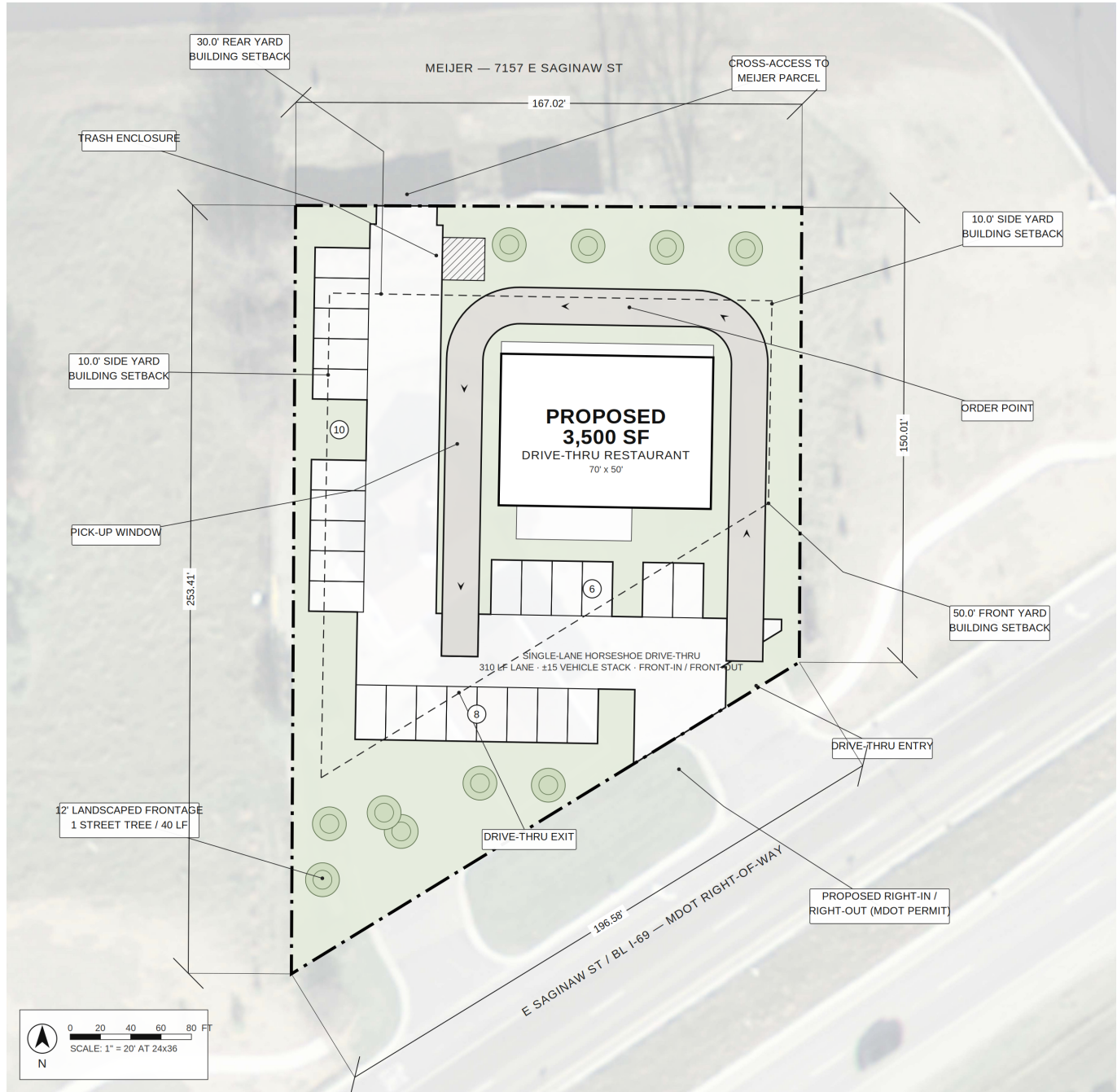
Principal/Managing Broker

O: 517 281 5800

jabood@naimidmichigan.com

Conceptual Site Plan

Single-tenant 3,500 SF horseshoe drive-thru · 24 spaces · 310 FT of stacking



Site Area
0.77 AC / 33,689 SF
Parking
24 spaces

Frontage
196.58 FT
Stacking
310 FT / ≈15 vehicles

Building
3,500 SF (70' x 50')
Zoning
D — Development District

Conceptual — for marketing purposes only; not for construction. Parcel geometry per Clinton County / TCRPC 2025. Drive-in restaurant is a Special Use in the D district; the site is below the district 1.0 AC minimum lot area — see the site data and notes on the following page. Base aerial 2017; structure since removed.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE INTENDED TO BE IMPLIED

2149 Jolly Road, Suite 200
Okemos, MI 48864
517 487 9222 tel
naimidmichigan.com

Site Data & Zoning Summary

7227 E Saginaw St · Bath Charter Township · Clinton County, Michigan

SITE DATA

Parcel ID	010-034-300-190-00
Site Area	33,689 SF / 0.773 AC
Frontage — E Saginaw St / BL I-69	196.58 FT
Lot Depth	127.4 – 215.3 FT
Proposed Building	3,500 SF (70' x 50')
Drive-Thru	Horseshoe, front-in / front-out
Drive-Thru Lane	Single lane, one window
Vehicle Stacking	310 FT (≈ 15 vehicles)
Stack to Order Point	162 FT (≈ 8 vehicles)
Parking Provided	24 spaces (10' x 18')
Building Coverage	10.4%
Total Lot Coverage	56.0% (70% max)
Greenspace	44.0% (30% min)

ZONING — D, DEVELOPMENT DISTRICT

Front Yard Setback	50 FT
Side Yard Setback	10 FT
Rear Yard Setback	30 FT
Maximum Height	35 FT / 3 stories
Max Lot Coverage	70%
Min Greenspace	30%
Min Lot Area	1.0 AC (see note 4)
Min Lot Width	200 FT (see note 4)
Drive-In Restaurant	Special Use Permit
Retail / Office / Medical	Permitted by right

TRAFFIC (MDOT, 2025)

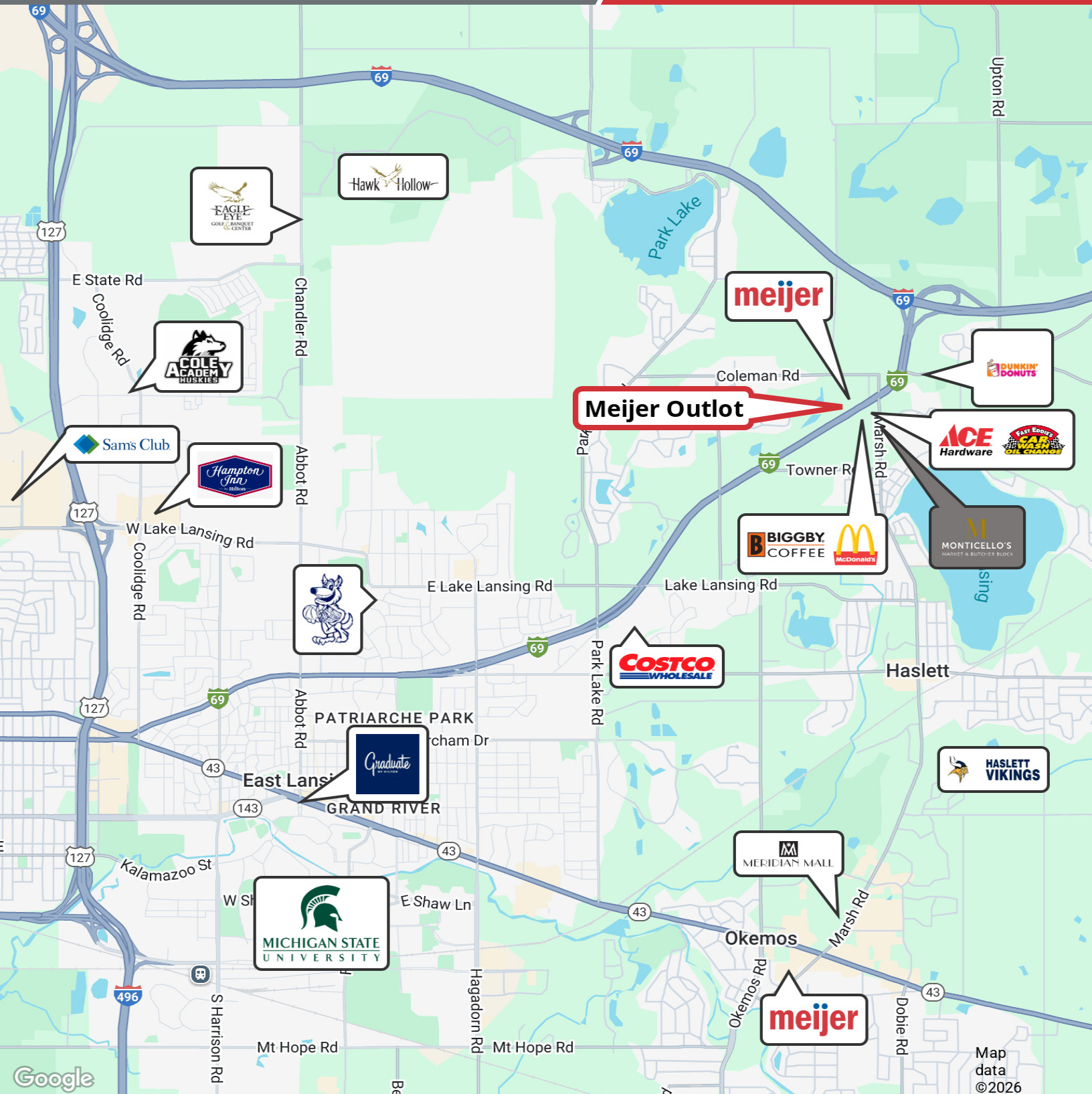
E Saginaw St / BL I-69 — fronting site	15,748 AADT
Segment toward Marsh Rd / I-69	22,110 AADT

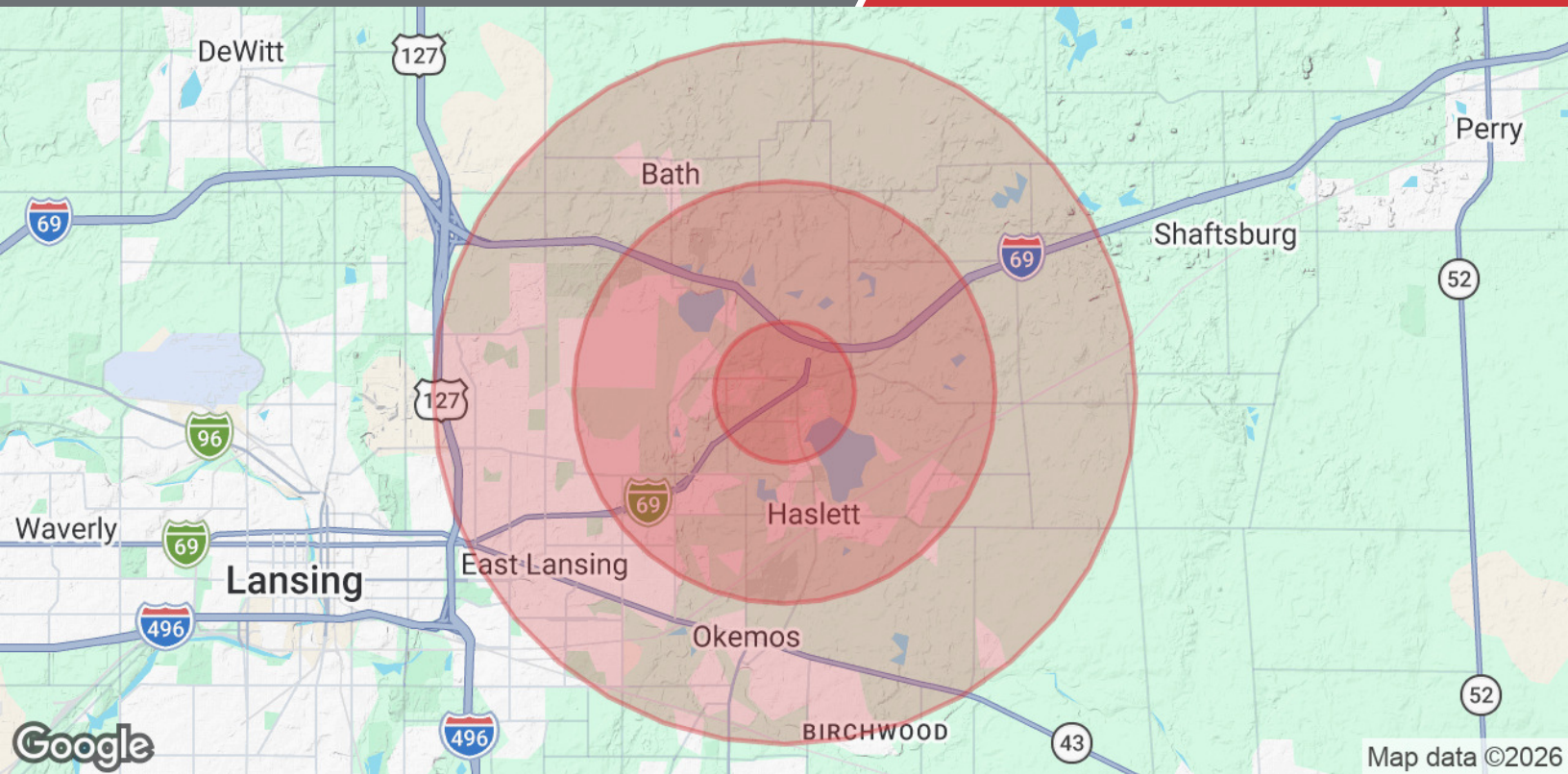
CONTACT

Jerome Abood, Principal/Managing Broker
517 281 5800 · jabood@naimidmichigan.com

NOTES

1. Conceptual layout prepared for marketing purposes only. Not for construction, permitting or bidding.
2. Parcel geometry per the Clinton County / Tri-County Regional Planning Commission 2025 parcel layer. Dimensions are approximate and subject to a boundary survey.
3. Base aerial from the Bergmann Associates concept plan dated 4/3/2017, registered to the county parcel geometry. The structure shown on that imagery has since been removed and the site remediated.
4. The site is 0.773 AC against a 1.0 AC minimum lot area, and 196.58 FT of frontage against a 200 FT minimum lot width, for non-single-family uses in the D district (Sec. 6.05.A–B). Confirm lot-of-record status and any variance requirement with the Bath Charter Township Zoning Administrator.
5. The parcel lies within the Marsh Road / I-69 Interchange Access Management Overlay (Art. XIII). Shared access with the adjoining Meijer parcel is anticipated; any E Saginaw approach requires an MDOT permit.
6. Parking is shown at 24 spaces. Sec. 17.03 requires 1 space per 30 SF of usable floor area for a drive-in restaurant, plus 4 stacking spaces per window. Confirm the applicable basis with the Township.
7. The layout uses 56.0% of the 70% coverage allowance, leaving roughly 4,700 SF of headroom — on the order of 10 additional spaces — should a tenant require a higher parking count.





Population	1 Mile	3 Miles	5 Miles
Total Population	3,862	28,475	90,718
Average Age	43	42	36
Average Age (Male)	41	40	35
Average Age (Female)	44	44	37
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,609	12,665	35,062
# of Persons per HH	2.4	2.2	2.6
Average HH Income	\$118,384	\$106,730	\$96,134
Average House Value	\$393,080	\$321,051	\$293,926

2020 American Community Survey (ACS)