

Redevelopment Opportunity

City of Keego Harbor, MI

Former Rite-Aid Site (Privately Owned)

DESCRIPTION

This former Rite Aid site along Dollar Lake is one of Keego Harbor's most important redevelopment opportunities and will help define the future character of both the Cass Lake Road Corridor and the Dollar Lake waterfront. While the 2021 Cass Lake Road Village Plan envisioned continued commercial use, the City Council and TIFA Board have since expanded that vision to include a vibrant, walkable waterfront district that better connects residents and visitors to Dollar Lake. Given its size, visibility, and waterfront location, the site is uniquely positioned to become a destination that combines economic activity, placemaking, and public access.

Future redevelopment should support a pedestrian-oriented mix of residential, commercial, and activated waterfront spaces. Buildings should be oriented toward the street and waterfront, with parking located behind or beside structures where feasible. Redevelopment should also incorporate public amenities such as enhanced pedestrian connections, outdoor gathering spaces, landscaping, bicycle facilities, and opportunities for a boardwalk or lakeside promenade experience. Together, these improvements would help transform the site from an auto-oriented commercial parcel into a vibrant mixed-use destination that supports local businesses, attracts investment, and advances the community's long-term vision for Dollar Lake.

PERMITTED USES

Low-intensity commercial uses (retail, restaurants, bars, food markets, and similar uses). **Multiple-unit residential** (duplexes, triplexes, fourplexes, upper-level residential above commercial).

ADDRESS

3000 Orchard Lake Road

CURRENT ZONING

C-2 General Business;
Village Overlay District,
Central Business District
Context Zone

MAX. BUILDING HEIGHT

48'/3 stories

FUTURE LAND USE

Central Business
District (CBD)

ACREAGE

1.05 acres

REALTOR INFORMATION

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The vision for 3000 Orchard Lake Road in the 2021 Cass Lake Road Corridor Plan compared to the existing conditions at the site.