



RETAIL PROPERTY FOR SALE OR LEASE

274 N US Highway 31 S

executive summary



274 N US Highway 31 S | Traverse City, MI 49685

SALE PRICE:	\$1,985,000
LEASE PRICE:	FULL \$9,850/MO/NNN UNIT A \$3,950/MO/NNN UNIT B \$5,900/MO/NNN
LOT SIZE:	2.9 ACRES
SQUARE FEET:	FULL - 8,025 SF UNIT A - 3,904 SF UNIT B - 4,121 SF
YEAR BUILT:	1983
ZONING:	C-G ENERAL

PROPERTY OVERVIEW

Full Property - Highly visible, 2.89 acre Parcel with 414 feet of frontage on US 31 South and 304 feet on Sundowner Drive. Large open retail building with great visibility and easy ingress/egress on US-31. The building is 6,956 Sq Ft with additional 1,069 Sq Ft on second level for a total of 8,025 Sq Ft. Four 14' X14' overhead doors in rear of building. 16' ceiling height. Mezzanine offices overlook sales floor. Nicely remodeled. Plenty of parking with tremendous space for outside display. US 31 South had 24,154 cars per day in 2025. Ready for a new tenant or owner occupied use.

Unit A - The lower level is 2,835 sq ft together with a 1,069 sq ft upper level for a total of 3,904 Sq Ft. Two 14' X14' overhead doors in rear of the unit 16' ceiling height. Plenty of parking with space for outside display. Additional land with frontage can be negotiated.

Unit B - Total of two 14' X14' overhead doors in rear of the unit 16' ceiling height. Plenty of parking with space for outside display. Additional land with frontage can be negotiated.

PROPERTY HIGHLIGHTS

- High Visibility
- 414 ft US 31 Frontage

DAVID J. FROST | Senior Associate | Commercial Realtor | 231.929.2955 | dfrost@threewest.com



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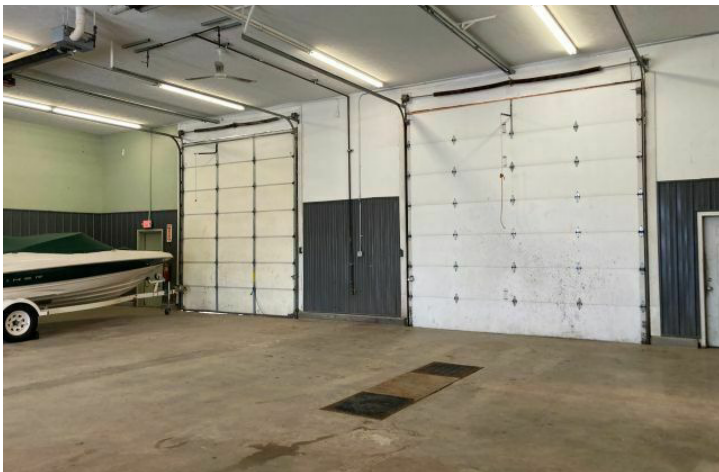
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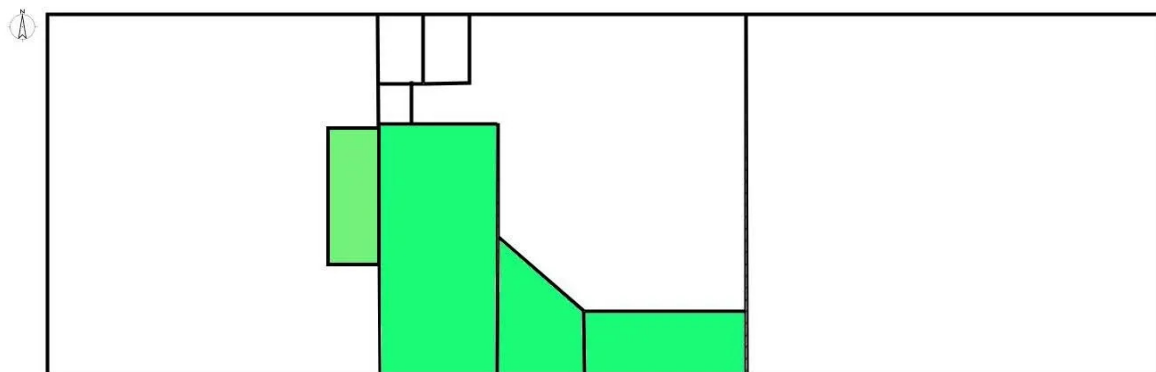
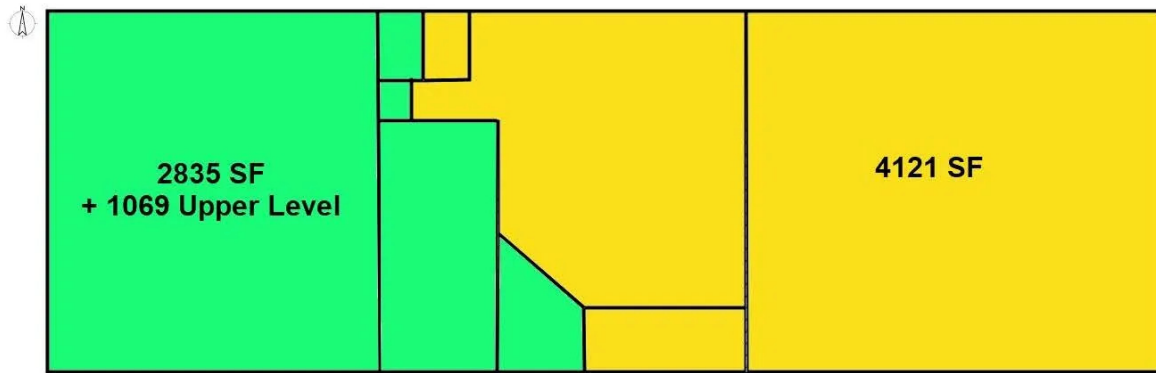


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Upper Level
1069 SF

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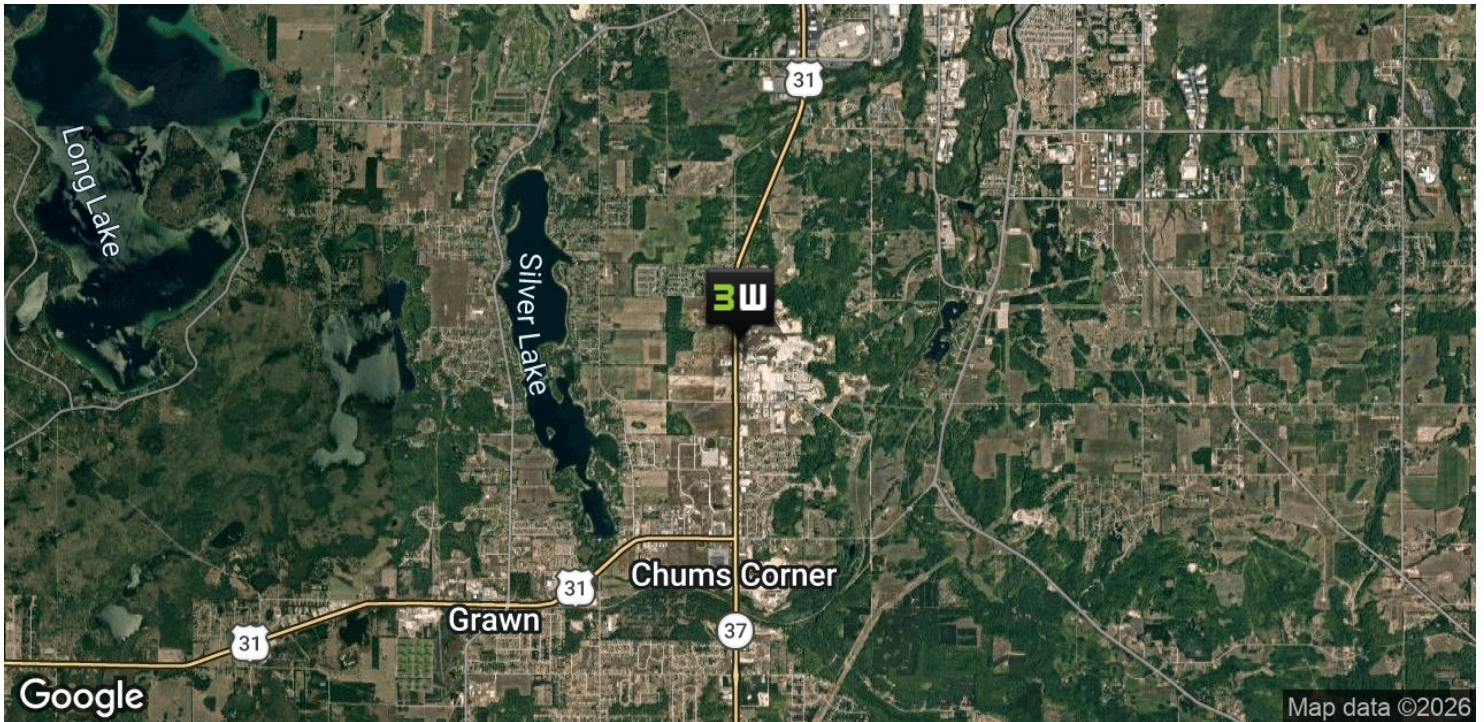
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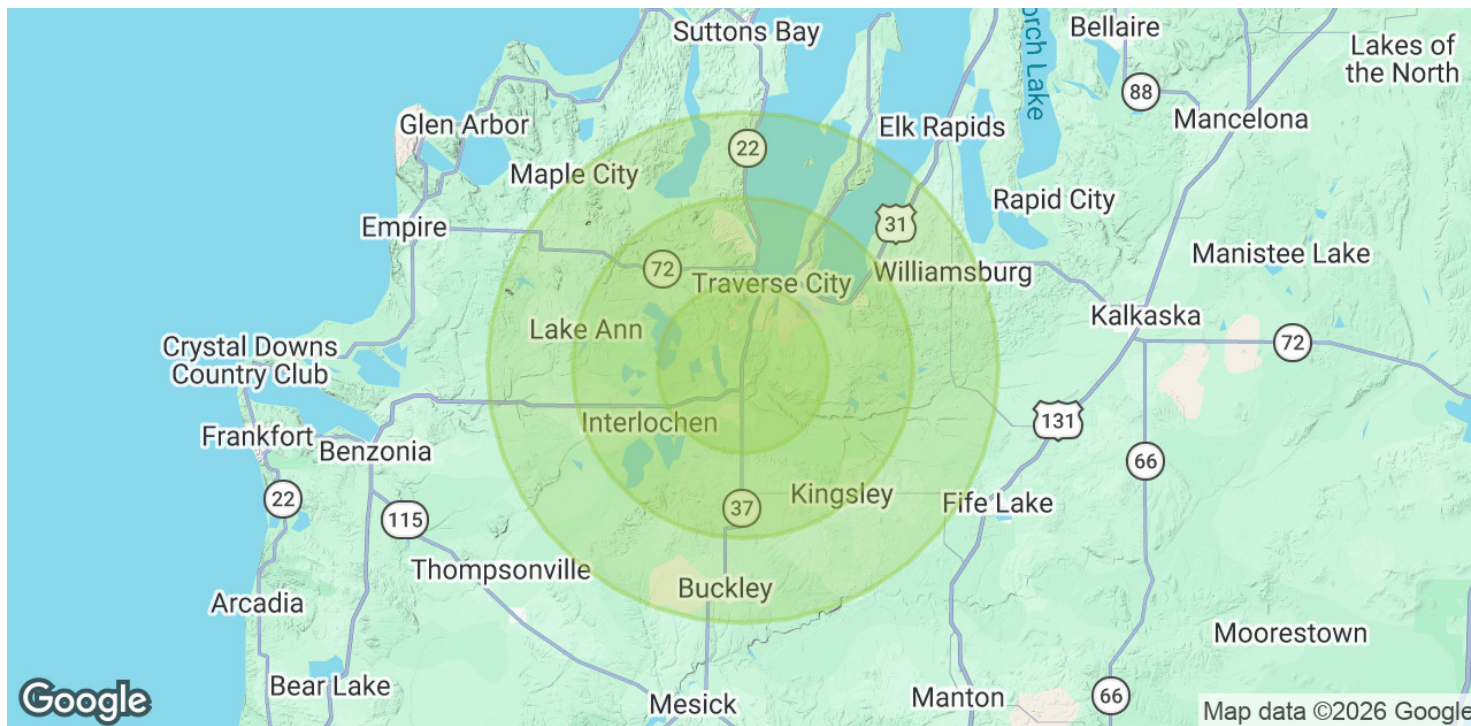


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	36,857	82,531	104,605
Average Age	40.9	42.9	43.3
Average Age (Male)	38.8	41.1	41.9
Average Age (Female)	43.6	45.1	45.1

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	16,976	38,593	49,688
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$65,983	\$73,548	\$71,650
Average House Value	\$208,517	\$247,245	\$248,058

2020 American Community Survey (ACS)

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