

1026 - 1040 East Front Street | Traverse City, MI 49686

OFFERINGS:	FULL AVAILABLE - \$1,238,000 VACANT LAND - \$409,000 OFFICE BUILDING - \$829,000
LOT SIZE:	FULL AVAILABLE - 0.63 AC VACANT LAND - 0.38 AC OFFICE BUILDING - 0.25 AC
APN #:	28-51-558-004-10, 005-00, 006-00
ZONING:	HR - HOTEL RESORT DISTRICT

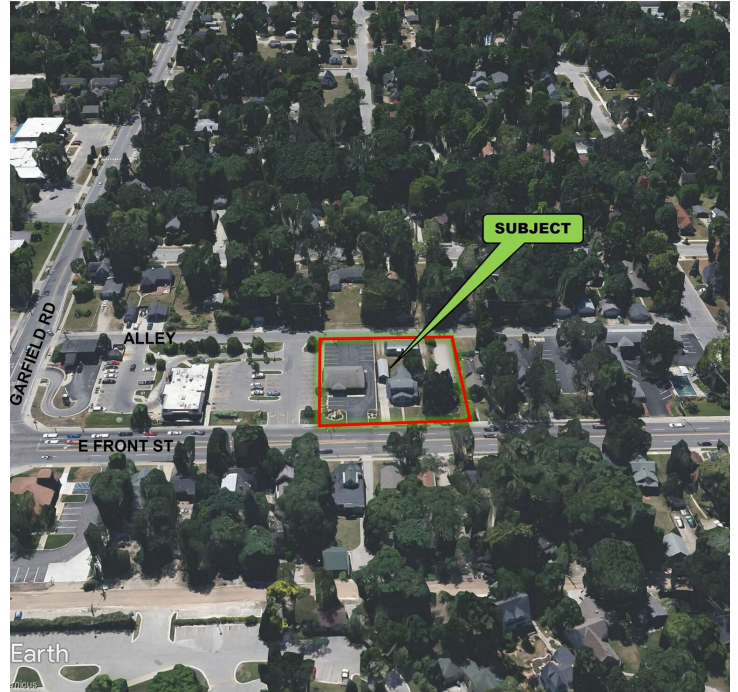
PROPERTY OVERVIEW

Here is an opportunity to purchase and develop a large 0.63 Acre commercial parcel on US-31 at the gateway to beautiful downtown Traverse City, one of the country's most desirable Midwest locations. US-31 is the main East-West Corridor through the Grand Traverse Region, known for its beaches on crystal blue waters, wineries, breweries, restaurants and many outdoor activities. The property consists of three separate lots, two vacant and one with an existing office building remaining. This property is also available as two vacant lots totaling 0.38 AC for \$409,000 or the 1,864 SF office building on 0.25 AC for \$829,000.

PROPERTY HIGHLIGHTS

- Great Location on US-31
- Large Development Parcel
- High Traffic Volume and Visibility

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



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LAND FOR SALE

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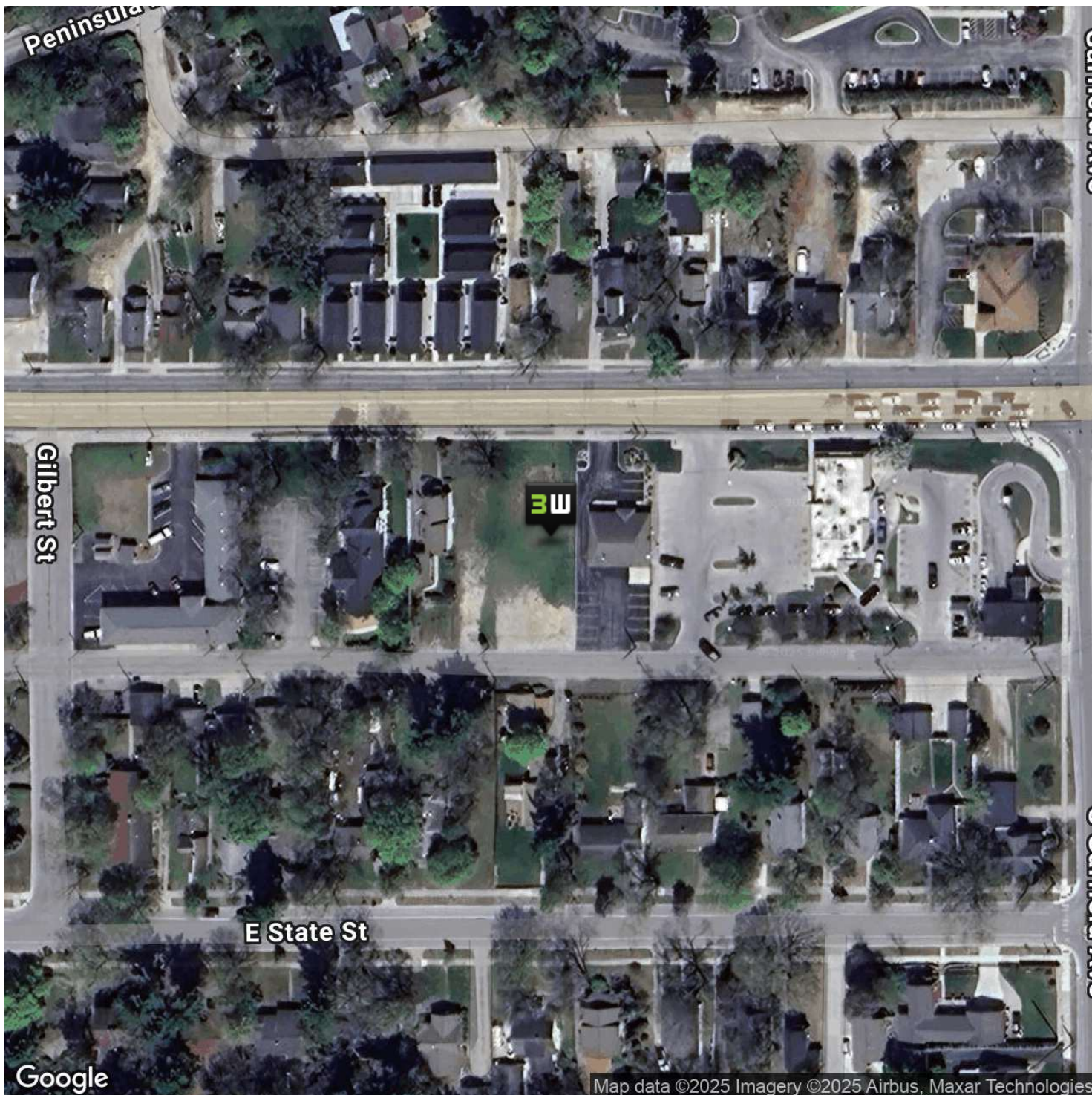


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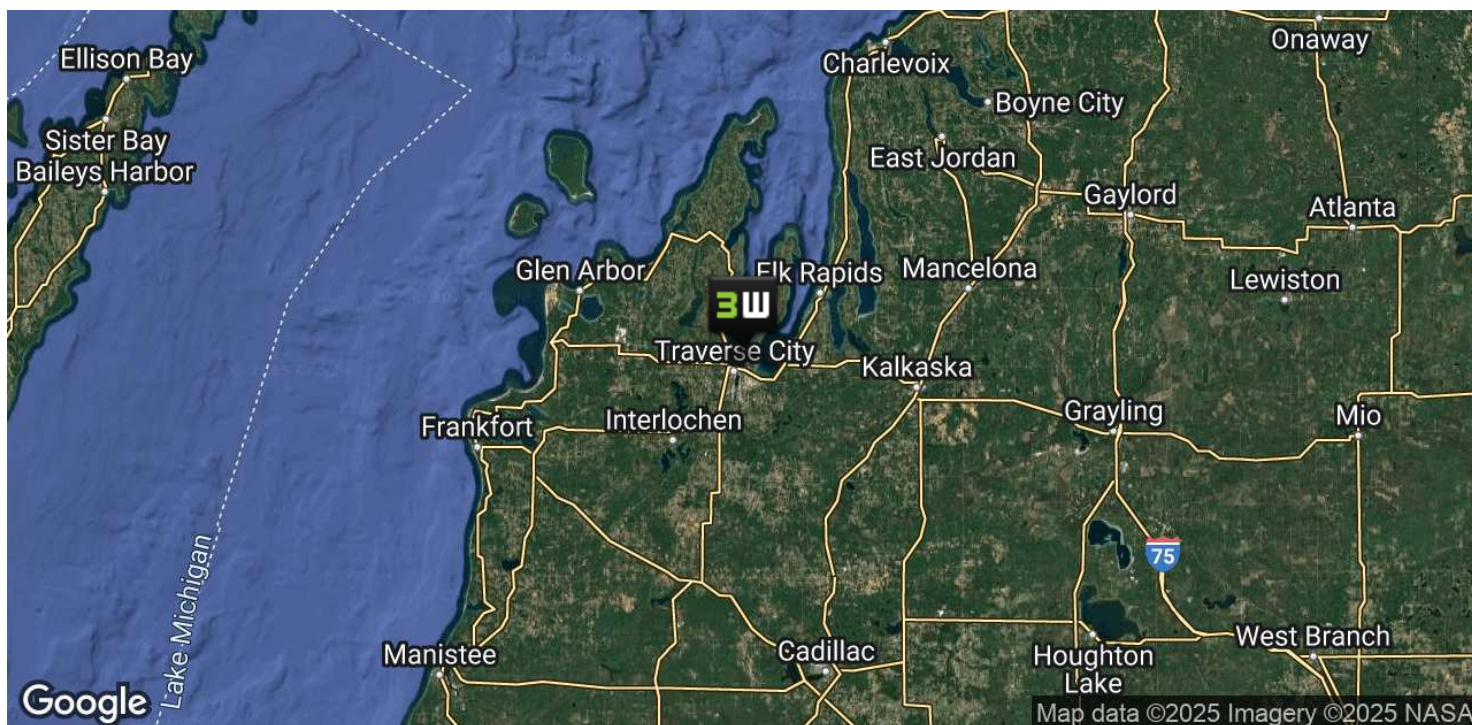
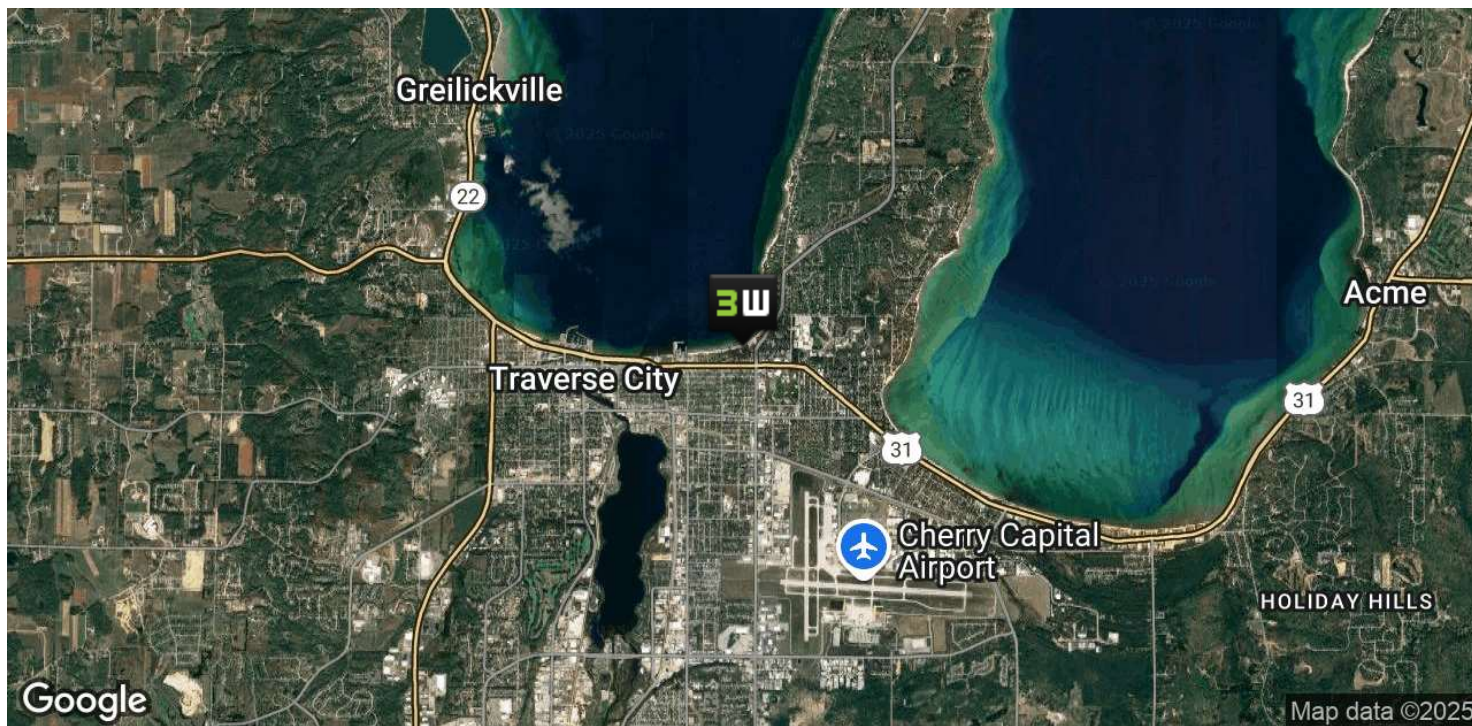


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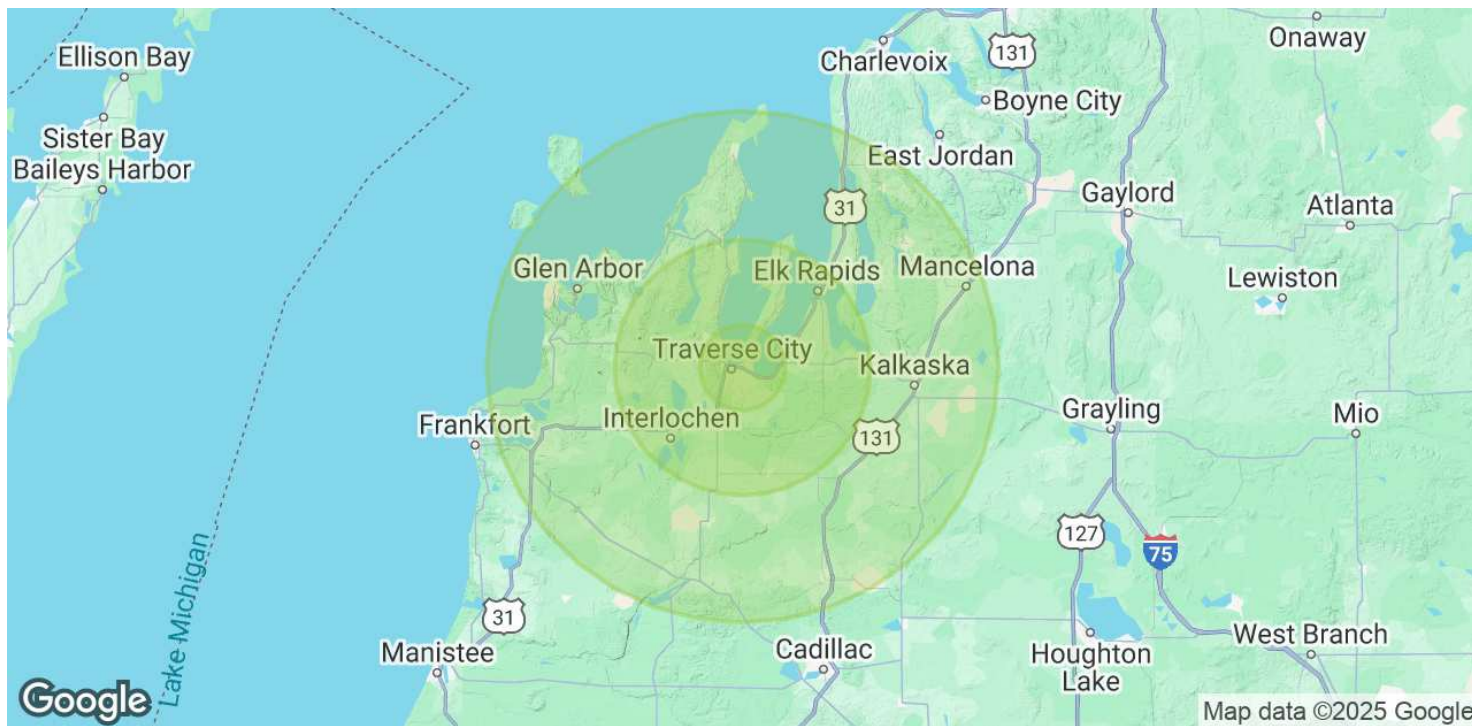
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POPULATION	5 MILES	15 MILES	30 MILES
Total Population	39,962	107,425	173,757
Average Age	44.2	44.5	45.4
Average Age (Male)	41.9	43.2	44.1
Average Age (Female)	47.0	46.3	46.8

HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total Households	19,826	53,236	99,421
# of Persons per HH	2.0	2.0	1.7
Average HH Income	\$73,114	\$71,792	\$57,662
Average House Value	\$269,210	\$260,984	\$244,603

2020 American Community Survey (ACS)

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