



RECREATIONAL APPROVED!

RETAIL PROPERTY FOR SALE IN TRAVERSE CITY, MI

ADULT USE PROVISIONING CENTER

314 MUNSON AVE | TRAVERSE CITY, MI 49686

OVERVIEW

Recreational now available as of March 2023!

Amazing opportunity to have a Recreational & Medical dispensary in one of Michigan's highest traffic tourist cities! Over 3,000,000 tourists visit yearly! This municipally approved Medical & Recreational Provisioning Center is in a prime location in Traverse City with a 20-mile radius population of 128,813.

This newly renovated 2,759 sq. ft. turnkey facility offers 12 parking spots allocated just for the customers and is surrounded by a number of national chains such as McDonald's, Arby's, Biggby Coffee, Burger King, Comfort Inn, Best Western, and Knights Inn.

HIGHLIGHTS

- **Municipally Approved For Recreational & Medical!**
- **12 Parking Spots Allocated for Customers**
- **Centrally located in Traverse City's hotel district**

SALE PRICE

\$995,000

MASSIVE PRICE REDUCTION! PREVIOUSLY: 2,600,000

SQ.FT. PC LICENSE

2,759

LOT SIZE

.54 Acres

20-MILE POP.

128,813

DAILY TRAFFIC

27,700+

13 CURRENT TRAVERSE CITY, MI
ADULT-USE LICENSES

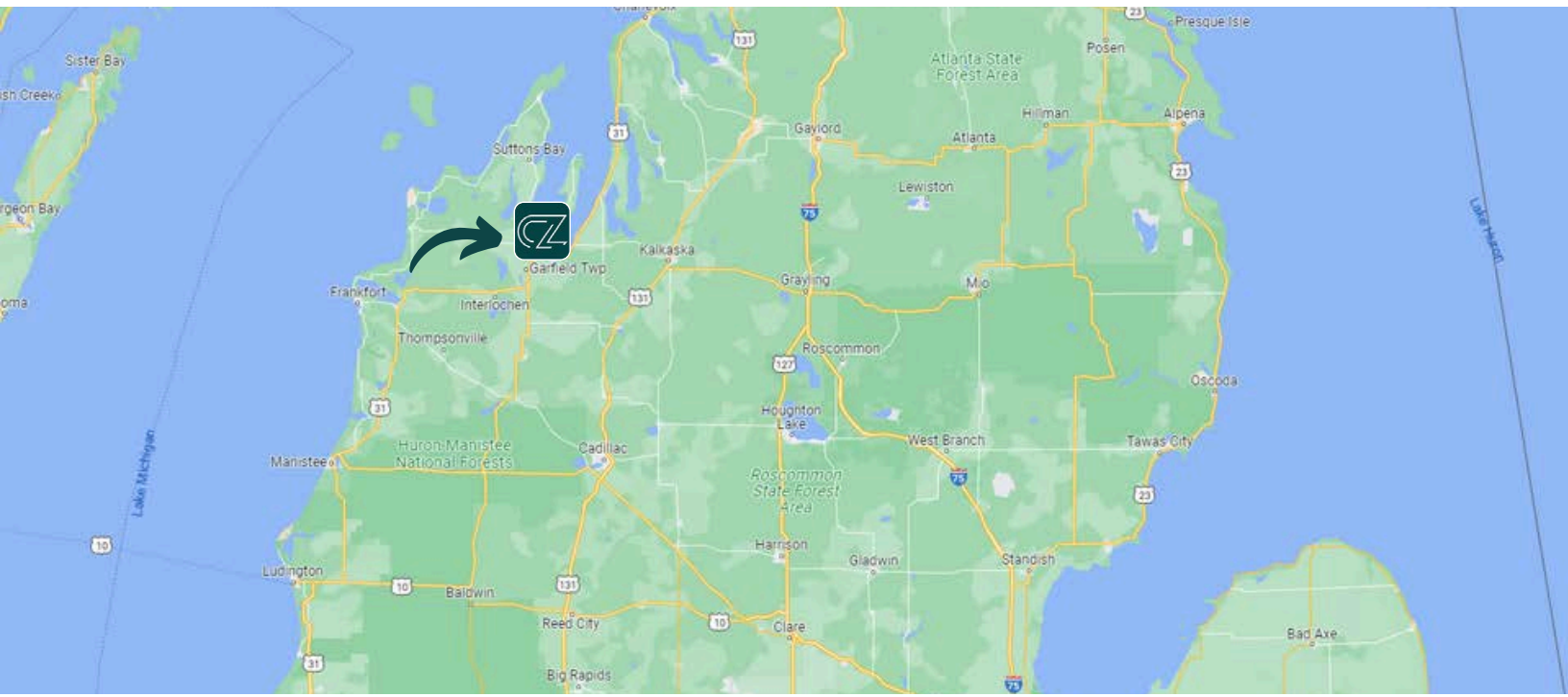
CONTACT:

2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MI 48320
248-420-0420
WWW.CANNAZONEDMLS.COM

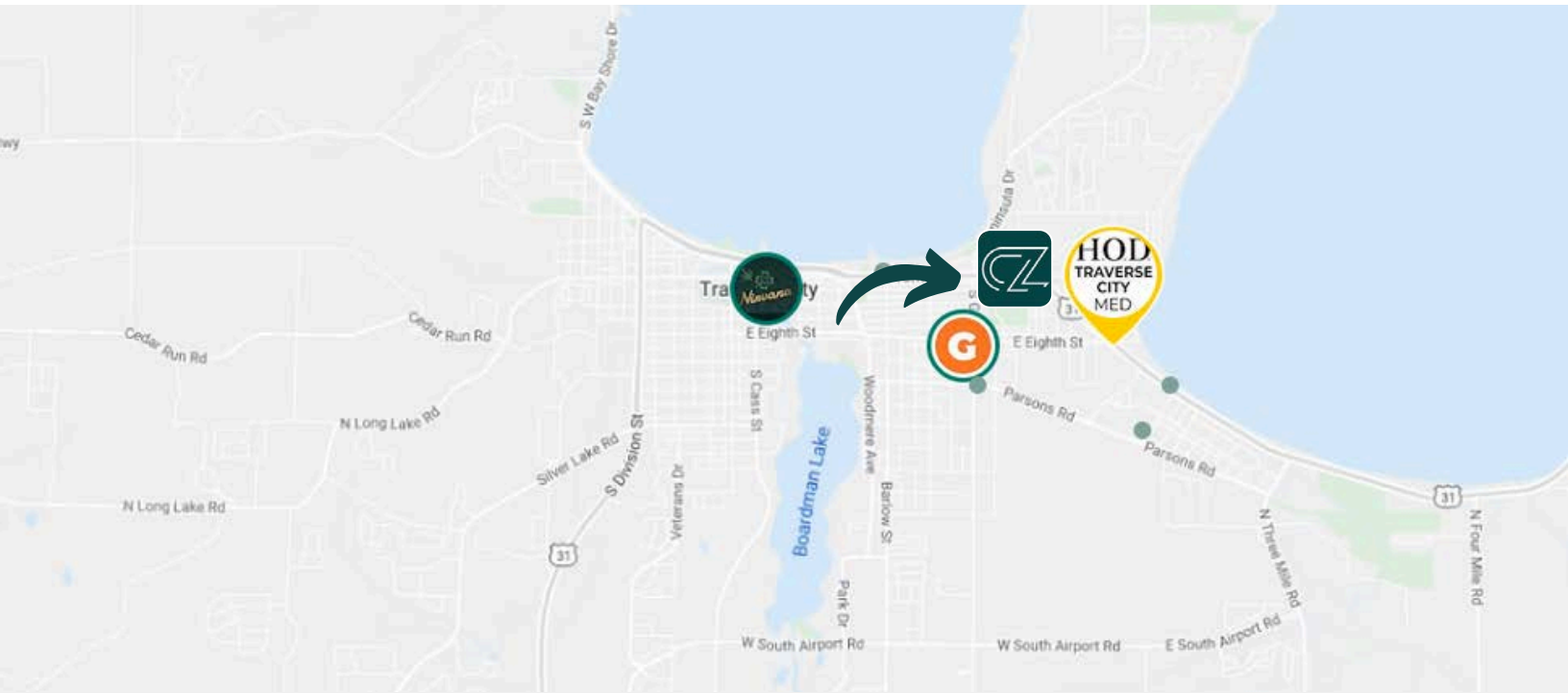


Canna Zoned MLS

LOCATION



COMPETITION



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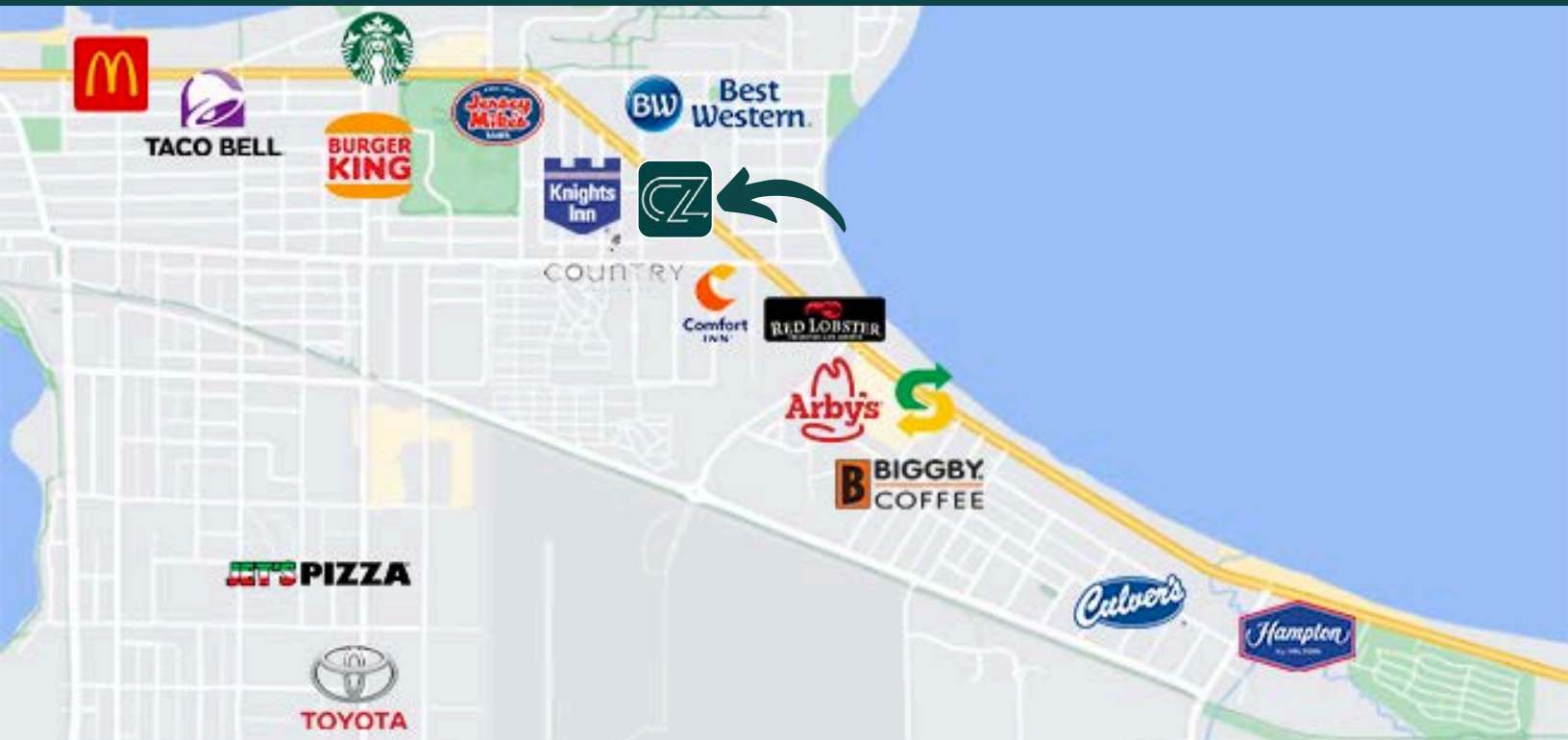


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TRAFFIC COUNT



RETAILERS



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**YOUR
LOGO
HERE**

**YOUR
LOGO
HERE**

OVER 3,000,000 TOURISTS YEARLY!



**YOUR
LOGO
HERE**

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OAKLAND COUNTY DEMOGRAPHICS

Population

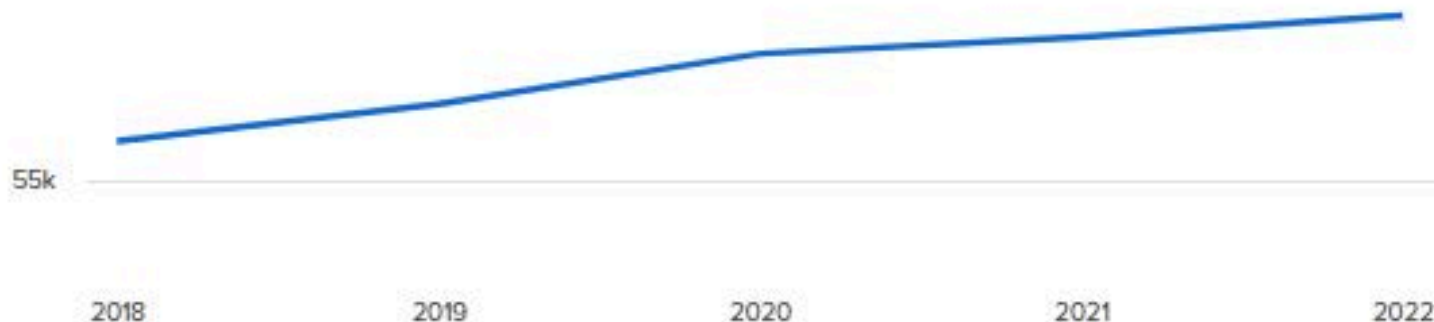
59.7k

↑ 1%

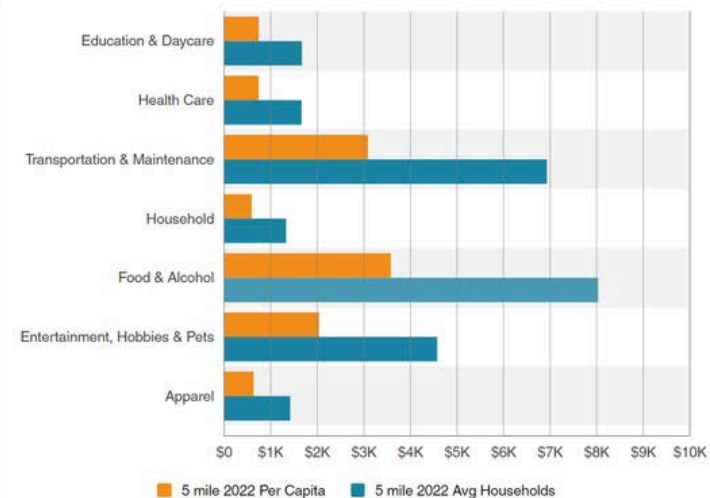
Compared to 59.1k in 2021

↑ 6%

Compared to 56.1k in 2018



Per Capita & Avg Household Spending



Age Demographics

45

Median Age

45

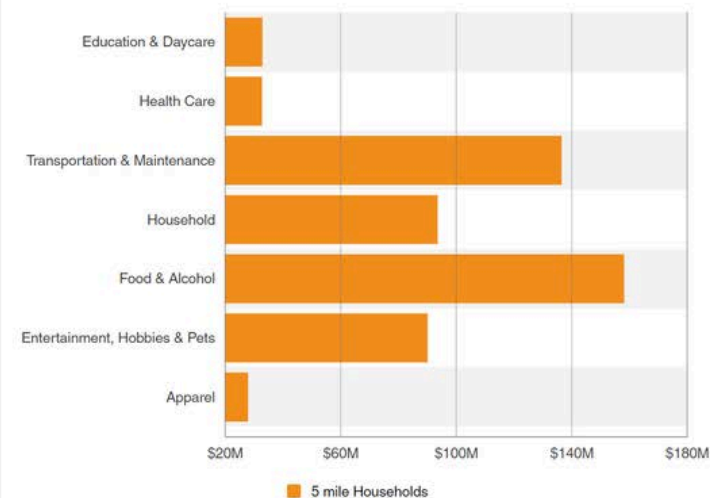
2026 Estimate

↑ 1%

Growth Rate



Consumer Spending



Household Income

\$64.2k

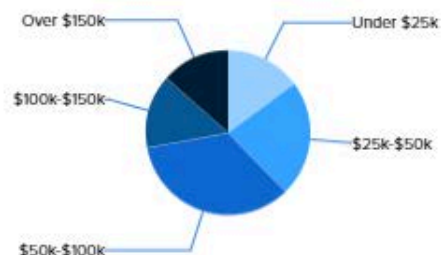
Median Income

\$72.7k

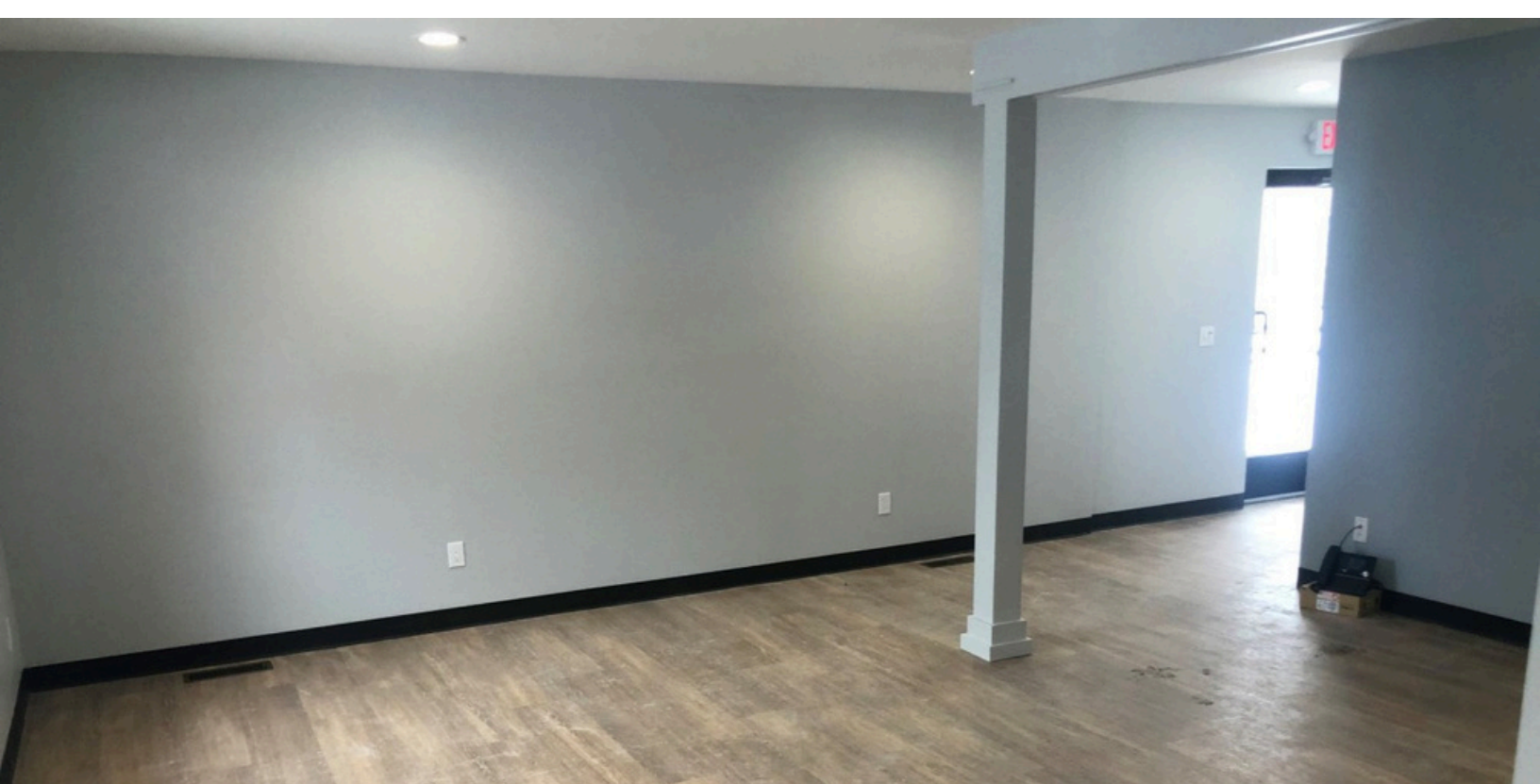
2026 Estimate

↑ 3%

Growth Rate



PHOTOS



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**WANT TO KNOW MORE ABOUT
YOUR COMPETITION OR HOW TO
BEST OPTIMIZE YOUR
DISTRIBUTION?**

**SEE LOCAL LICENSED PROPERTIES
CANNAZONEDMLS.COM/MICHIGAN-LICENSE-INFORMATION/**

**LOOKING TO FIND THE PERFECT
PROPERTY? WE'VE GOT YOU
COVERED!**

**CHECK OUT ALL AVAILABLE PROPERTIES
CANNAZONEDMLS.COM/PROPERTIES/**

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