



9664 U.S. 31 | Interlochen, MI 49643

SALE PRICE:	\$635,000
LEASE RATE:	\$10/SF/YR/ NNN
LOT SIZE:	0.92 ACRES
BUILDING SIZE:	6,400 SF
YEAR BUILT:	2004
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

Great Interlochen retail location southwest of Traverse City on US-31 near intersection with S. Long Lake Rd/M-137. Monument sign on U3-31 with traffic count of 12,000 vehicles per day. Wendy’s adjoins to the east with other nearby retail including Dollar General, Subway and Tom’s Food Market. Green Lake Township Commercial zoning allows a variety of retail, office and other uses including cannabis uses with licenses available. SDM (beer and wine) retail license available and SDD license (liquor) is possible. Designed with five storefronts. Currently demised into three spaces, but could be opened up to create a single retail area. Two restrooms and rear space has rollup door for deliveries. Available for purchase or lease.

PROPERTY HIGHLIGHTS

- US-31 Location Near Traverse City
- Monument Sign
- Designed with Five Storefronts

BILL SOMERVILLE | Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com



RETAIL PROPERTY FOR SALE OR LEASE

9664 U.S. 31



BILL SOMERVILLE // Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com

www.threewest.com

3W THREE WEST
COMMERCIAL



BILL SOMERVILLE // Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com



BILL SOMERVILLE // Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com

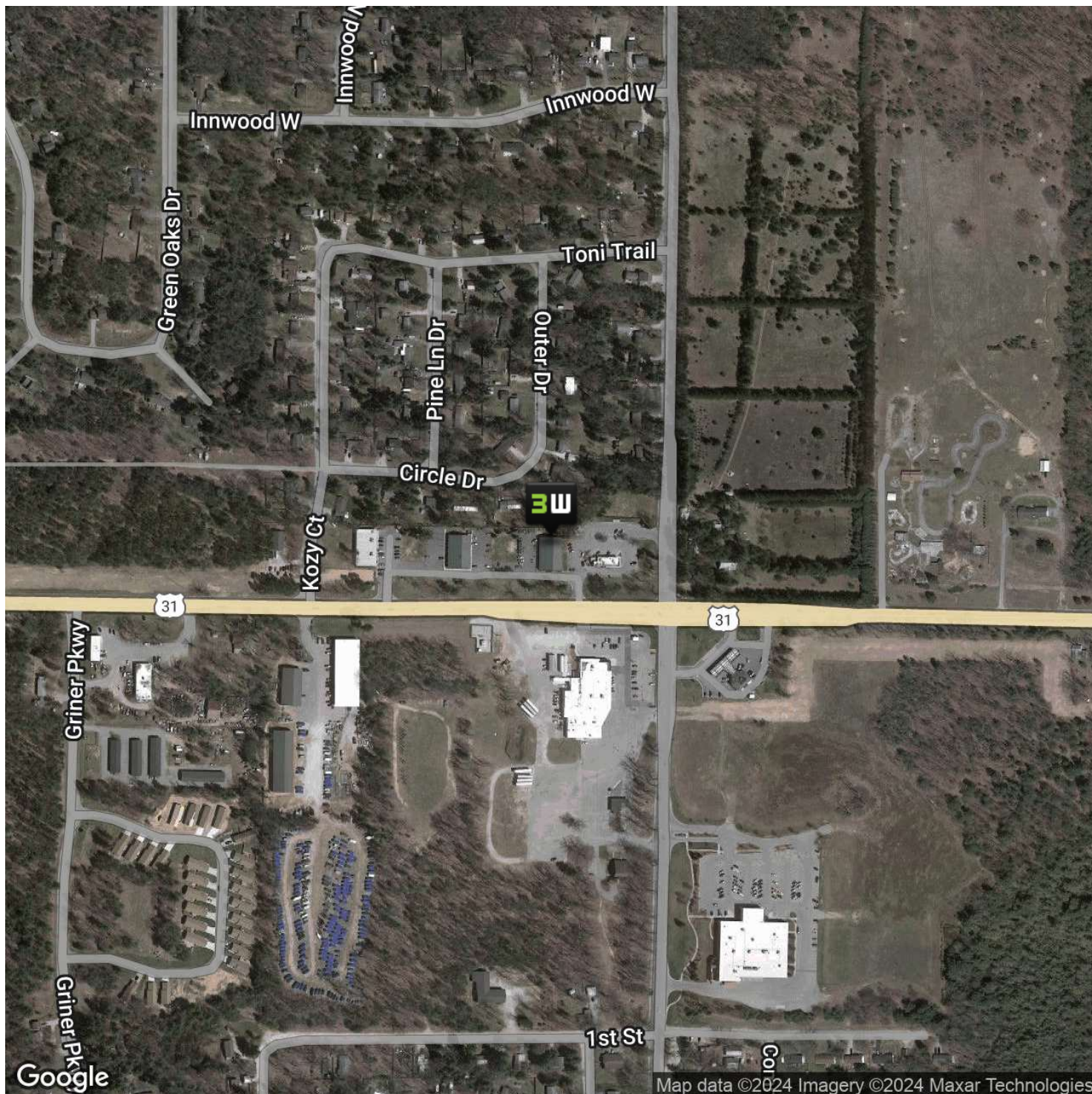


BILL SOMERVILLE // Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com



RETAIL PROPERTY FOR SALE OR LEASE

9664 U.S. 31

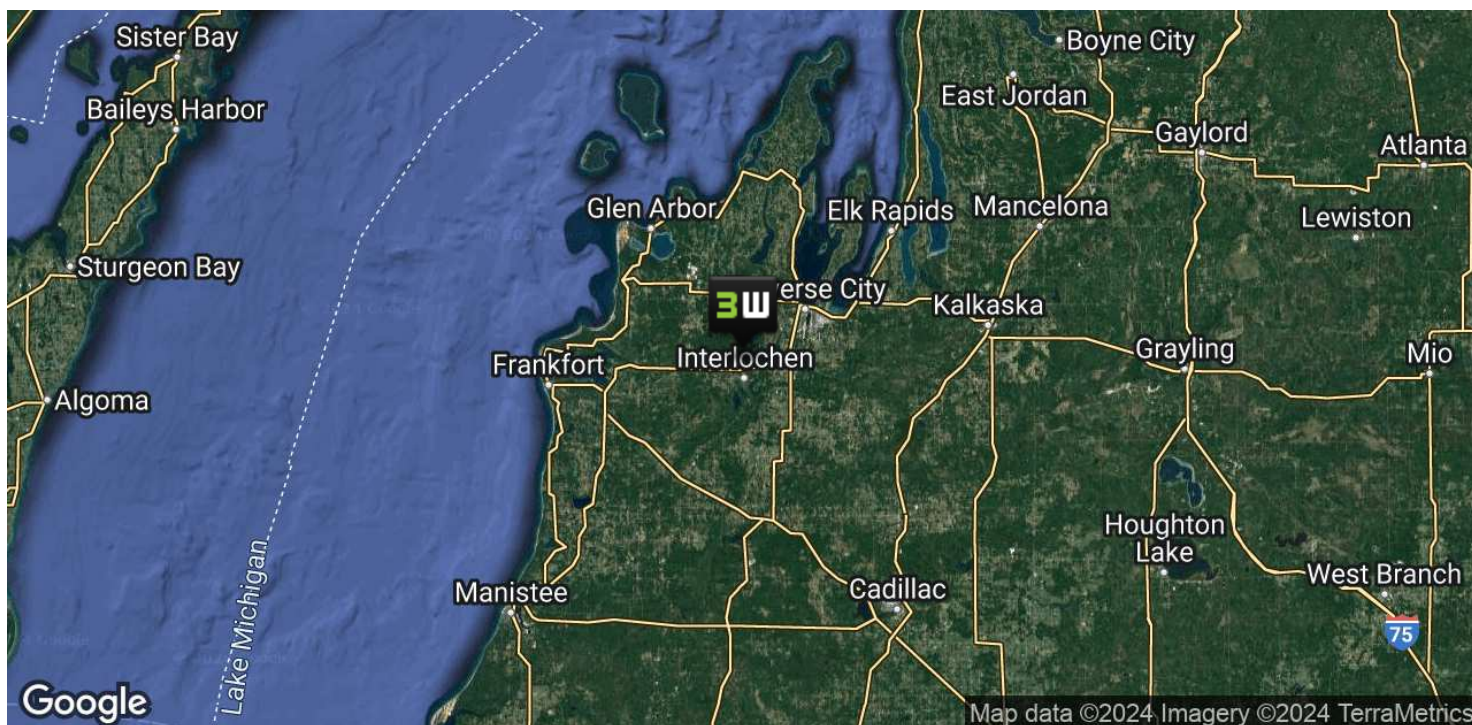
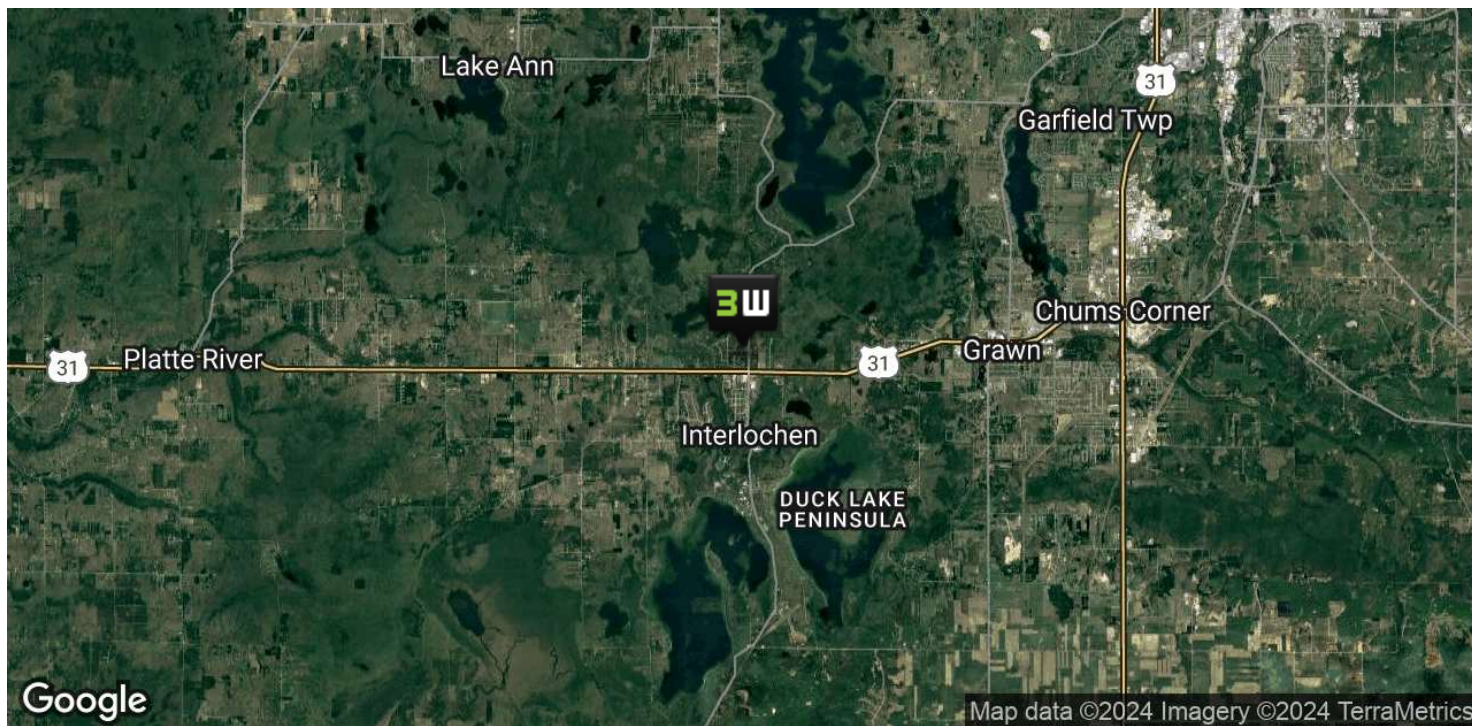


BILL SOMERVILLE // Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com

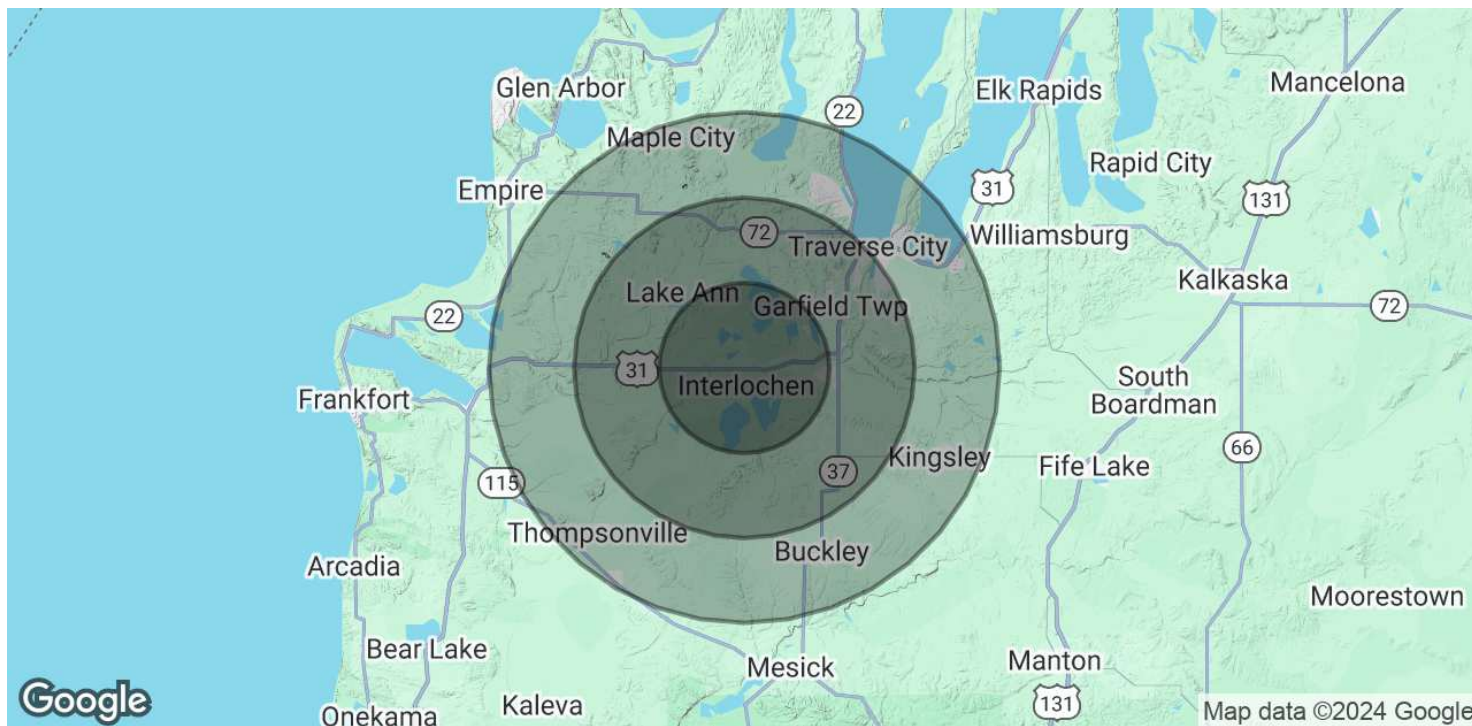


RETAIL PROPERTY FOR SALE OR LEASE

9664 U.S. 31



BILL SOMERVILLE // Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	17,331	63,437	126,563
Average Age	42	43	44
Average Age (Male)	42	42	43
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	6,602	26,548	53,185
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$91,810	\$84,937	\$90,310
Average House Value	\$393,759	\$377,675	\$390,877

Demographics data derived from AlphaMap

BILL SOMERVILLE // Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com