

# MARKET VILLAGE

S. Division St & W. 14th St  
Traverse City, Michigan

*Conceptual Rendering*



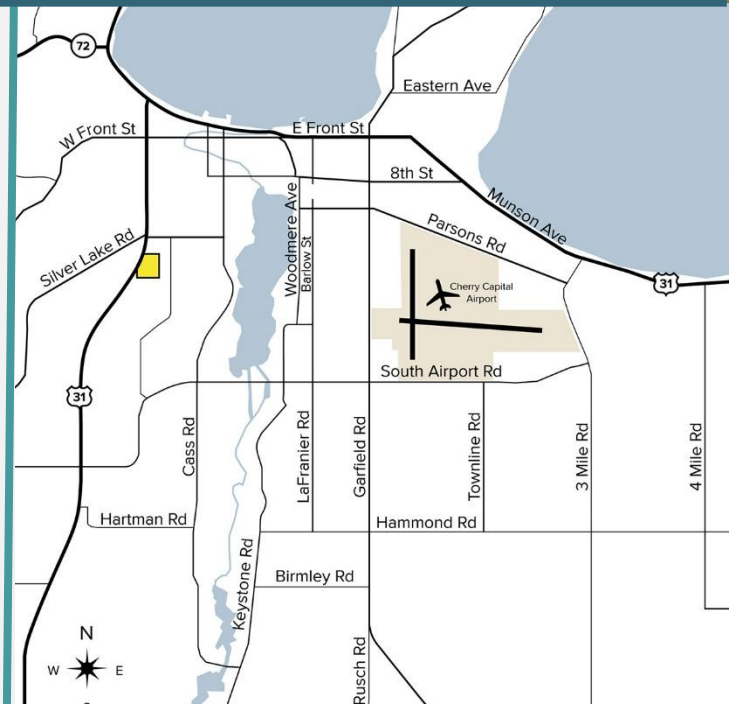
**1,000 – 12,000 SQUARE FOOT SPACES AVAILABLE**

**GROCERY-ANCHORED LIFESTYLE CENTER**

**HIGH VISIBILITY, HEAVY TRAFFIC, & AMPLE PARKING**

**SURROUNDED BY NATIONAL RETAILERS, SERVING STRONG LOCAL & BOOMING SEASONAL DEMAND**

**PAD SITES & EXISTING RETAIL SPACES OFFER FLEXIBLE OPPORTUNITIES**



For more information, please contact:

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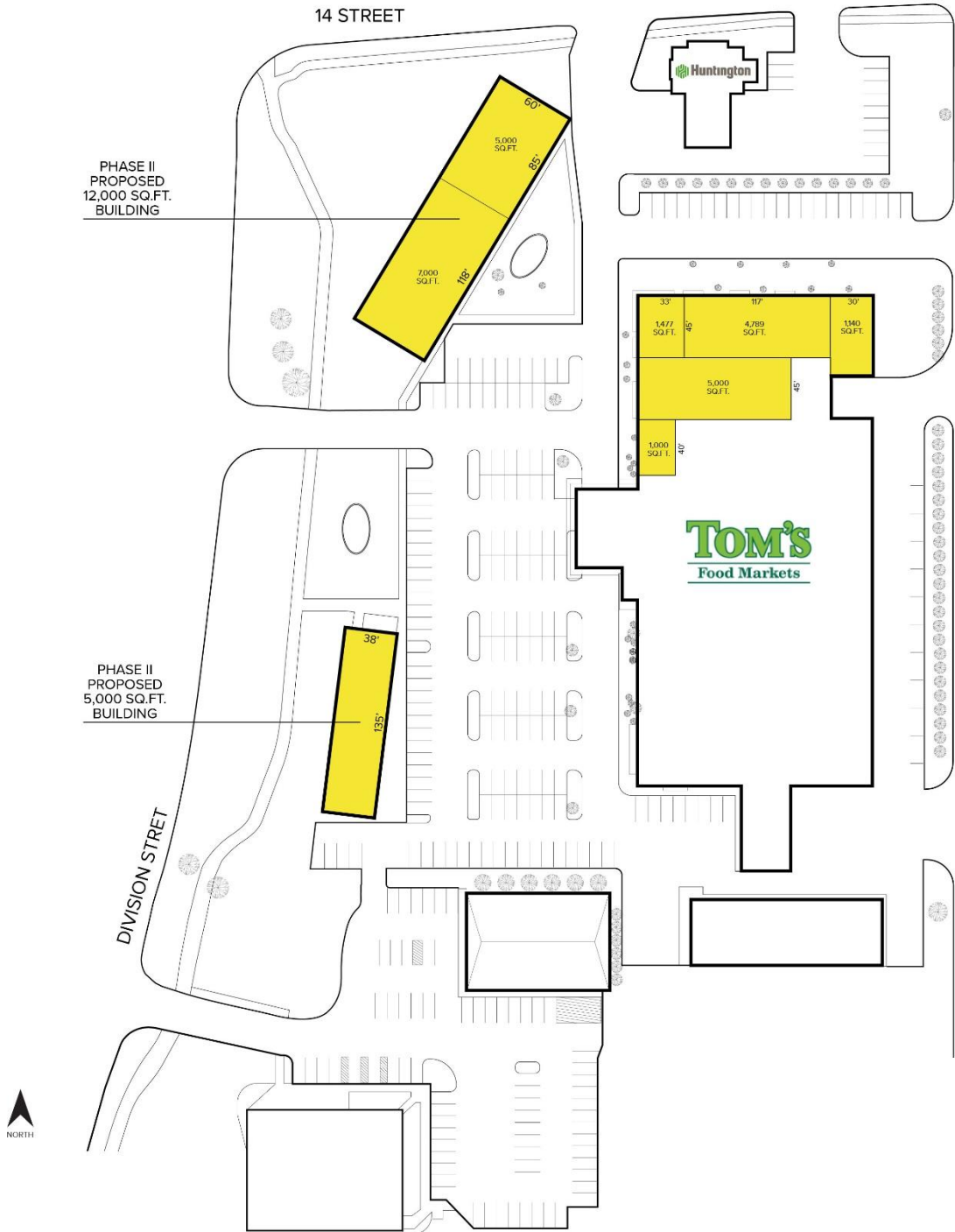


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# SITE PLAN

MARKET VILLAGE | TRAVERSE CITY, MICHIGAN

1,000 – 12,000 SQ. FT. AVAILABLE



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# LOCATION INFORMATION

MARKET VILLAGE | TRAVERSE CITY, MICHIGAN

1,000 – 12,000 SQ. FT. AVAILABLE

**156,000**  
RESIDENTS

**\$103,429**  
MEDIAN HOUSEHOLD  
INCOME

**233,000**  
PEOPLE DURING SUMMER  
POPULATION PEAK



Market Village is an upscale, lifestyle-oriented shopping center development anchored by the iconic Tom's Food Market, a long-standing and highly regarded regional grocer. Located just outside of downtown Traverse City—north of Grand Traverse Mall at the signalized intersection of S. Division Street (US-31) and 14th Street, directly across from Meijer the project is positioned in one of the most dominant retail corridors in Northern Michigan.

The development combines the strength of an established grocery anchor with new retail, restaurant, and service opportunities designed to serve both the local community and Traverse City's massive year-round tourist population.



The cost of living is approximately 5.8% lower than the U.S. average (BestPlaces), enhancing real purchasing power



This regional connectivity further strengthens Traverse City's role as the primary shopping and service hub for Northern Michigan



Cherry Capital Airport serves nearly 1 million passengers annually, ranks Michigan's 3rd busiest airport, and is the #3 resort airport in the U.S.



Traverse City attracts over 7.3 million visitors annually, on par with Charleston and Lake Tahoe, surpassing Park City and drawing twice the visitors of Napa

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# PROJECT VISION

MARKET VILLAGE | TRAVERSE CITY, MICHIGAN

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## PHASE I – EXISTING BUILDINGS

### RE-TENANTING OPPORTUNITY

±1,000-5,000 SF spaces available for lease. Existing Rite Aid box available for re-positioning and re-tenanting. Ideal location for:

- Apparel retailers
- Fitness, medical, or wellness uses
- Specialty retail

### SMALL SHOP SPACE:

±1,000 SF space available for lease. Well-suited for boutique retail, coffee, food service, or personal services. Benefits from strong co-tenancy and daily traffic.

## PHASE II – NEW CONSTRUCTION

### Planned Pad Buildings (To Be Built):

**Pad Building A:** ±12,000 SF

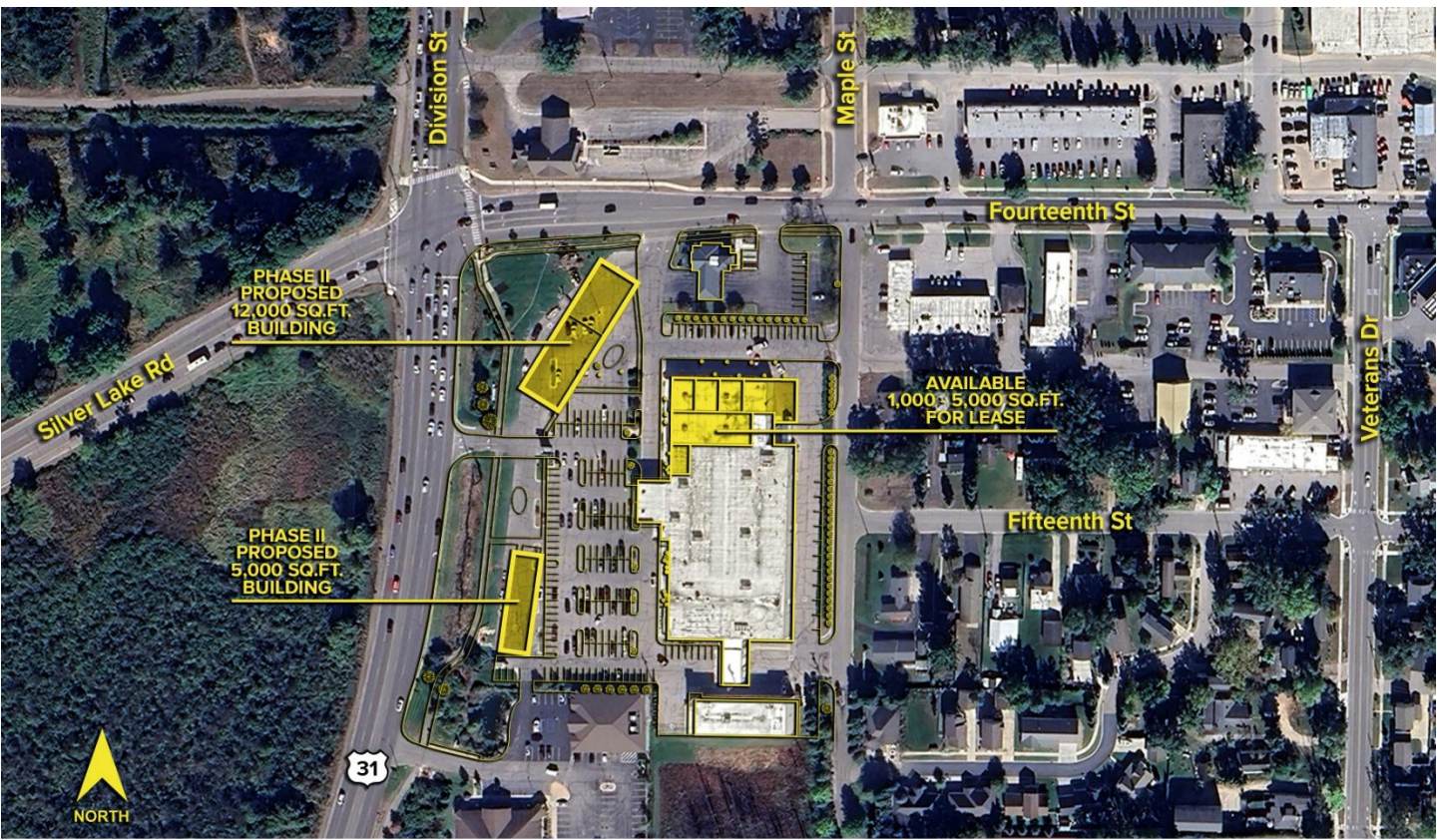
**Pad Building B:** ±5,000 SF

### IDEAL USES INCLUDE:

National and emerging fashion retailers, outdoor and workwear brands, contemporary apparel and lifestyle boutiques, jewelry, beauty, and specialty accessory concepts

### PADS OFFER:

Flexible design and tenant-driven configurations, strong visibility and access, opportunity to create standalone brand statements within a cohesive center.



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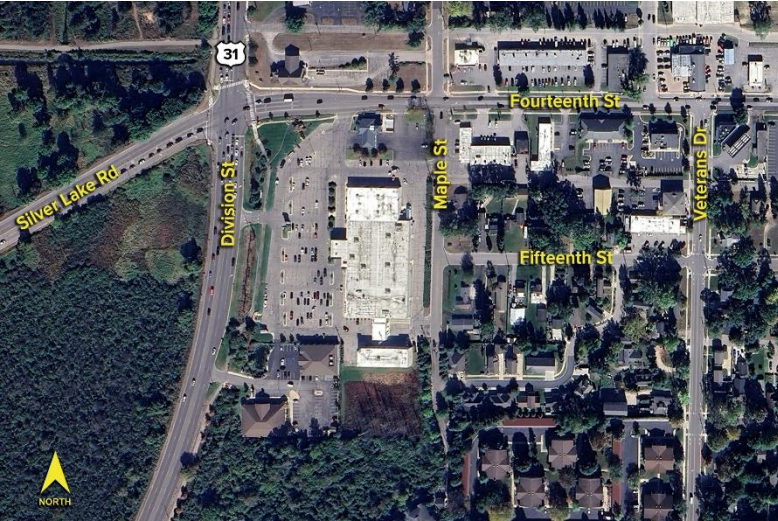
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# AERIALS

MARKET VILLAGE | TRAVERSE CITY, MICHIGAN

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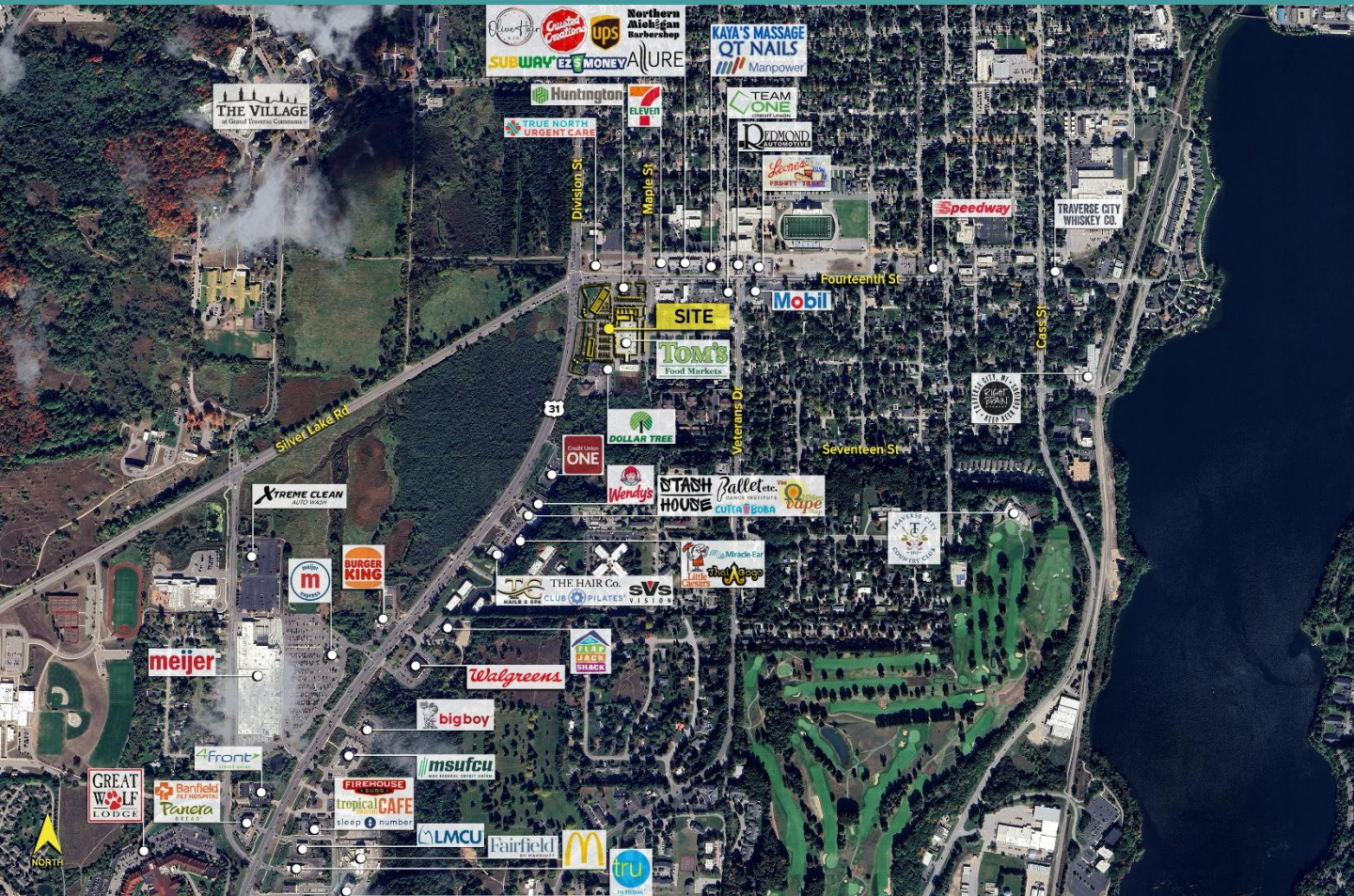


## DEMOGRAPHICS (BASED ON DRIVE-TIME)

	POPULATION	MED. HH INCOME
10 MINS	65,300	\$82,000
20 MINS	144,010	\$80,000
60 MINS	154,700	\$77,495

## TRAFFIC COUNTS (TWO-WAY)

23,831	S. Division St. N of 14 <sup>th</sup> St.
24,572	S. Division St. S of 14 <sup>th</sup> St.
13,094	14 <sup>th</sup> Street E of S. Division St.
8,914	Silver Lake Rd. W of S. Division St.



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