

1054 & 1060 East Front St | Traverse City, MI 49686

PROPERTY OVERVIEW

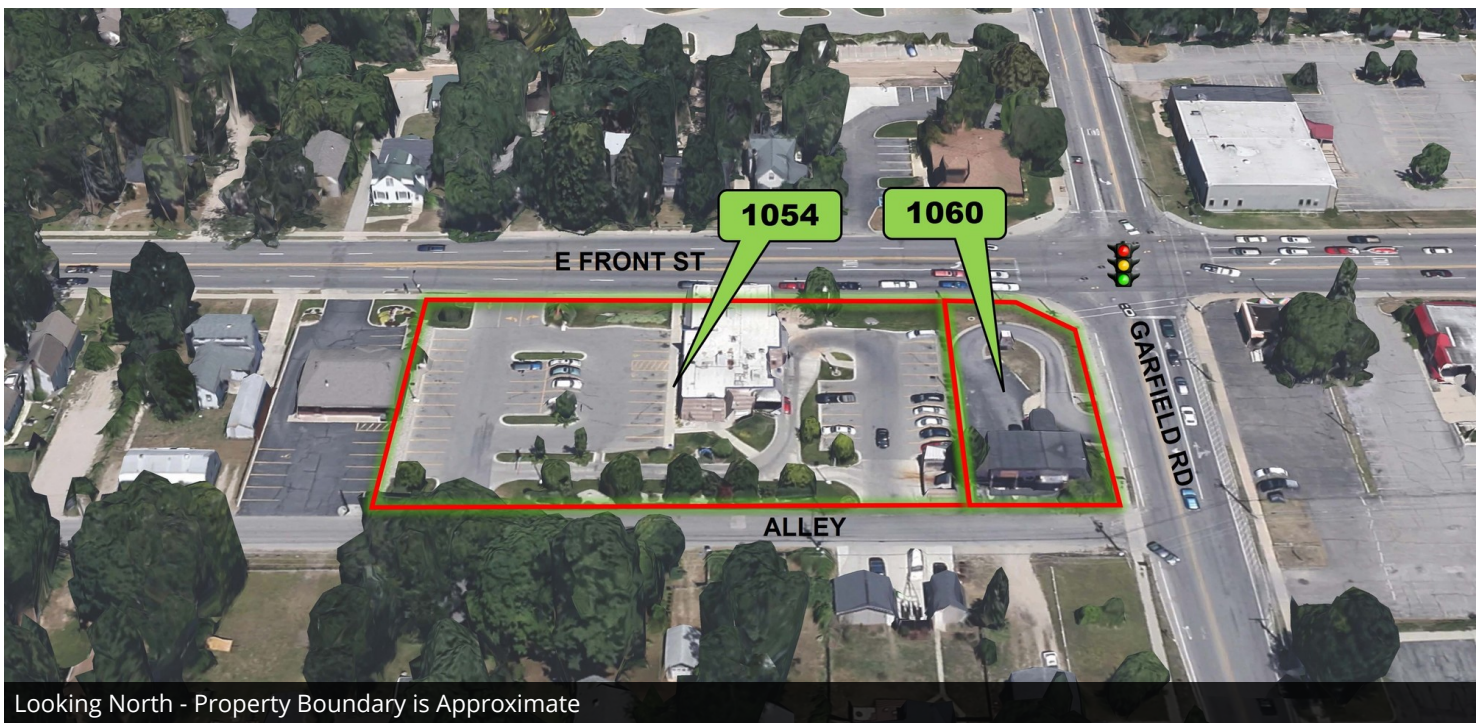
In Commercial Real Estate, it's all about location, location, location. There are only a few true marquee corners in a real estate market, and this is one of them. This 1.2 Acre property is located at the SW corner of E Front Street (US-31) and Garfield Road intersection. These two roads are both main feeder's that converge and funnel approx. 50,000 cars per day into Traverse City from the East and the South. Zoned C-3 Community Center District, this property has a multitude of allowable uses with a max building height of 45' and an 80% Impervious Surface maximum. Just a few minute walk or quick bike ride to West Grand Traverse Bay or Downtown Traverse City.

PROPERTY HIGHLIGHTS

- Large Corner Location
- 50,000 Cars Per Day
- Redevelopment Opportunity
- 1054 - 3726 SF / 1 AC / Built 2001
- 1060 - 728 SF / .24 AC / Built 1976 / Remodel 1994

SALE PRICE:	\$2,850,000
LOT SIZE:	1.24 ACRES
APN #:	28-51-558-004-00 & 28-51-558-002-00
ZONING:	C-3 COMMUNITY CENTER

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



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REDEVELOPMENT PROPERTY FOR SALE

1054 & 1060 East Front St



1060 Front Looking South



SE Corner Looking West



SE Corner Looking West



SE Corner Looking North

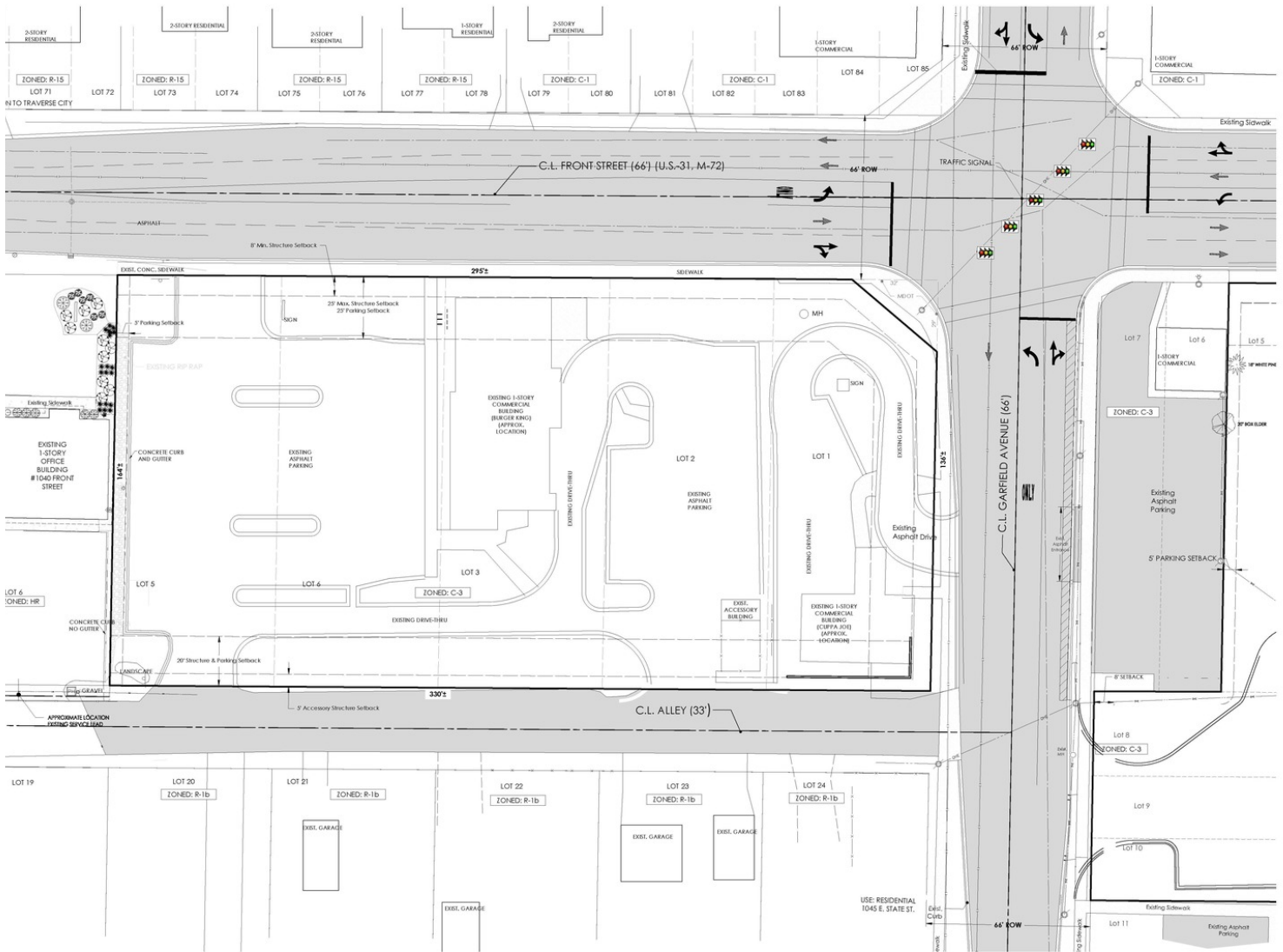


SW Corner Looking North



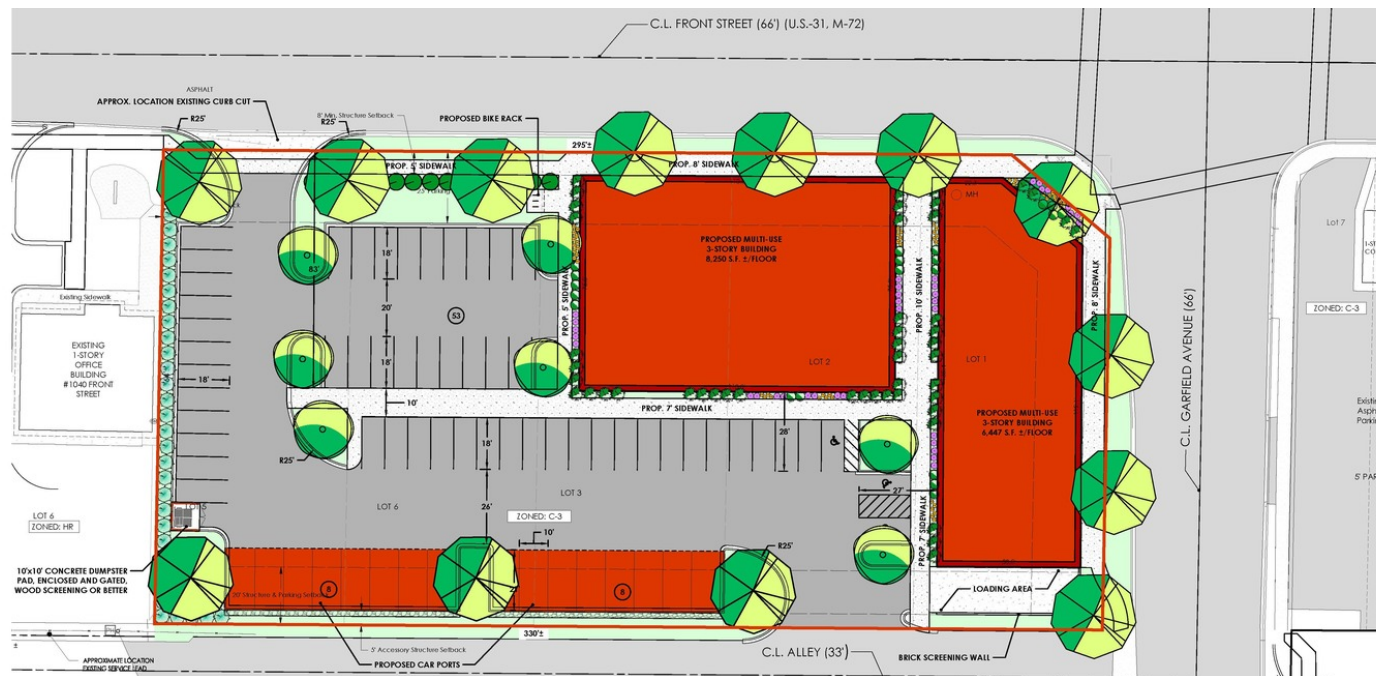
SW Corner Looking East

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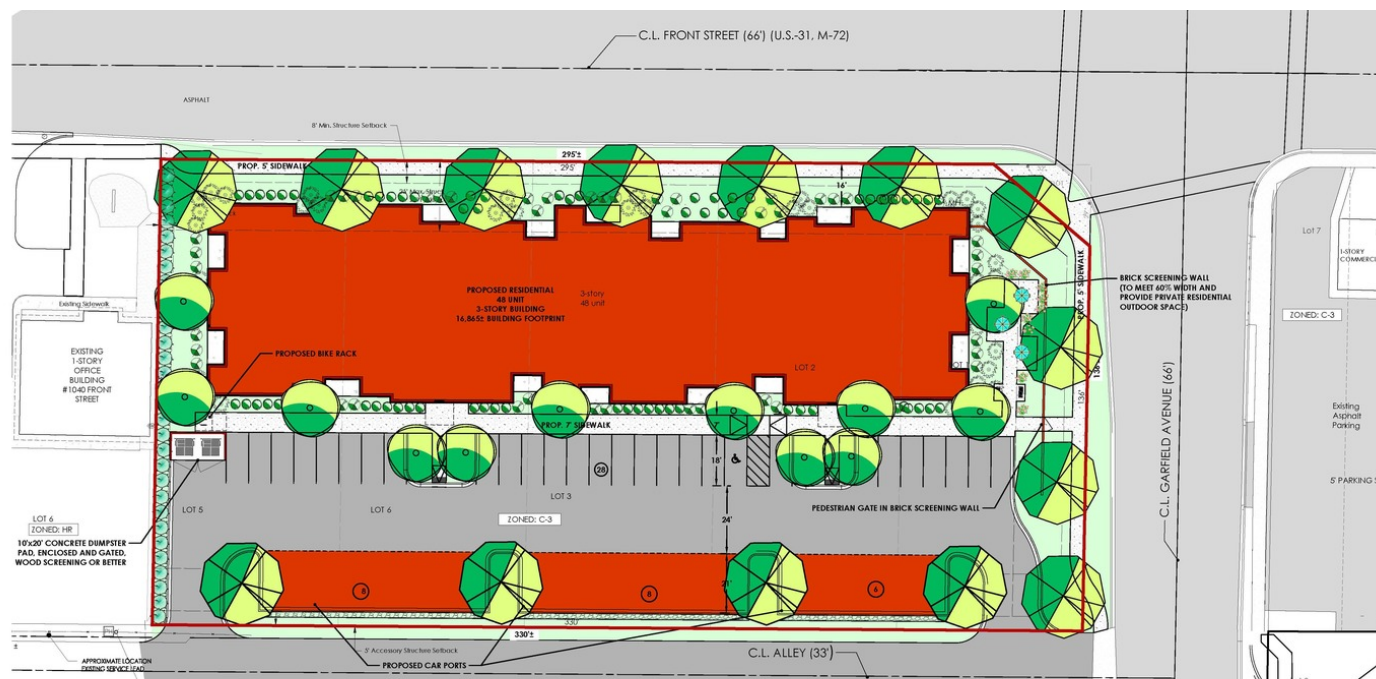


Existing Site Conditions

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Conceptual Mixed Use Plan



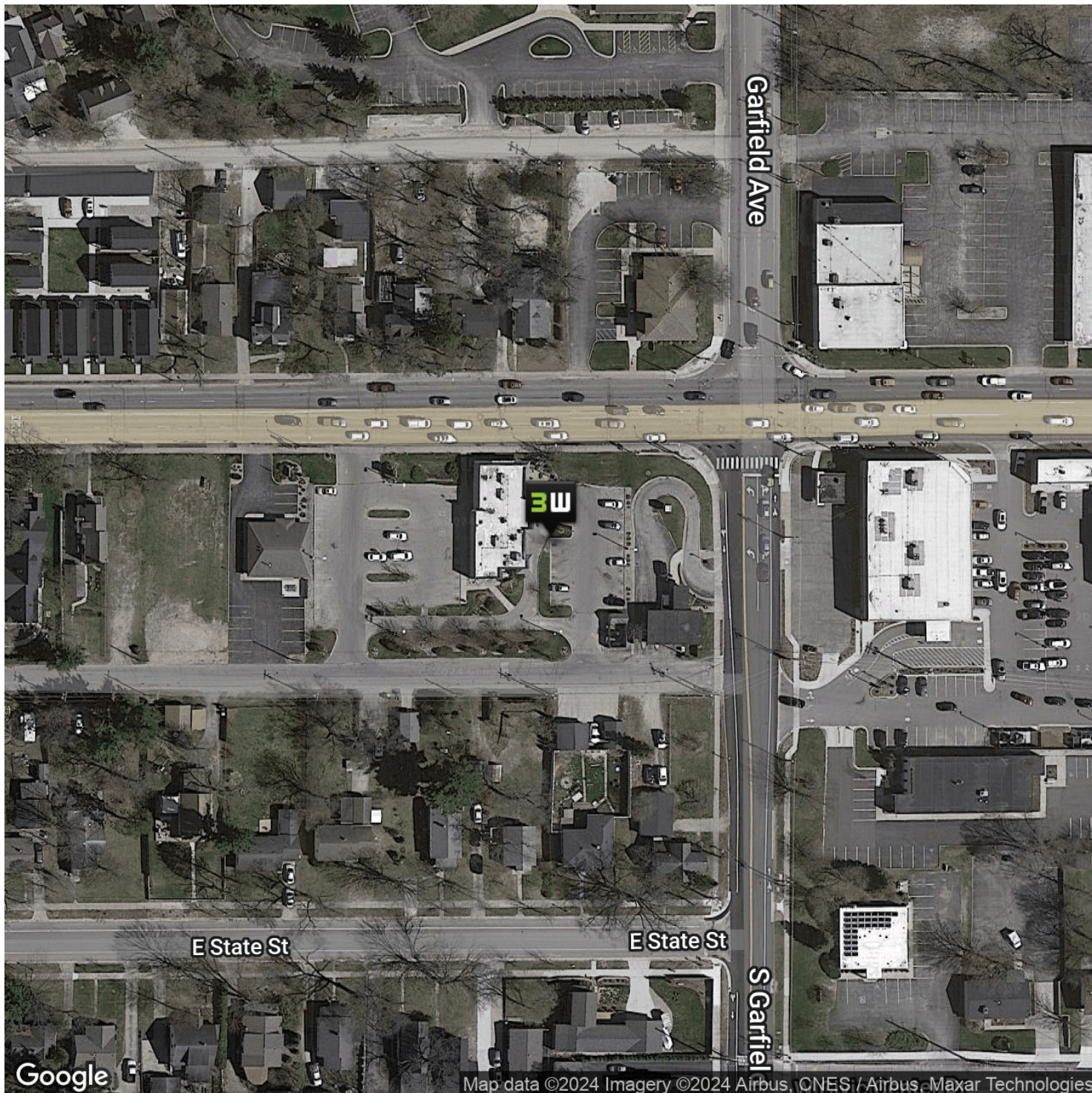
Conceptual Multi-Family Plan

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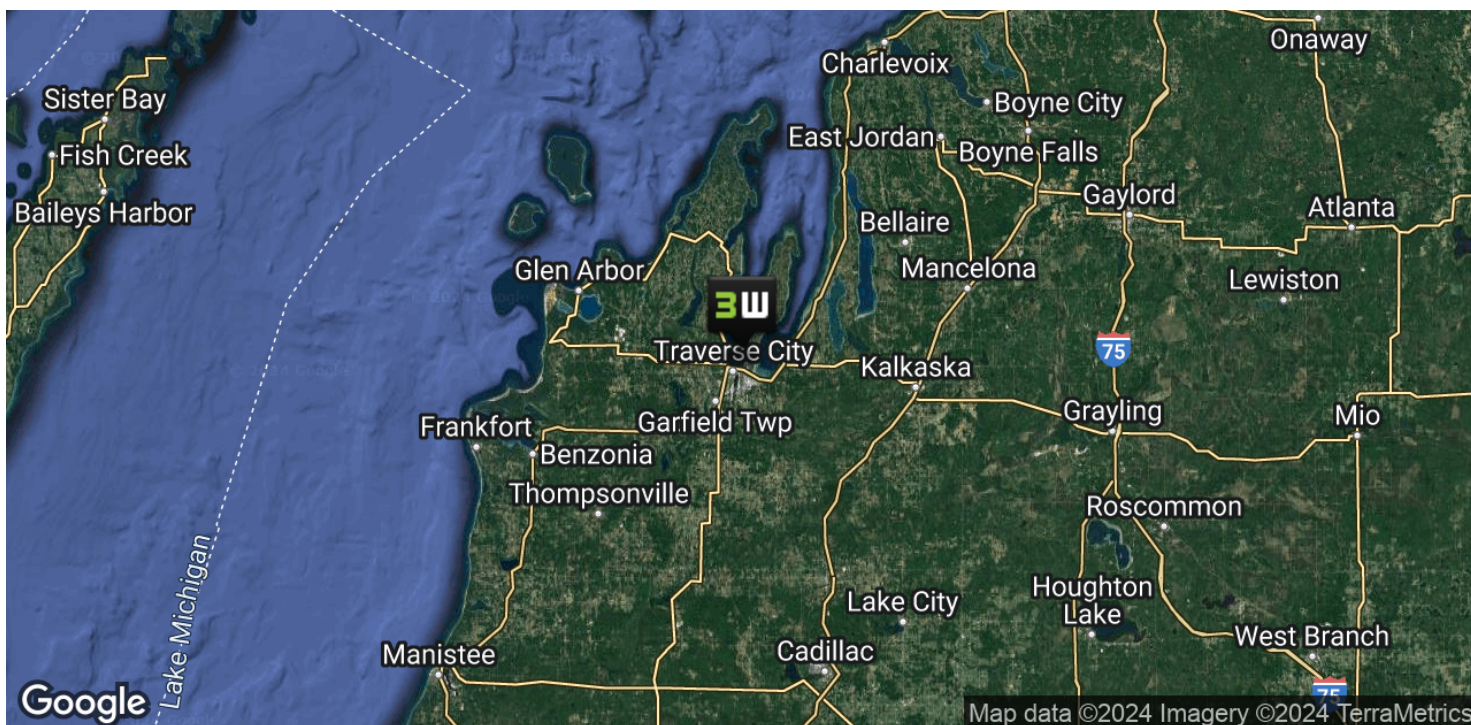
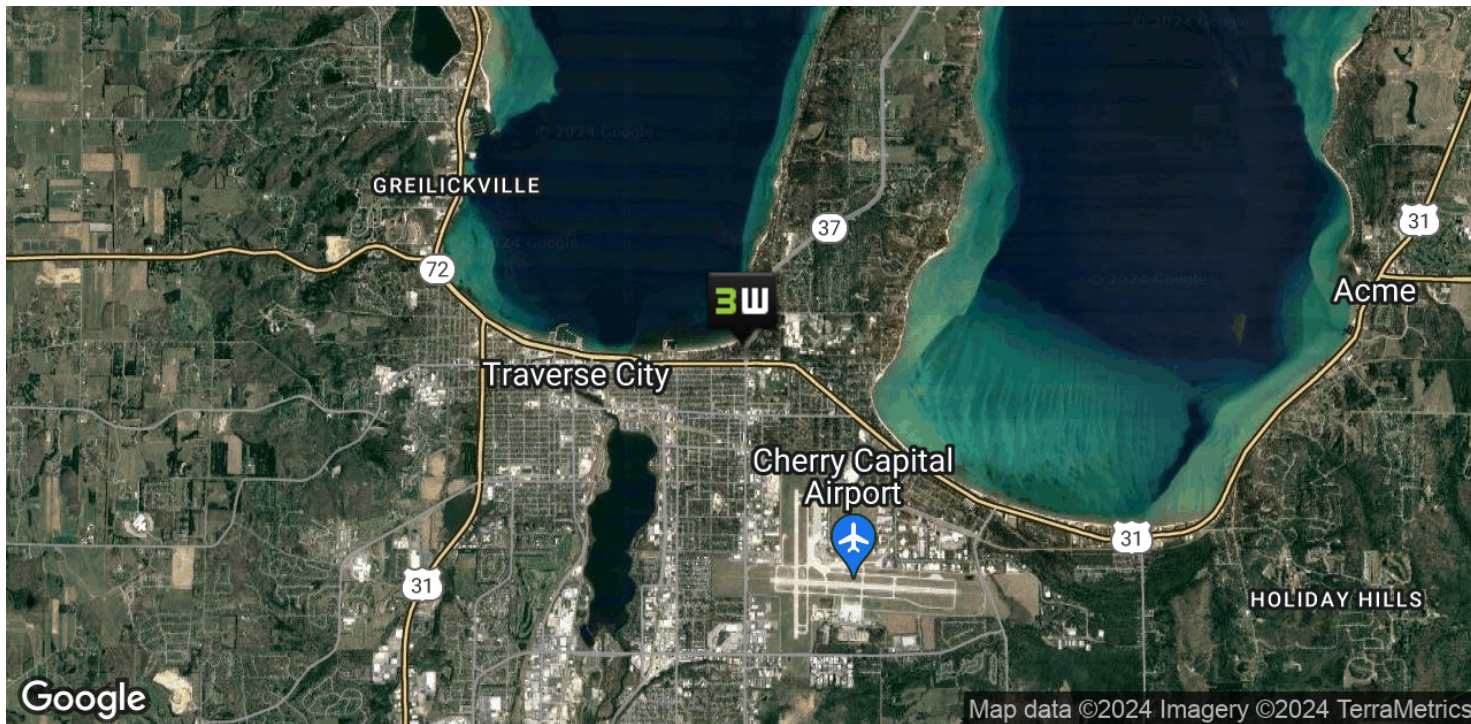


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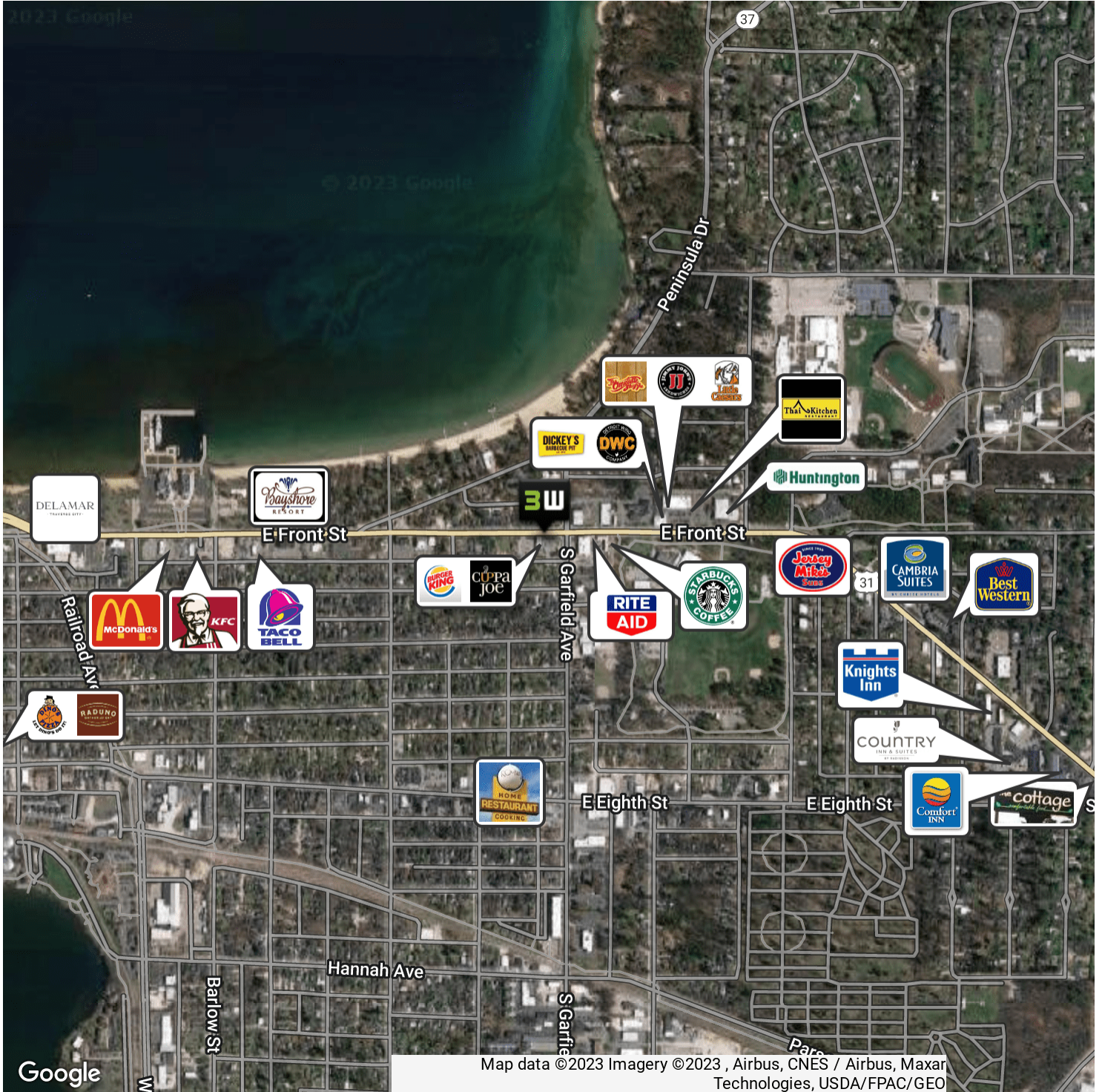


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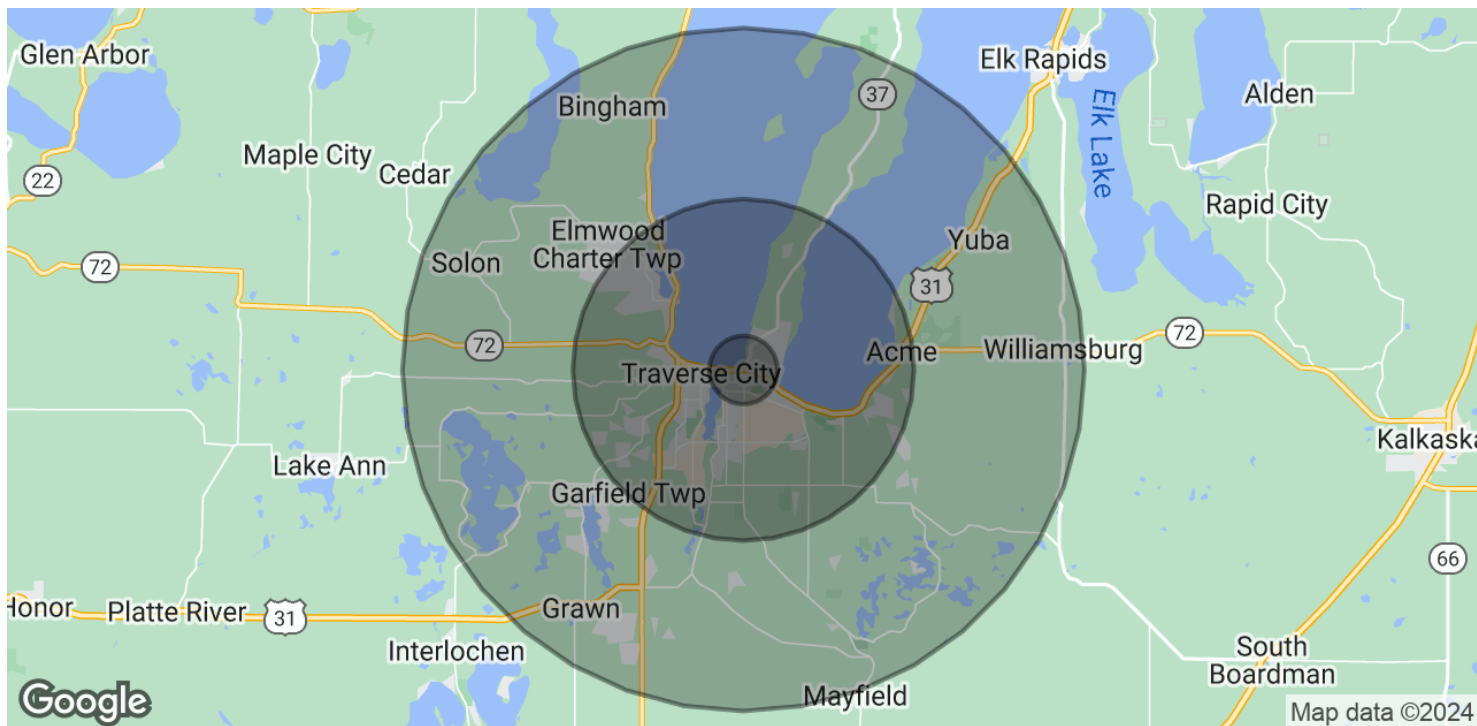


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,784	40,075	77,576
Average Age	43.9	44.3	43.8
Average Age (Male)	38.9	41.9	42.0
Average Age (Female)	48.3	47.0	45.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,634	19,873	37,275
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$63,420	\$73,235	\$74,195
Average House Value	\$399,980	\$293,248	\$262,402

* Demographic data derived from 2020 ACS - US Census

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Accolades

Traverse City
TRUE NORTH

Greatest Midwest Town
Midwest Living

Top 100 Best Small Towns
Livability.com

25 Best Small US Cities to Spend the Weekend
Thrillist

Must See American Cities
Horizon Travel Magazine

Top 20 Best Small Towns to Visit
Smithsonian.com

Destination on the Rise
TripAdvisor

Up-and-Coming Food City
Condé Nast Traveler

14 Best Beach Towns in America
Thrillist

One of 5 Midwestern Small Towns to Visit Now
Fodor's

One of Seven Top Wine Regions to Watch
Touring & Tasting

One of America's Favorite Towns
Travel + Leisure Magazine

America's Most Scenic Waterside Drives
Travel + Leisure Magazine

Michigan's Three Best Beach Towns
Coastal Living

Top 10 Things for Families to Do in Michigan
Trekaroo.com

Top 7 Beer Destinations in North America
The Travel Channel

One of America's five top foodie towns
Bon Appetit

Sleeping Bear Dunes National Lakeshore: "The Most Beautiful Place in America"
Good Morning America viewers

Top Midwest Travel Spots
TripAdvisor

Top 10 Places to Enjoy Local Wines
USA Today

One of 3 Emerging Beer Towns
Draft Magazine

25 Coolest Midwest Vacation Spots
Midwest Living

Ten Great Boating Towns
BoatUS Magazine

Top 10 Beach Towns in America
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