



3560 Marketplace Cir | Traverse City, MI 49684

**PROPERTY OVERVIEW**

Introducing a prime retail development opportunity at 3560 Marketplace Cir, Traverse City, MI, 49684. This property, zoned C-G, offers an ideal location for a Land/Retail developer/user seeking a strategic foothold in the thriving Traverse City area. With a favorable C-G zoning, the possibilities are boundless for development or retail endeavors. Building can be built up to 13,348 SF total in 2-stories. Situated in a highly sought-after location, this property presents an exceptional chance to capitalize on the area's growth potential. The site is approved for drive-thru uses.

**PROPERTY HIGHLIGHTS**

- C-G zoned for versatile development
- Strategic Traverse City location
- Approved for Drive-Thru Uses
- Strong market presence in a thriving area

<b>SALE PRICE:</b>	\$890,000
<b>LOT SIZE:</b>	1.18 ACRES
<b>APN #:</b>	05-016-032-50
<b>ZONING:</b>	C-G GENERAL

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



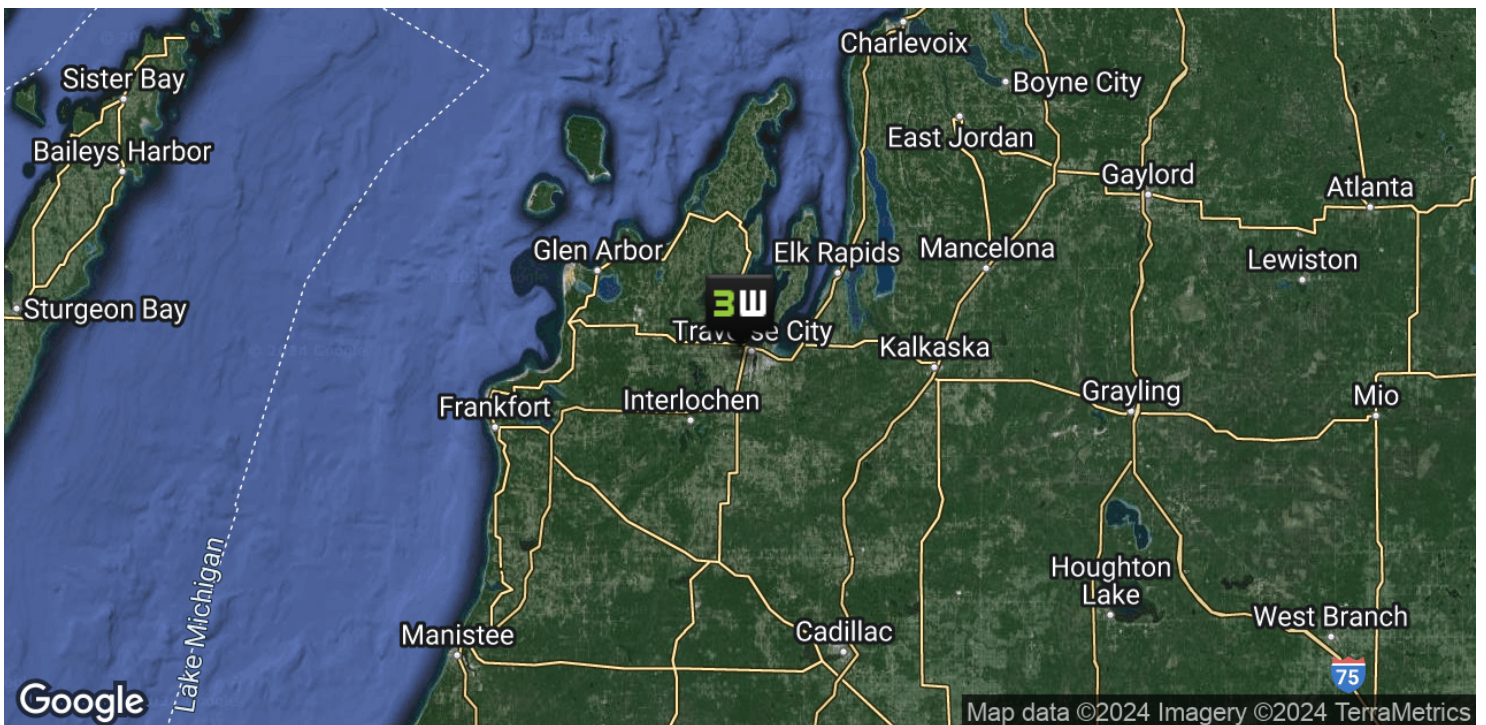
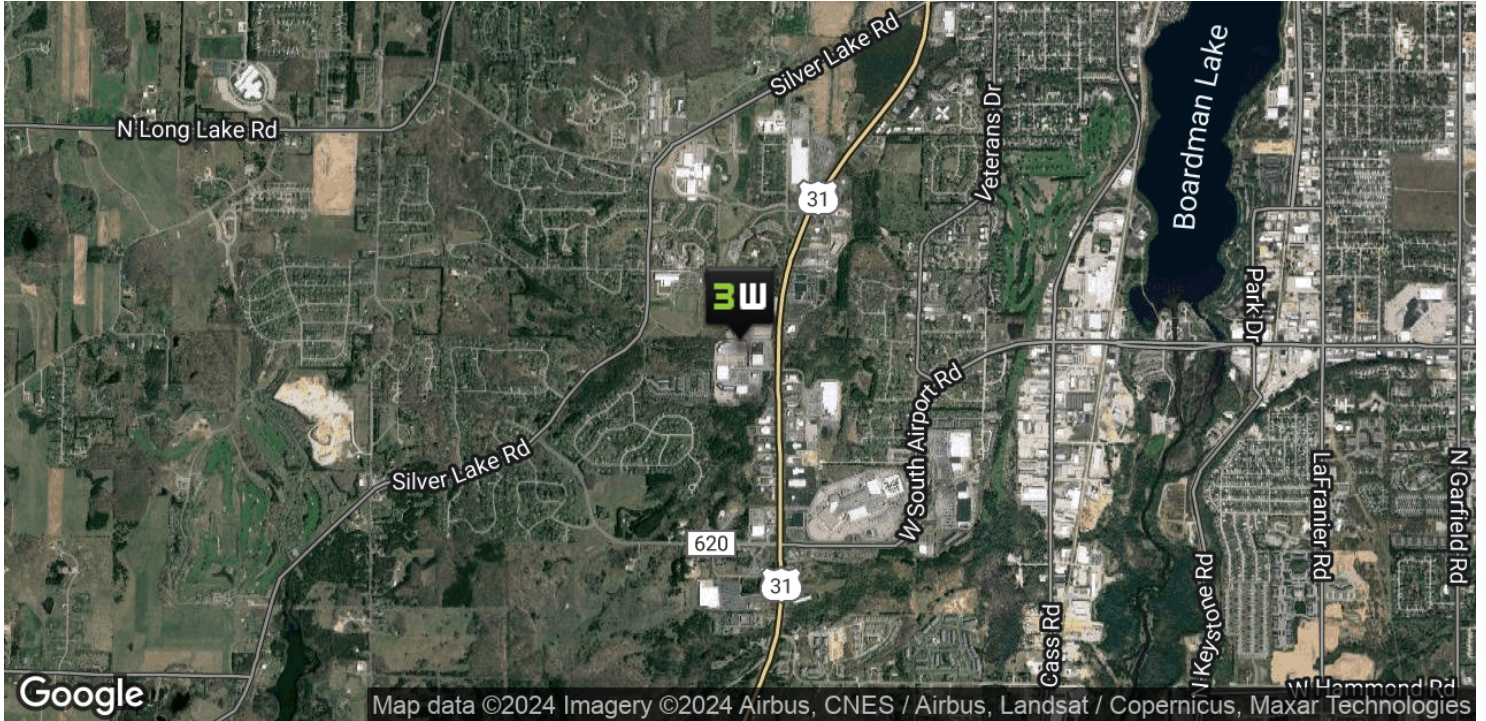
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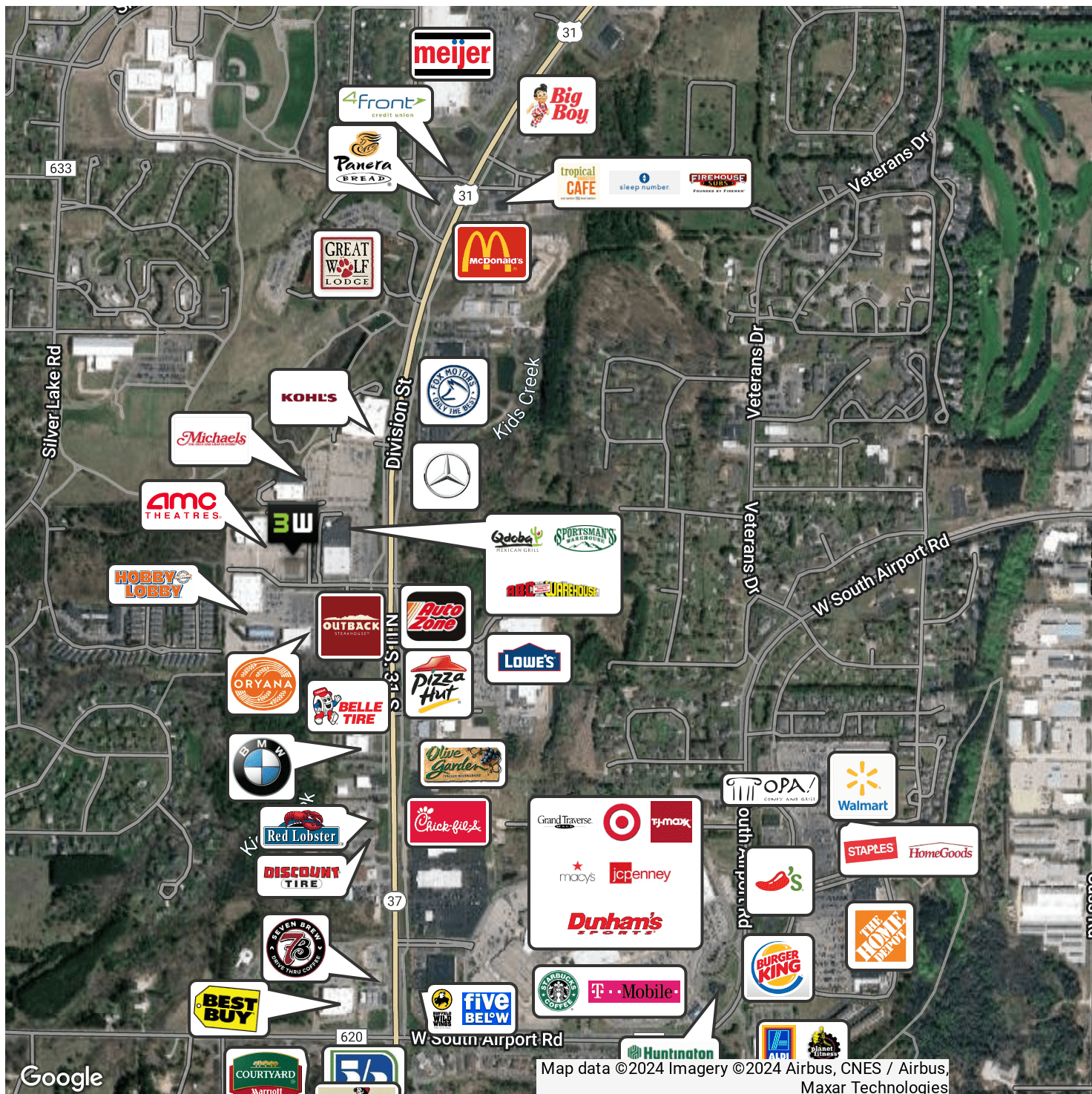
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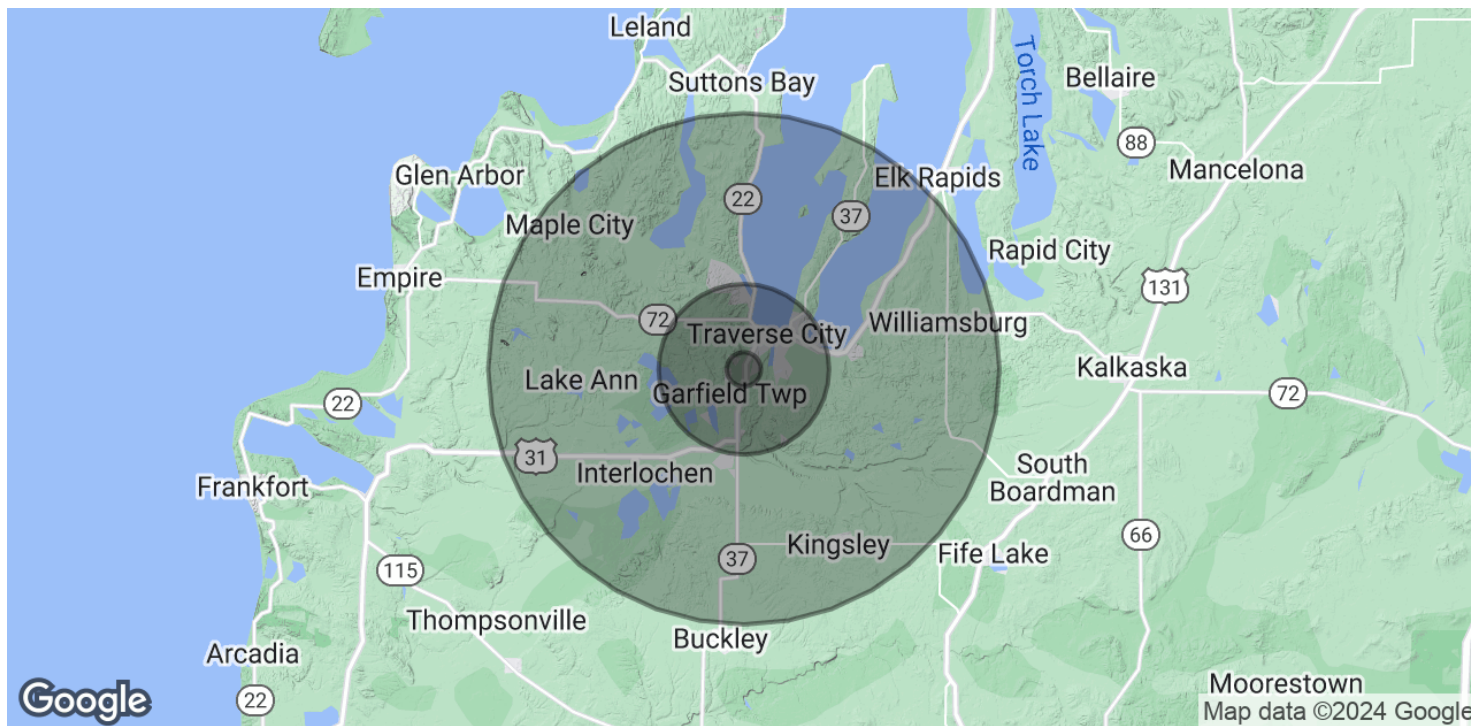
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**POPULATION**

**1 MILE**

**5 MILES**

**15 MILES**

Total Population	3,692	49,975	113,681
Average Age	49	44	44
Average Age (Male)	45	42	43
Average Age (Female)	52	46	45

**HOUSEHOLDS & INCOME**

**1 MILE**

**5 MILES**

**15 MILES**

Total Households	1,836	22,392	47,763
# of Persons per HH	2	2.2	2.4
Average HH Income	\$73,789	\$83,374	\$91,721
Average House Value	\$390,162	\$404,352	\$414,892

*Demographics data derived from AlphaMap*

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