

# 916 US 31 S.

916 US HWY 31 SOUTH, TRAVERSE CITY, MI 49684

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located in the vibrant city of Traverse City, the area surrounding 916 US 31 S. offers a captivating mix of local attractions and conveniences, creating an ideal location for prospective retail or strip center tenants. The property benefits from its close proximity to the bustling commercial and retail district, home to a variety of popular retailers, dining establishments, and local businesses, creating a high-traffic environment. Additionally, nearby attractions such as the Grand Traverse Mall and the Dennon Museum Center contribute to the area's allure, drawing in both residents and visitors. With its favorable demographics, strong consumer base, and convenient access to major roadways, the location provides an excellent opportunity for retail businesses to establish a prominent presence and serve the diverse needs of the Traverse City market.

### PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	3,639 SF
Building Size:	7,082 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	530	4,559	13,166
Total Population	1,397	10,897	28,358
Average HH Income	\$74,418	\$64,184	\$63,231

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,639 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
916 US 31 S.	Available	3,639 SF	NNN	Contact Broker for Pricing	-
916 US 31 S.	Smith Family Pizza	1,540 SF	NNN	-	-

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RETAILER MAP



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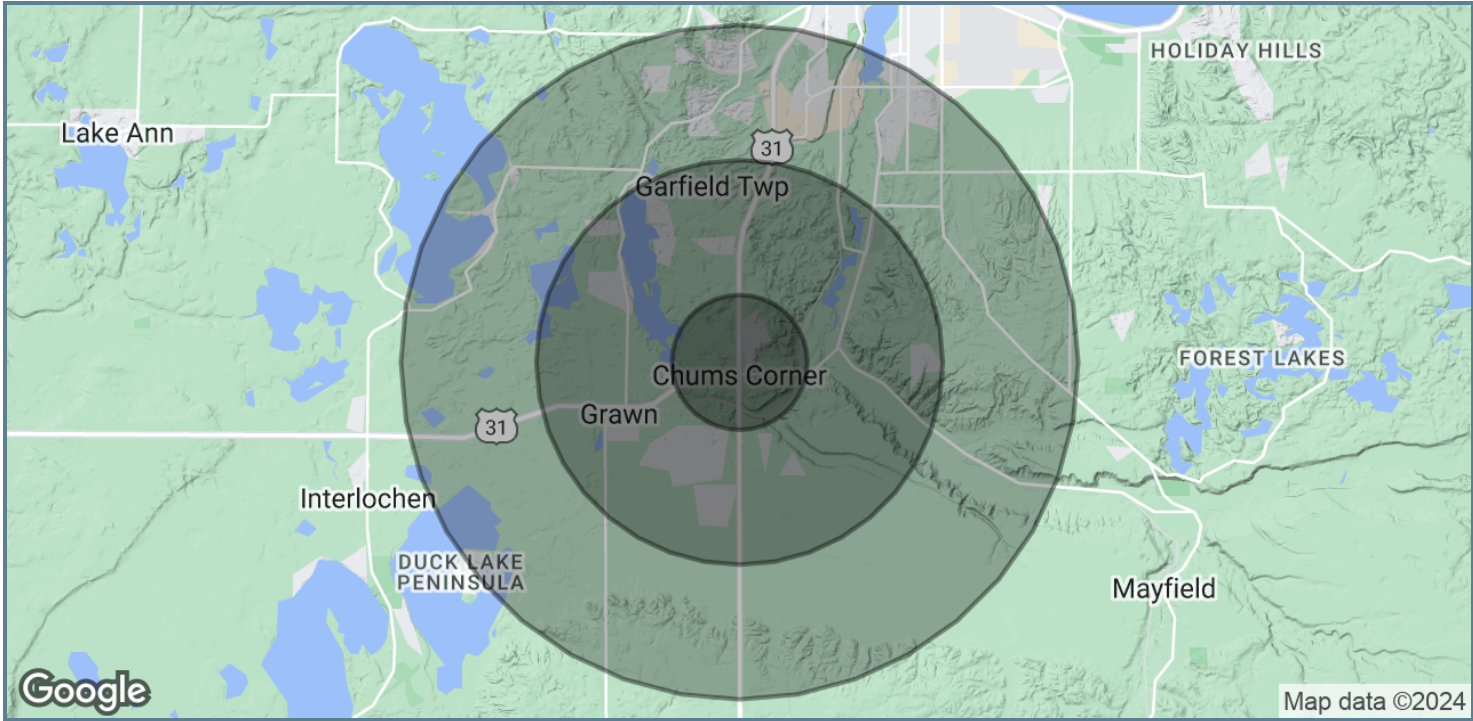
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,397	10,897	28,358
Average Age	38.4	38.9	40.9
Average Age (Male)	38.1	37.2	38.9
Average Age (Female)	37.2	39.8	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	530	4,559	13,166
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$74,418	\$64,184	\$63,231
Average House Value	\$213,223	\$184,364	\$194,834

2020 American Community Survey (ACS)

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## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

