

FOR SALE

COMMERCIAL LOT - OFFICE, RETAIL, RESTAURANT USE

9200 U.S. 31 Interlochen, MI 49643



Dan Stiebel

(231) 633-0432

dan@realestatetc.com

402 East Front Street

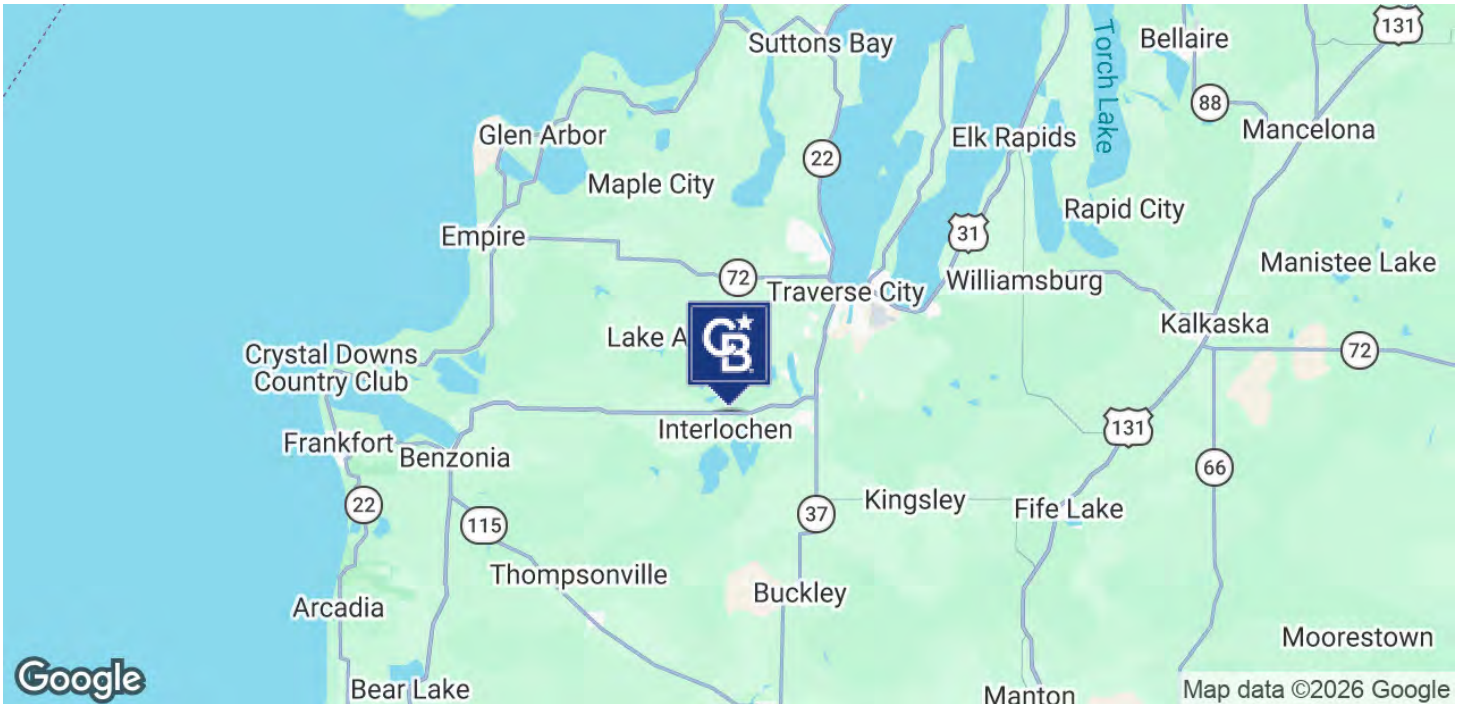
Traverse City, MI 49686



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OVERVIEW

COMMERCIAL LOT
9200 U.S. 31 Interlochen, MI 49643



OFFERING SUMMARY

Sale Price:	\$179,000
Lot Size:	2.3 Acres
Price / Acre:	\$77,826
Zoning:	C - Commercial
Traffic Count:	15,986 (AADT 2025)

PROPERTY OVERVIEW

- High traffic corner parcel
- 297' of frontage on US-31 & 344' deep along White Oak Lane
- Zoned commercial allowing for a large number of uses including office, retail, restaurant, drive-through, warehouse, multi-family, automotive, and more (see zoning page)
- Lot is level & wooded
- great highway visibility

LOCATION OVERVIEW

Just 0.3 miles east of Interlochen Corners and directly across from Oaky's Tavern on US-31 S on the northwest corner of US-31 & White Oak Lane.

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DETAILS

COMMERCIAL LOT
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LOCATION INFORMATION

Street Address	9200 U.S. 31
City, State, Zip	Interlochen, MI 49643
County	Grand Traverse

INFORMATION

Number of Lots	1
Best Use	office, retail, restaurant, drive-through, warehouse, multi-family, automotive

PROPERTY INFORMATION

Zoning	C - Commercial
Lot Size	2.3 Acres
APN #	28-07-009-007-00
Lot Frontage	297 ft
Lot Depth	300 ft
Corner Property	Yes
Traffic Count	15,986 (AADT 2025)
Traffic Count Street	US-31
Waterfront	No
MLS #	1949177
Topography	Flat

UTILITIES AVAILABLE

Heat/Energy	Natural Gas
Electric	Underground
Water & Sewer	Private Well / Septic

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8.5 TABLE OF USES

USES	C
Dwelling, new multiple family	SU
Dwelling, new duplex	SU
Art Gallery	P
Auction center	SU
Automobile sales and rental establishment	P
Automobile service / fueling station	SU
Automotive washing facility	SU
Boat & recreational vehicle sales	P
Business services	P
Campground	SU
Civic and Social Organizations	P
Community Center	P
Contractor shop / yard	SU
Drive-through associated with any use permitted by right, special use [amended by ZA#07-02, adopted 4/14/08, effective 5/25/09]	SU
Dry cleaning establishment	P
Emergency Services	P
Equipment rental establishment	P
Finance, insurance and real estate service	P
Financial institution	P
Food processing	P

USES	C
Funeral home	P
Golf course	SU
Health services	P
Kennel	SU
Landscaping / Snow Plowing Contractor [amended by ZA #07-02, adopted 4/14/08, effective 5/25/08]	P
Large Wind Energy Systems [amended by ZA #07-02, adopted 4/14/08, effective 5/25/08]	SU
Laundromat	P
Licensed Marihuana Growers	SU
Licensed Marihuana Processors	SU
Licensed Marihuana Provisioning Centers	SU
Licensed Marihuana Safety Compliance Facilities	P
Licensed Marihuana Secure Transporters	P
Lumber yard and building supply establishment	SU
Museum	P
Nursing home or convalescent home	P
Office only (not part of another use)	P
Parks and playgrounds	P
Parts assembly	P
Personal services	P
Place of entertainment	P
Place of lodging	SU
Place of Worship	P

USES	C
Printing and publishing establishment	P
Private and commercial recreation facilities	P
Public Administration	P
Public assembly and performance spaces	P
Public recreation facility	P
Restaurant	P
Retail nurseries, lawn and garden supply stores	P
Retail store	P
Retirement home / assisted living	P
Retreat / Conference Facility [amended by ZA #08-02, adopted 10/13/18, effective 10/28/08]	SU
School	P
Sexually oriented business	SU
Storage, open and / or enclosed associated with any other use	SU
Telecommunications and data processing	P
Veterinary hospital / clinic [amended by ZA #07-01, adopted 7/14/07, effective 7/22/07]	P
Warehouse	P
Warehouse / wholesale outlets	SU
Wholesale trade	SU

PHOTOS

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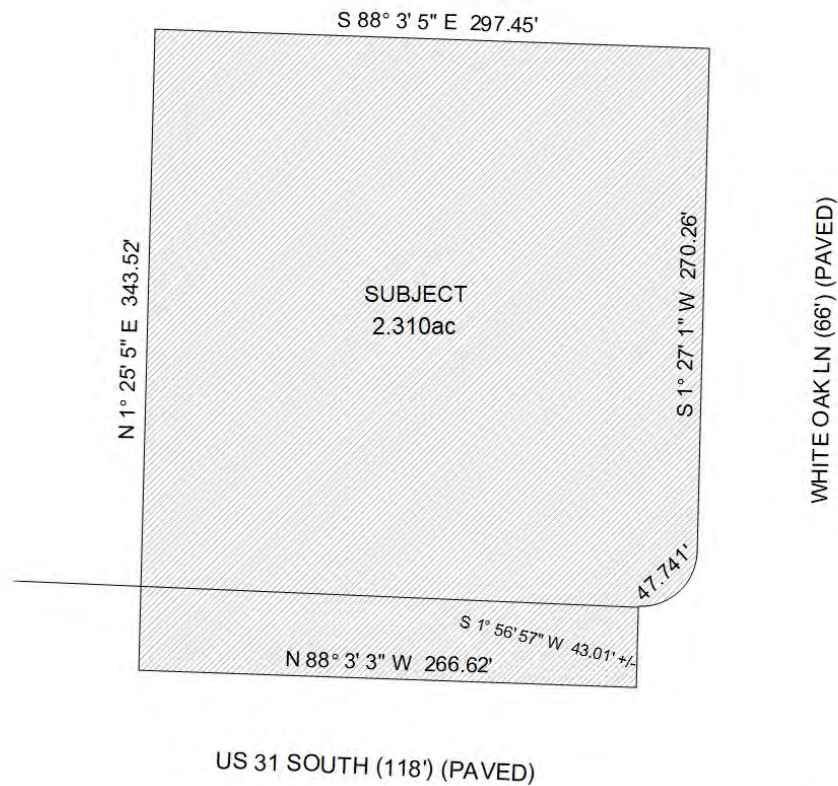
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TAX SKETCH

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NORTH



BEARING/DIMENSIONS ARE APPROX.

Sketch by Apex Sketch

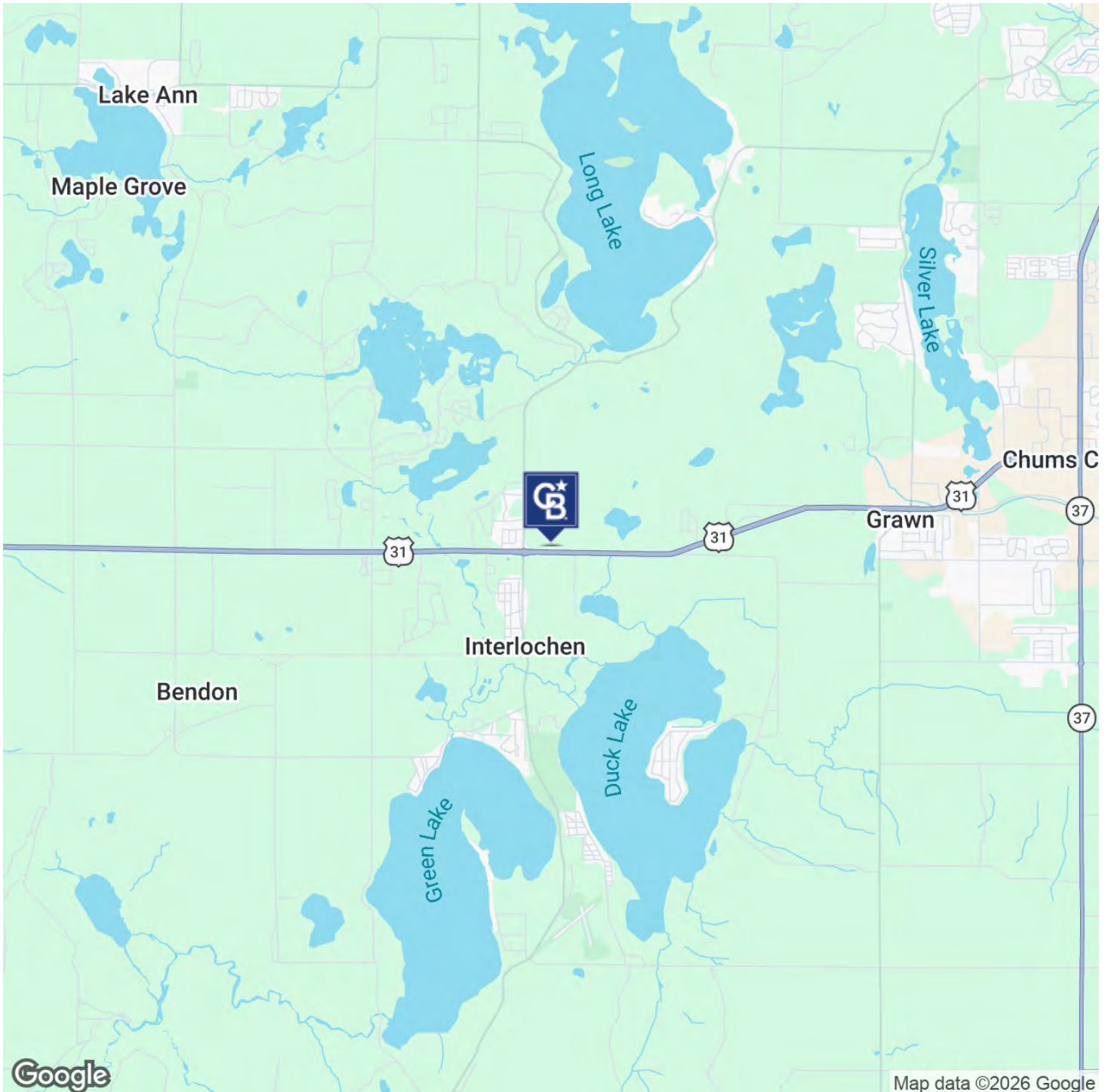
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AREA MAP

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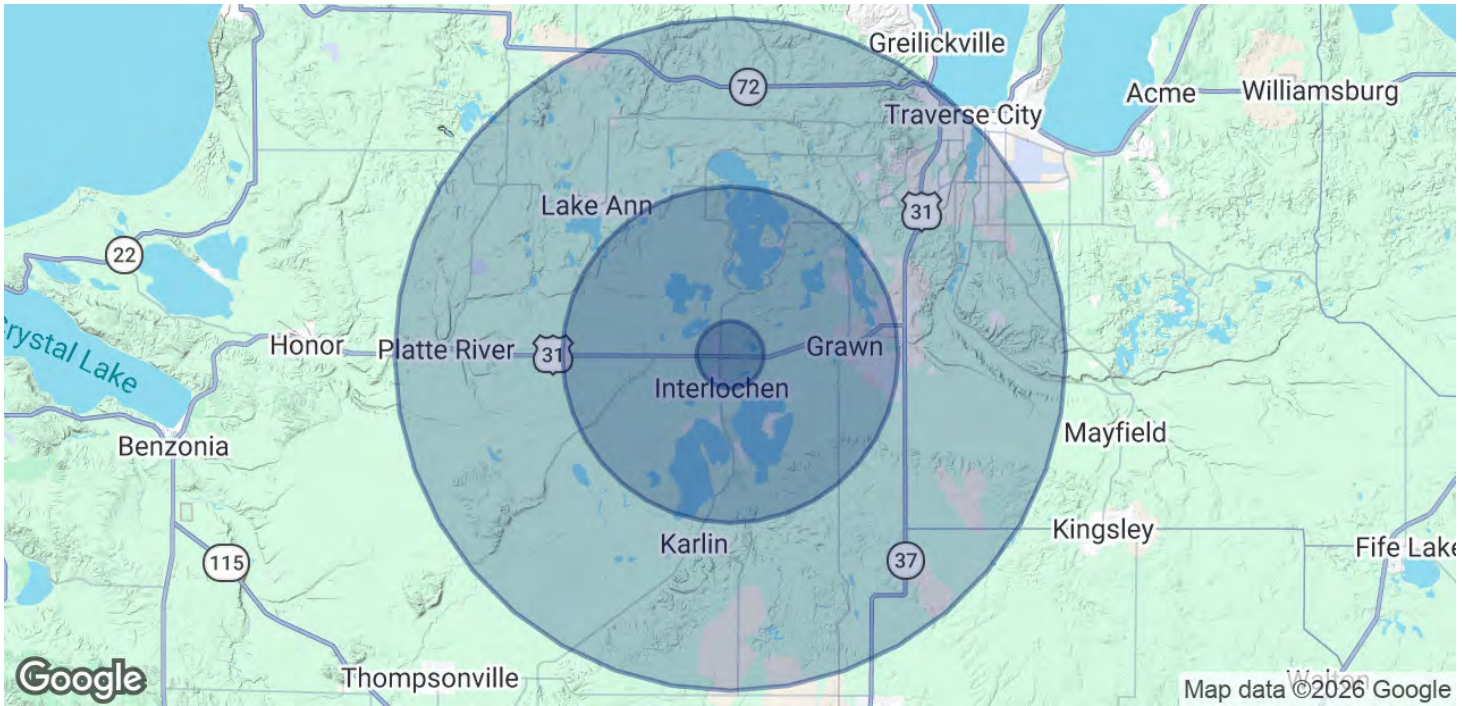
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DEMOGRAPHICS

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	888	18,384	64,891
Average Age	44.8	43.1	42
Average Age (Male)	43	41.9	40.4
Average Age (Female)	45.8	43.9	44.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	365	7,189	26,370
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$84,195	\$95,428	\$95,075
Average House Value	\$262,702	\$300,520	\$311,971

2023 American Community Survey (ACS)

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CONTACT INFORMATION

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