



274 N US Highway 31 S | Traverse City, MI 49685

SALE PRICE:	\$2,175,000
LOT SIZE:	2.9 ACRES
BUILDING SIZE:	8,250 SF
YEAR BUILT:	1983
ZONING:	C-G GENERAL

PROPERTY OVERVIEW

Highly visible, 2.89 acre Parcel with 414 feet of frontage on US 31 South and 304 feet on Sundowner Drive. Large open retail building with great visibility and easy ingress/egress on US-31. The building is 7,104 Sq Ft with additional 1,146 Sq Ft on second level for a total of 8,250 Sq Ft. Four 14' X14' overhead doors in rear of building. 16' ceiling height. Mezzanine offices overlook sales floor. Nicely remodeled. Plenty of parking with tremendous space for outside display. US 31 South had 24,758 cars per day in 2022. Currently leased to two tenants with an annual rental income of \$158,244 NNN. One Tenant is leaving and the other can be moved. Ready for a new tenant or owner occupied use.

PROPERTY HIGHLIGHTS

- High Visibility
- 414 ft US 31 Frontage
- 16 ft Ceilings
- 4-14' X14' overhead doors

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RETAIL PROPERTY FOR SALE

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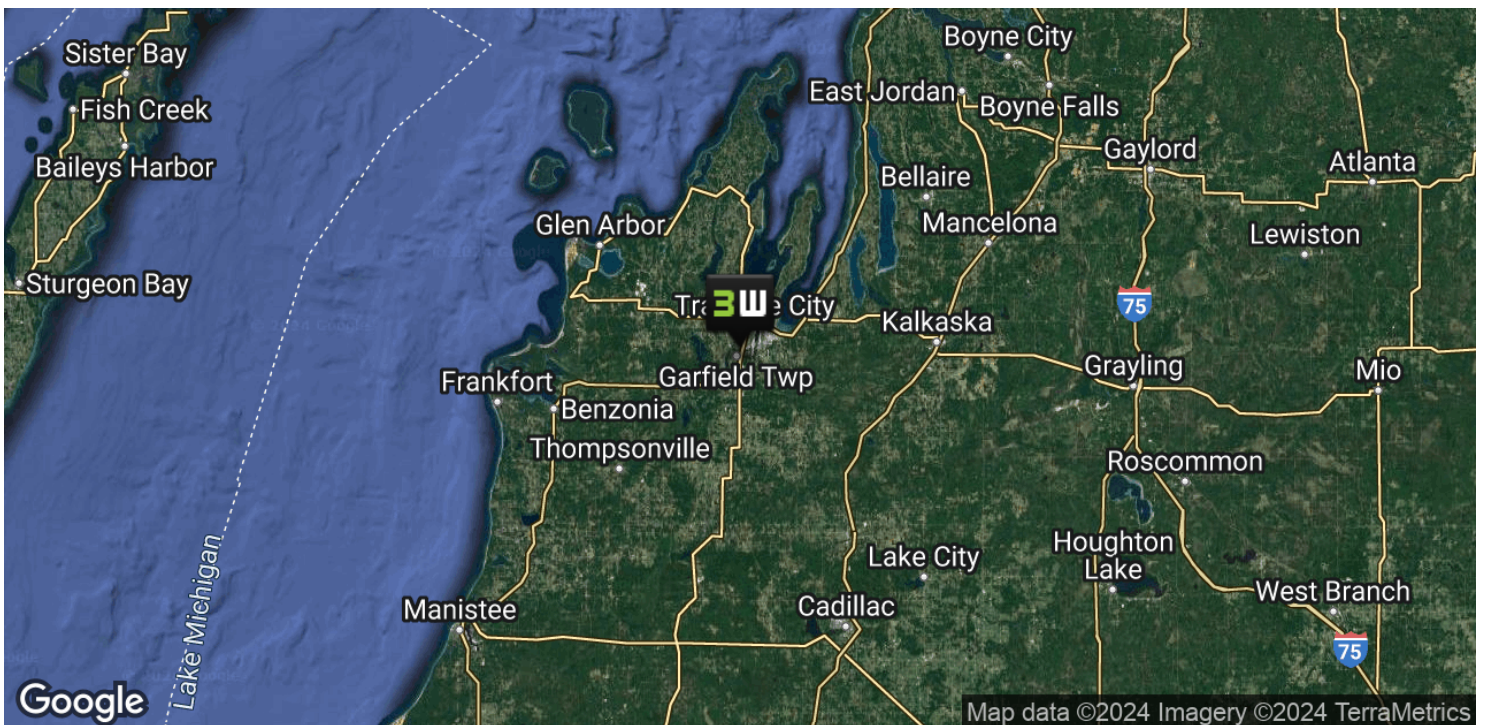
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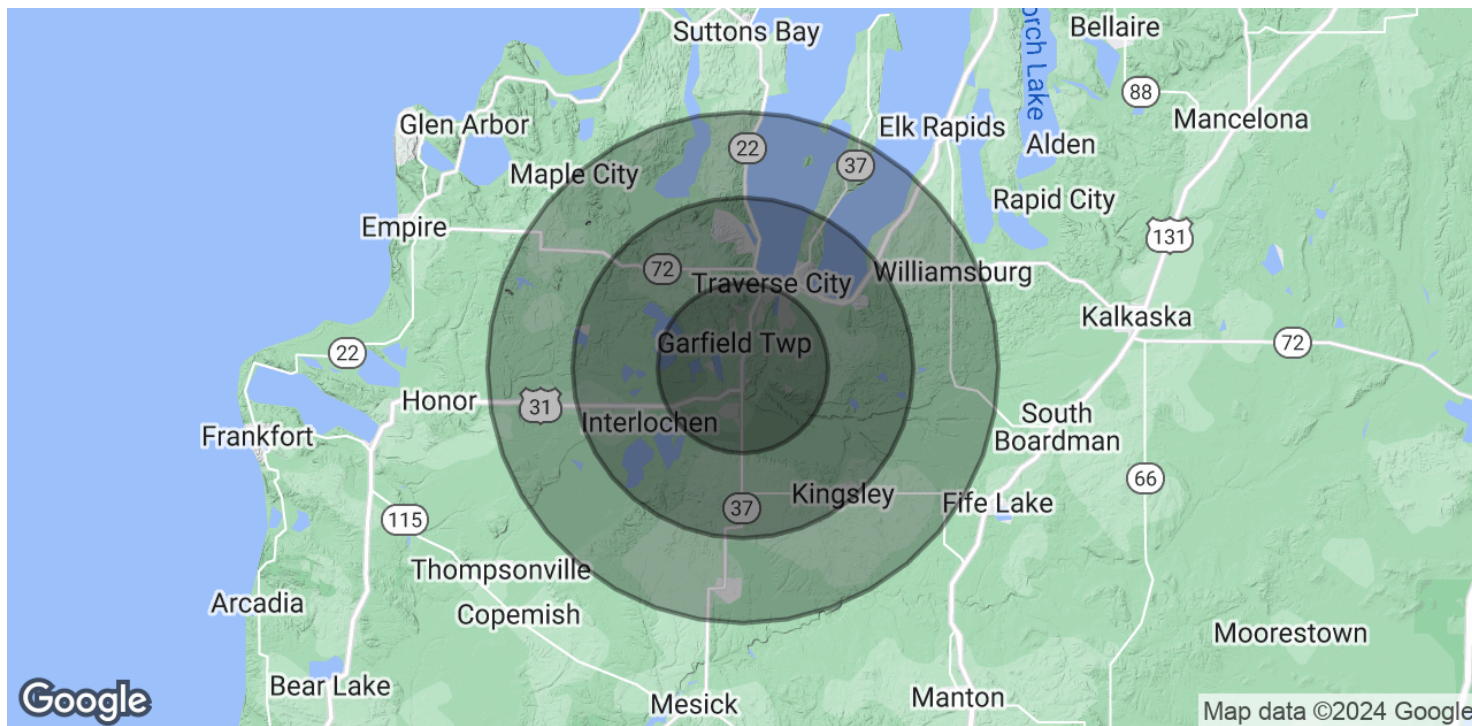


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	36,857	82,531	104,605
Average Age	40.9	42.9	43.3
Average Age (Male)	38.8	41.1	41.9
Average Age (Female)	43.6	45.1	45.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	16,976	38,593	49,688
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$65,983	\$73,548	\$71,650
Average House Value	\$208,517	\$247,245	\$248,058

* Demographic data derived from 2020 ACS - US Census

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