

# 6455 US 31 —Traverse City, MI MSA



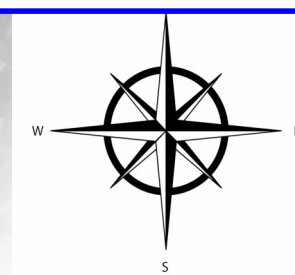
## DEMOGRAPHIC HIGHLIGHTS (2023)

	3 MILE	5 MILE	10 MILE
<b>POPULATION</b>	5,085	17,607	66,453
<b>ANNUAL GROWTH RATE</b>	0.10%	0.17%	0.34%
<b>HOUSEHOLDS</b>	2,239	7,572	29,603
<b>MEDIAN AGE</b>	48.8	48.2	46.6
<b>MEDIAN INCOME</b>	\$84,798	\$79,693	\$68,179
<b>2023 AADT:</b> (Provided by 2024 ESRI and MDOT)	US Hwy 31—12,269 Vehicles/Day		

# Oak Shore Commerce Park Traverse City, MI MSA Acme Township



- **136,412 Total Mixed-Use SF**
- **124,801 SF Pre-Leased**
- **Only 11,611 Divisible SF Available**
- **16' ceiling clearance**
- **Quick Access to US-31 & M-72**
- **10 minute Drive to Traverse City**
- **Power up to 1200 amp 480/277v 3 Phase**
- **Dock Door**
- **Roll up door**

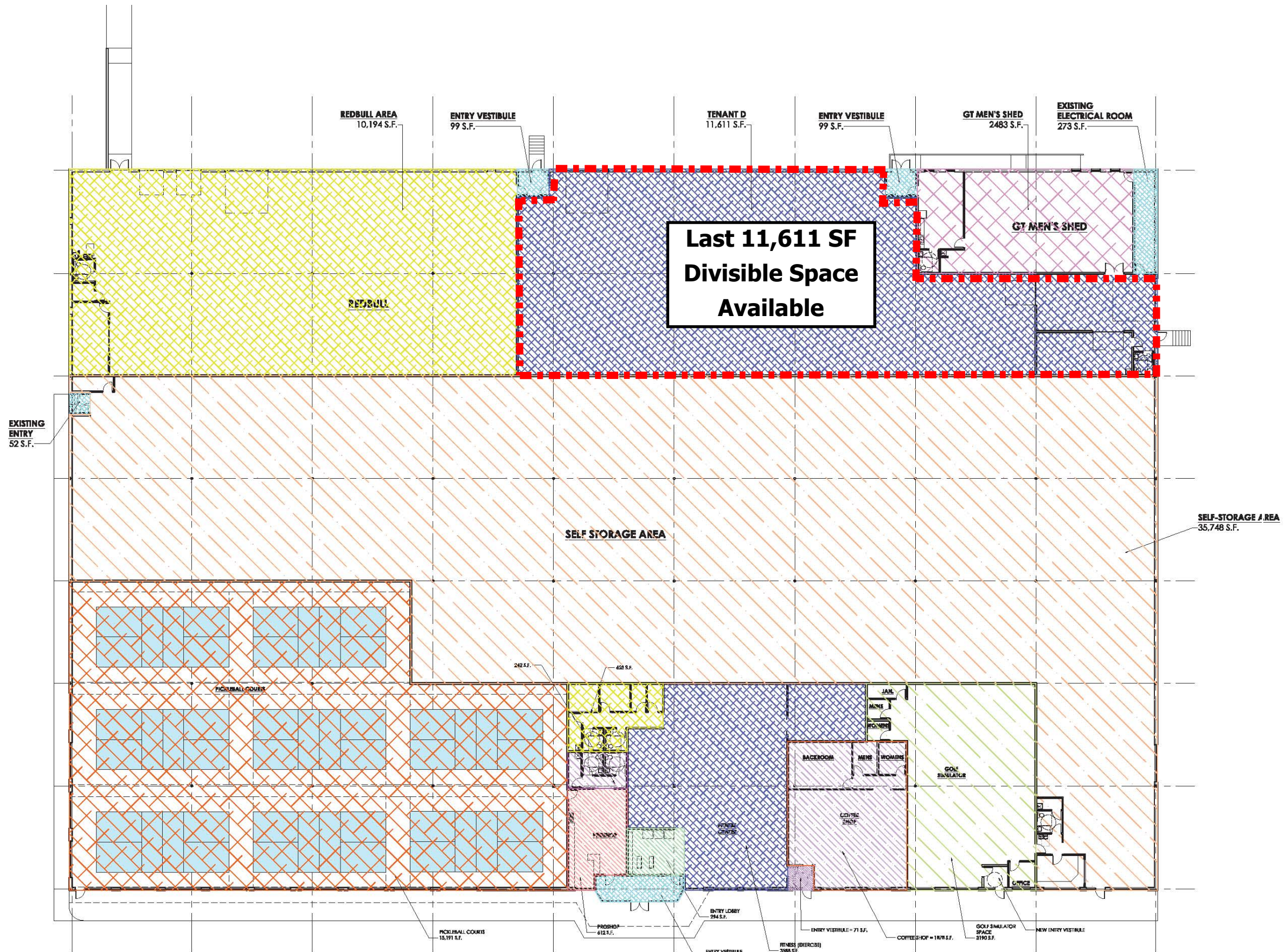


**STRATHMORE**  
Real Estate Group

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# Warehouse, Light industrial, Office/Flexspace

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- 16' Ceiling Clearance
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- 10 Minute Drive to Traverse City
- Power up to 1200 amp 480/277v 3 Phase
- One (1) Dock Door
- One (1) Roll up door



02-14-2024  
FORMER K MART  
TENANT SPACES