



9672 US 31 | Interlochen, MI 49643

AVAILABLE SF:	615 SF
LEASE RATE:	\$800.00 PER MONTH (GROSS)
LOT SIZE:	0.92 ACRES
YEAR BUILT:	2004
ZONING:	C- COMMERCIAL

PROPERTY OVERVIEW

Rare 615 sq. ft. retail/office space with great US-31 Interlochen location. Located in a growing area southwest of Traverse City and just west of the S. Long Lake Rd/M-137 intersection. U3-31 traffic count is 15,673 vehicles per day. Tenants in the building include Subway, Papano's Pizza and Edward Jones. Dollar General adjoins to the west with Wendy's and a new resale shop to the east. Other nearby retail includes Tom's Food Market, Thirlby Automotive and Blue Vase Books. Includes access to two shared restrooms. Plenty of parking with a position on the US-31 monument sign available. Gross lease includes all charges.

PROPERTY HIGHLIGHTS

- SW of Traverse City
- US 31 Traffic Count 15,673
- Monument Sign Position
- Growing Area

BILL SOMERVILLE | Senior Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com

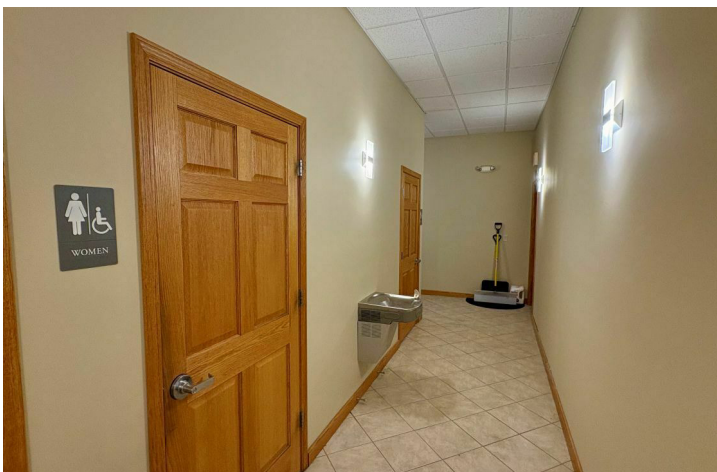


BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com



RETAIL PROPERTY FOR LEASE

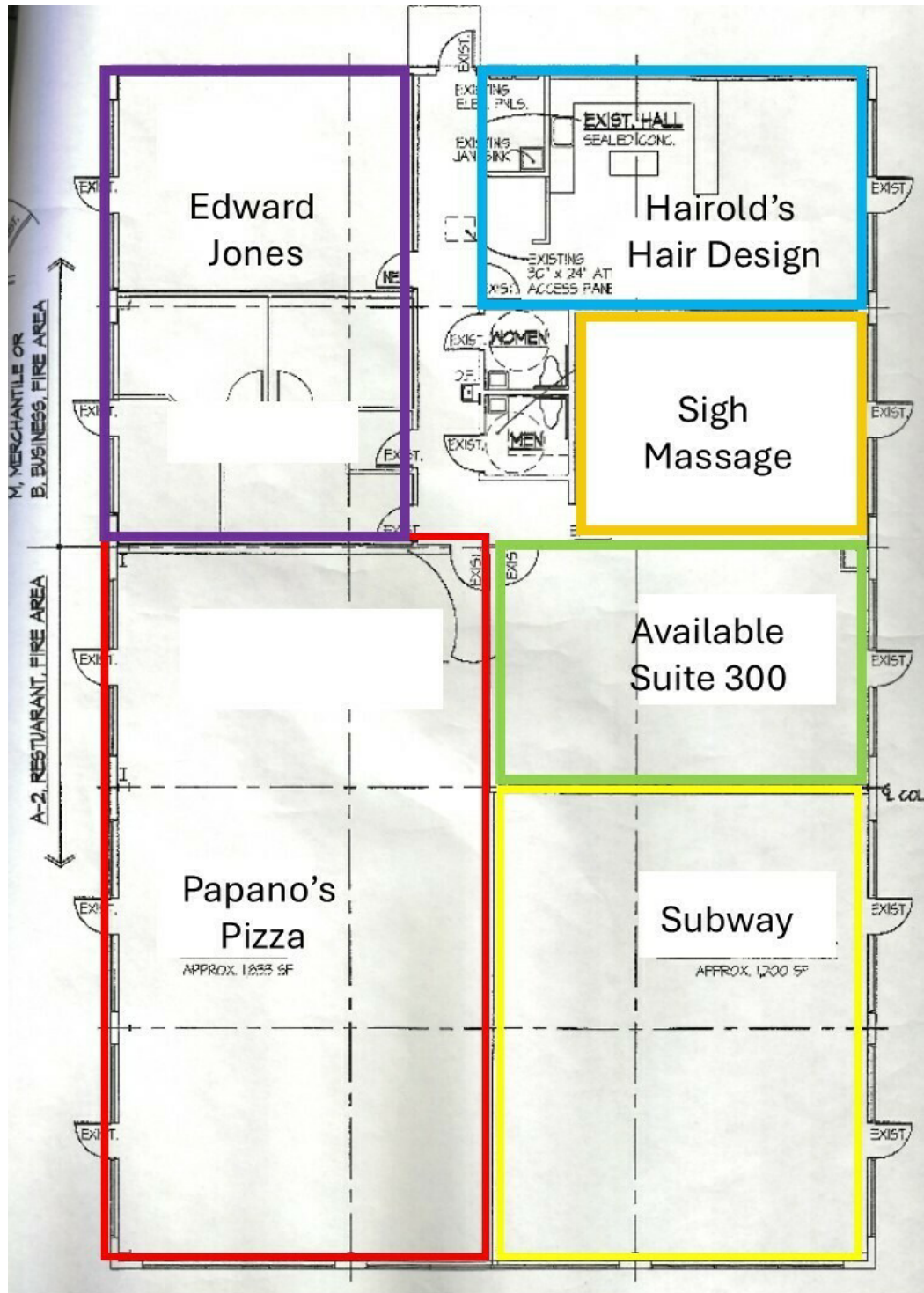
9672 US 31



BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com

www.threewest.com

**3W THREE WEST
COMMERCIAL**



BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com



BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com



RETAIL PROPERTY FOR LEASE

9672 US 31



BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com

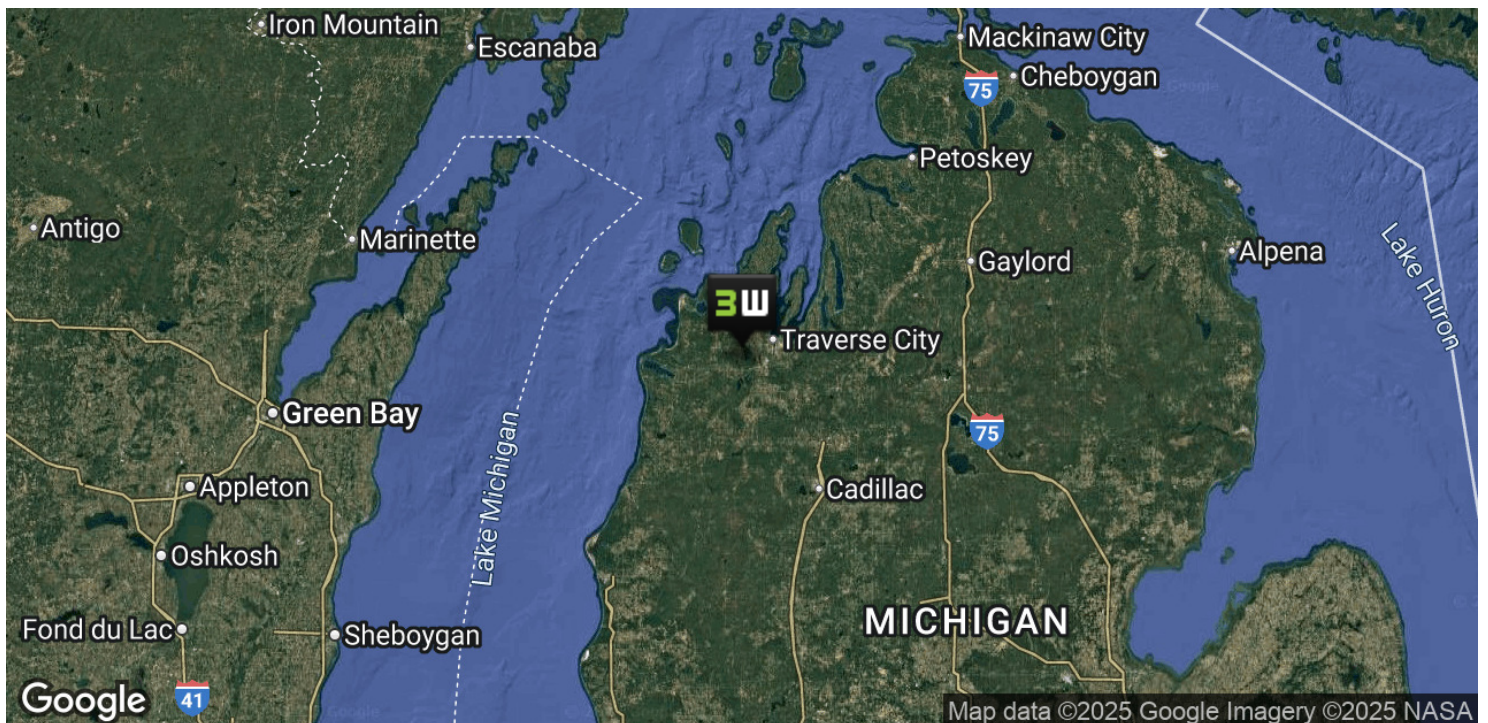
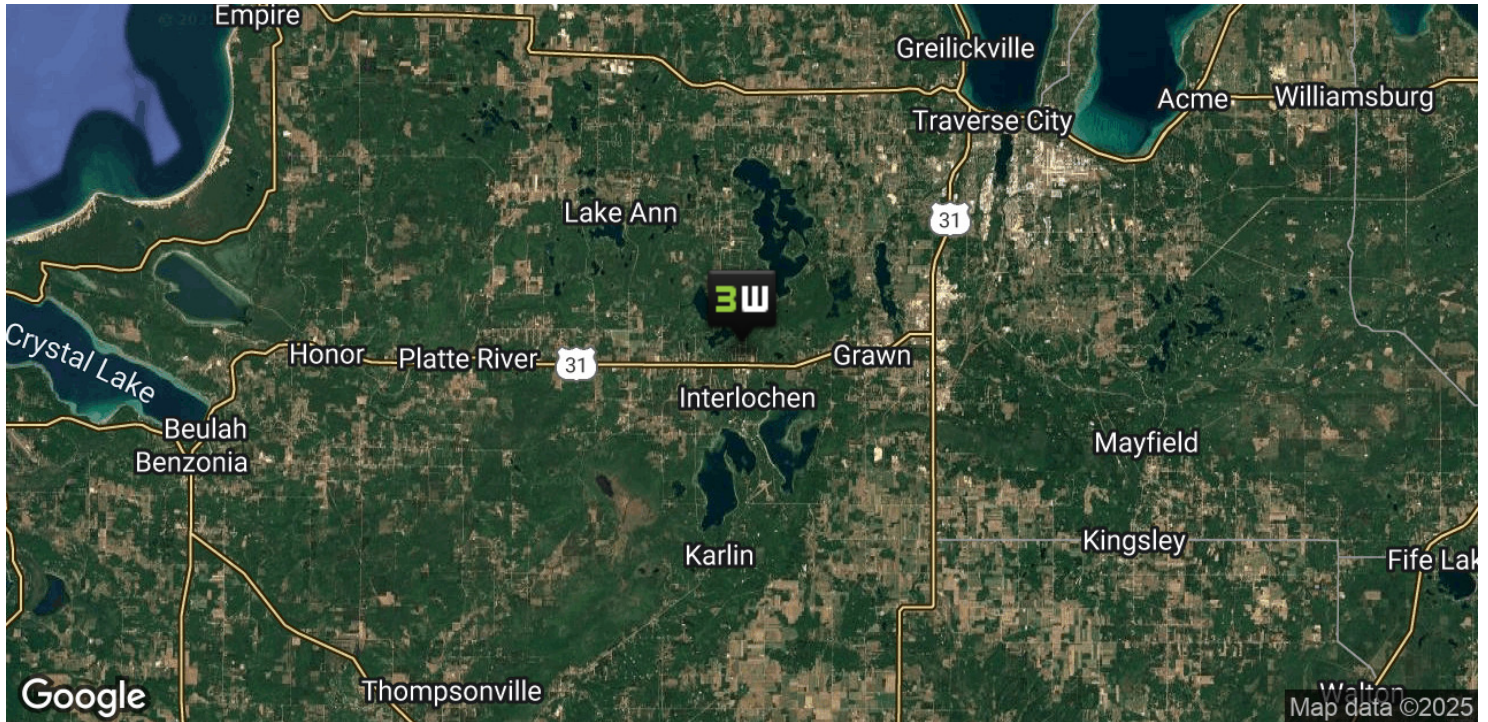
www.threewest.com

3W **THREE WEST**
COMMERCIAL



RETAIL PROPERTY FOR LEASE

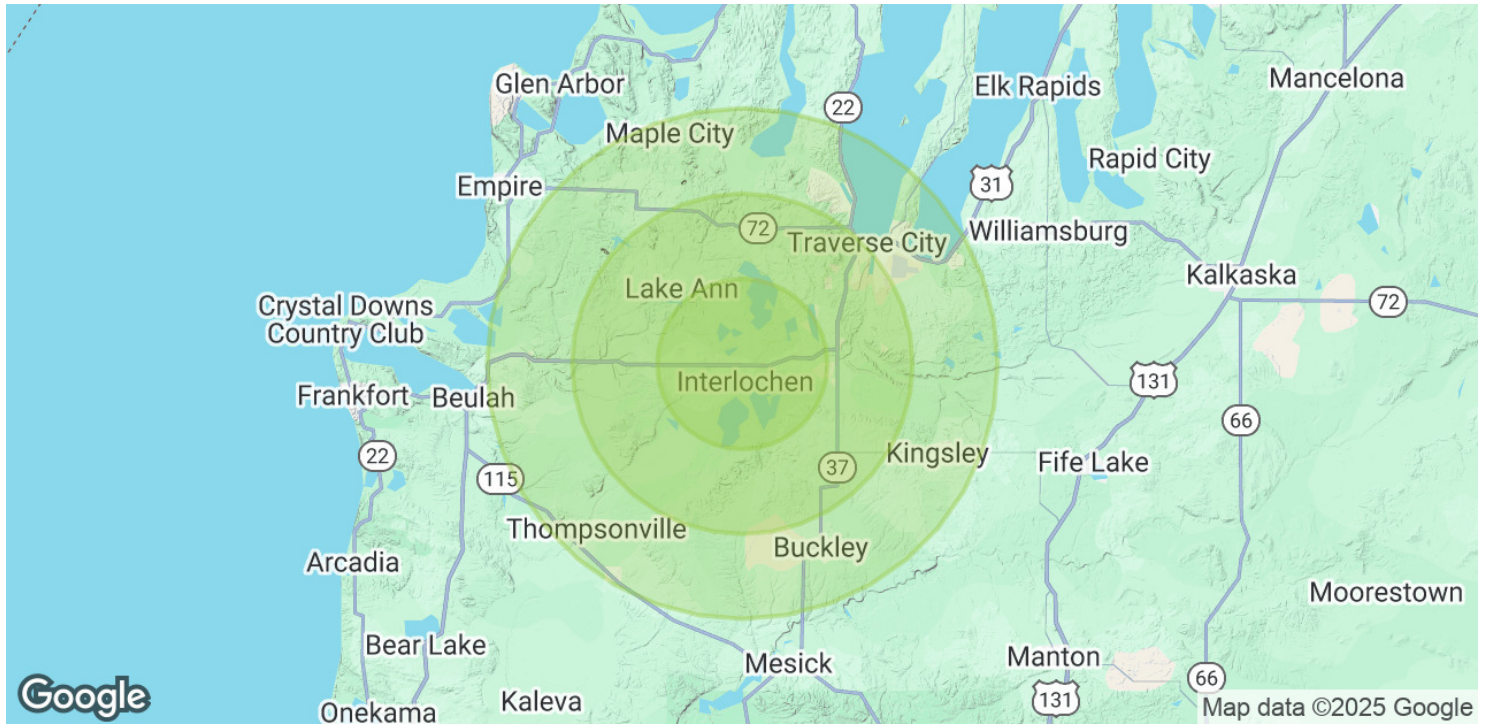
9672 US 31



BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com

www.threewest.com

**3W THREE WEST
COMMERCIAL**



POPULATION

5 MILES

10 MILES

15 MILES

Total Population	15,754	62,082	107,391
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	6,028	25,794	44,931
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$91,729	\$87,180	\$88,431
Average House Value	\$392,207	\$385,059	\$381,944

Demographics data derived from AlphaMap

BILL SOMERVILLE // Senior Associate | Commercial Realtor // 231.929.2955 // bsomerville@threewest.com