



876 N US 31 S | Traverse City, MI 49685

SALE PRICE:	\$699,000
LOT SIZE:	2.3 ACRES
APN #:	05-060-012-00,013,014
ZONING:	COMMERCIAL

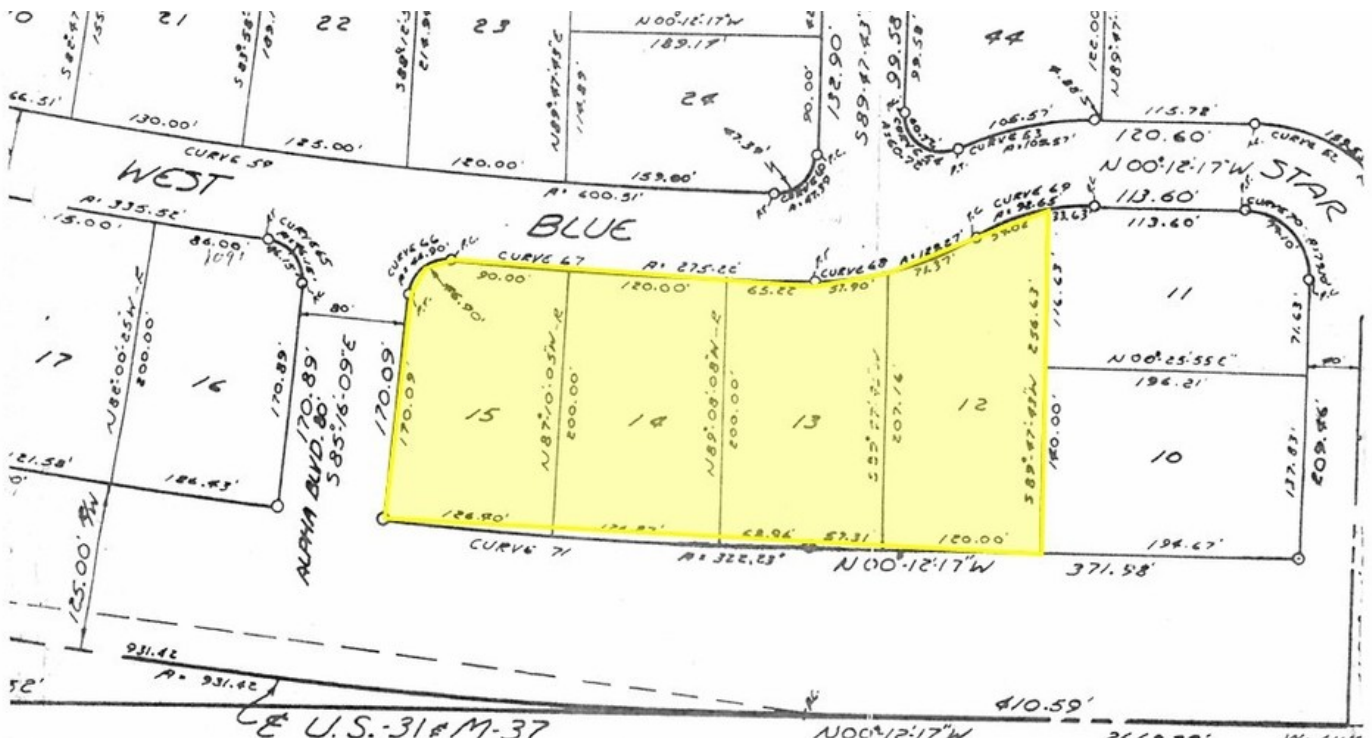
PROPERTY OVERVIEW

Very high visibility and traffic count. 2.32 acres of vacant, cleared, level land ready-for-building. It has 500 feet of frontage on US 31 S about a mile south of Airport Rd. at the top of the hill, right next to the car wash. Municipal sewer and gas are available at the site. Acreage made up of 4 lots in Blue Star development. Access from Alpha Blvd or Blue Star Drive with full frontage on US 31 South. Access to the south at traffic light at Rennie School Rd.

PROPERTY HIGHLIGHTS

- 500 Ft of Frontage
- Ready to Build
- 28,796 Traffic Count

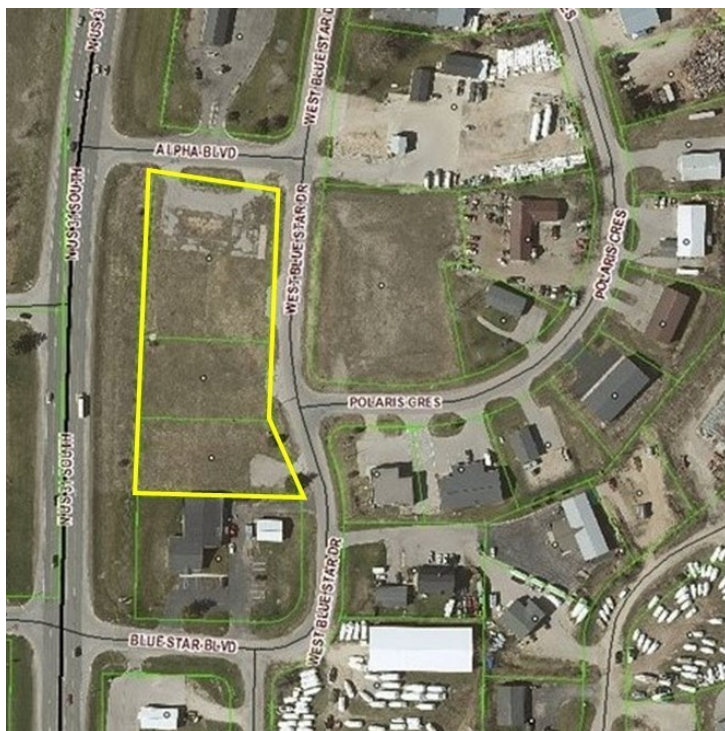
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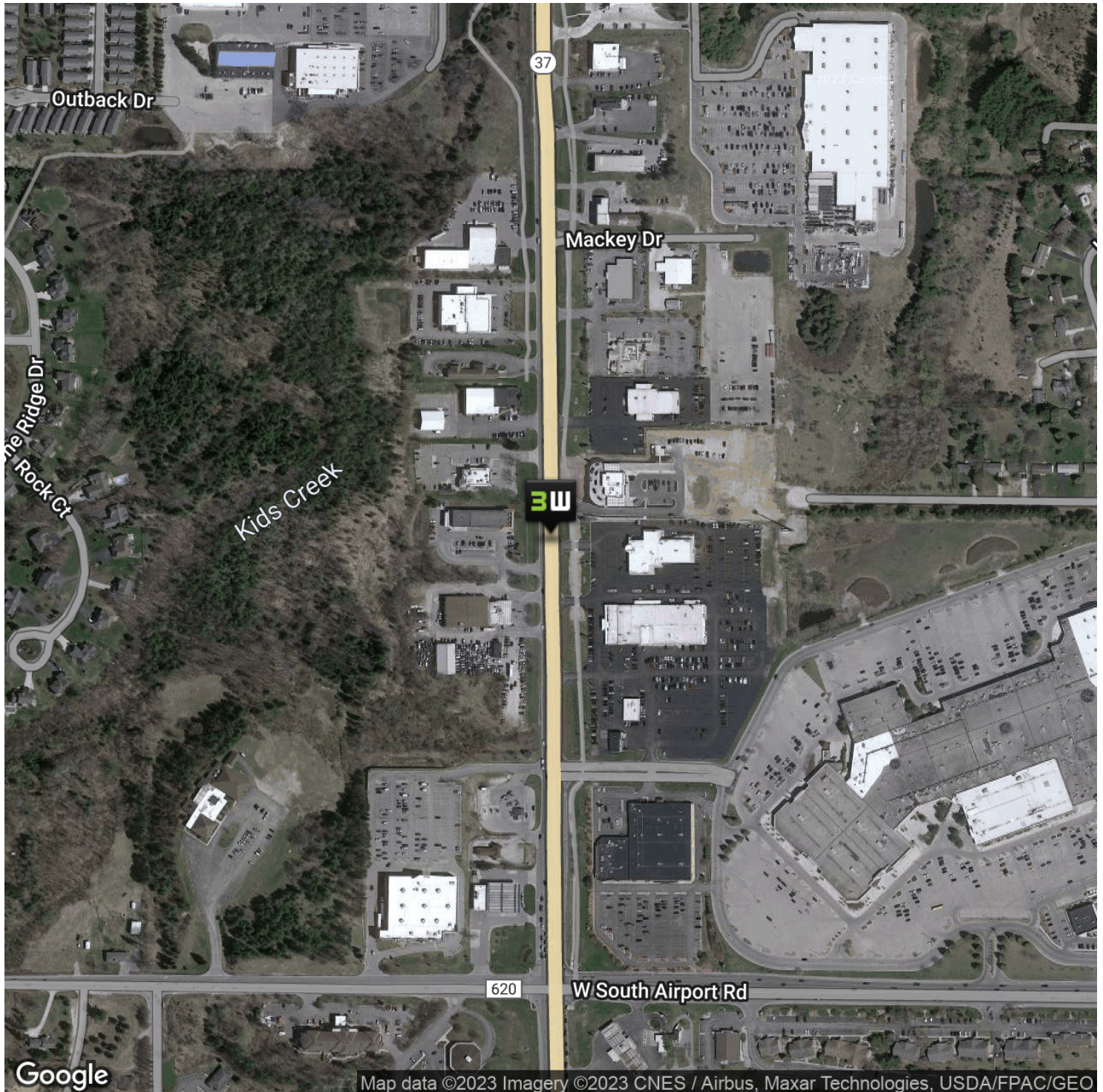
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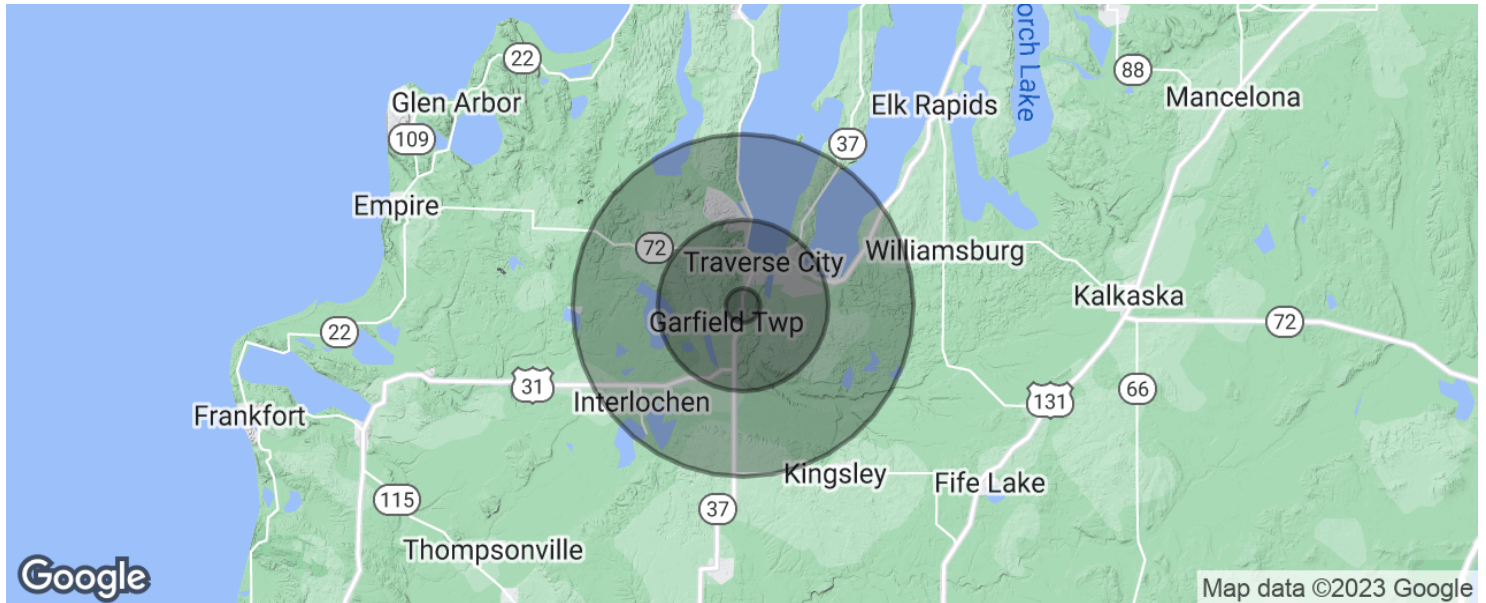
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	985	37,279	78,930
Median age	40.1	39.6	40.2
Median age (Male)	37.9	37.2	38.3
Median age (Female)	42.6	42.5	42.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	378	16,185	32,741
# of persons per HH	2.6	2.3	2.4
Average HH income	\$66,371	\$57,742	\$60,396
Average house value		\$220,155	\$215,527

* Demographic data derived from 2020 ACS - US Census

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