



1028 & 1076 US 31 NORTH

Traverse City, Michigan

- 1028 US 31 North is a premier property of 2.09 acres with unobstructed bay views. There is 200 feet of road frontage on US 31. It is located next to and across the street from the Michigan State Park and beach. MLS 1656109. \$1,755,000.
- 1076 US 31 North is a premier property of 2.25 acres with unobstructed views of East Grand Traverse Bay. There is also 100 feet of frontage on US 31. Located next to 1028 US 31, this parcel is for sale as a separate parcel or together for a total of 4.34 acres. MLS 1656108. \$1,530,000.
- Zoned Regional Business allows for many types of retail or commercial uses. Or purchase both parcels from MLS #1655350. \$2,988,000.

Contact

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East Grand Traverse Bay



Unobstructed Water View Acreage

ABOUT GRAND TRAVERSE COUNTY

DEMOGRAPHICS

Population

Year	Radius: 10 Mile	25 Mile	50 Mile
1990	56,829	105,109	233,941
2000	66,902	130,987	285,266
2004	71,054	140,101	300,387
Projected:			
2009	75,840	150,610	319,098

Distance



Miles From:

Chicago	300
Detroit	250
Lansing	180
Grand Rapids	140

Traverse City accounts for 18% of travel to Michigan

Estimated Average Visitor Spending is \$127 per day

Retail

Retail Sales	Sales TC	Sales Michigan
2004 (\$1,000)	Per Capita	Per Capita
\$1,232,689	\$16,916	\$9,317

Retail Sales	Sales TC	Sales Michigan
2006 (\$1,000)	Per Capita	Per Capita
\$1,651,746	\$20,369	\$10,889

Household

Median	Median	High School
Housing Value	Income	Graduates
\$143,250	\$58,335	89.3%



Site Selection Magazine named Traverse City the number one small town in the nation for new or expanded businesses in 2002 and 2003

Relocate-America.com lists Traverse City as it's (#2) Second Top 100 Places to live in 2007

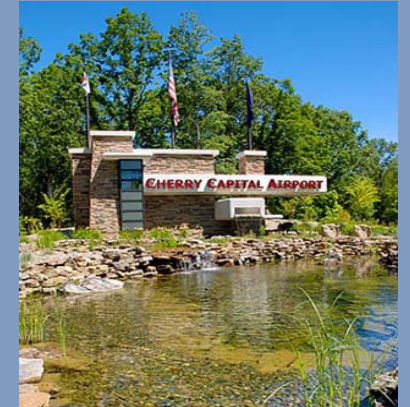
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