



GENERATIONS
REALTY



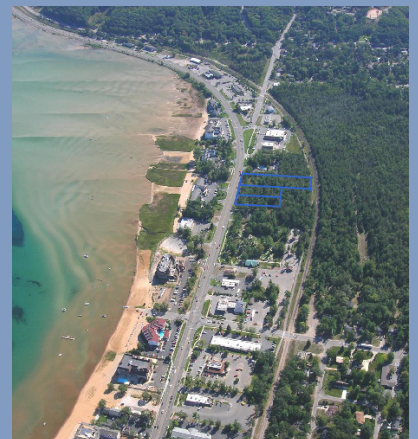
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Traverse City, Michigan

- 2 acres composed of 3 contiguous lots with 300 feet of frontage on US 31. Lots range from \$229,500 each or only \$629,000 for all three! MLS 1672655, 1672656, 1672657, and 1654503.
- Zoned Regional Business allows for many types of retail or commercial uses.
- Plenty of exposure for your business on this level property located directly on US 31.
- Great views of East Grand Traverse Bay.
- 38,300 daily average traffic count on this busy corridor.

Contact

Jon Crosby, Generations Realty: 231.946.5174
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East Grand Traverse Bay



Wooded 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

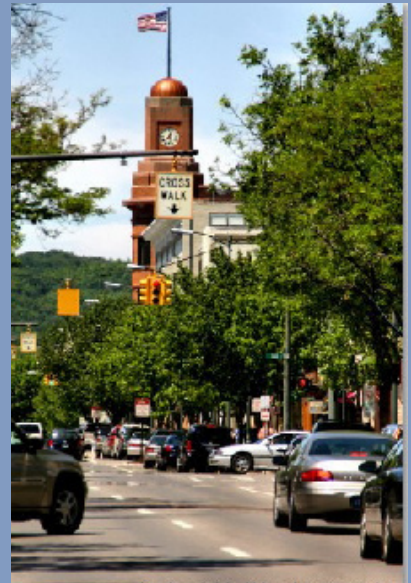
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Cherry Capital Airport