



4220 E M 72 | Williamsburg, MI 49690

SALE PRICE:	\$795,000
LOT SIZE:	1.59 ACRES
AADT:	16,000 +
ZONING:	C - CORRIDOR COMMERCIAL

PROPERTY OVERVIEW

Rarely does a site offer the convergence of location, traffic, and timing found at 4220 E M-72. Situated near the strategic intersection of M-72 and US-31 in Williamsburg — the primary east-west gateway corridor into Traverse City — this 1.59-acre commercially-zoned parcel presents a compelling ground-up redevelopment opportunity for QSR, drive-through, or retail users. Currently improved with a self service/automatic car wash facility (built 1998) that is ideally positioned for demolition and redevelopment, the site delivers the pad size, access, and visibility that high-performing retail and quick-service concepts demand. The property sits within immediate proximity to the Grand Traverse Resort and Spa — one of Northern Michigan's premier four-season destination resorts — as well as a Meijer anchor, the nationally recognized Horse Shows by the Bay equestrian events, and the continuous flow of seasonal and year-round visitors traveling along one of the region's highest-volume arterial corridors. This is a location where resort guests, event attendees, daily commuters, and local residents all converge — creating the diverse, consistent traffic counts that fuel successful QSR and retail operations.

PROPERTY HIGHLIGHTS

- Near Prime Intersection of US-31 & M-72 with 16,000+ AADT
- Affluent Growing Trade Area

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



RETAIL PROPERTY FOR SALE

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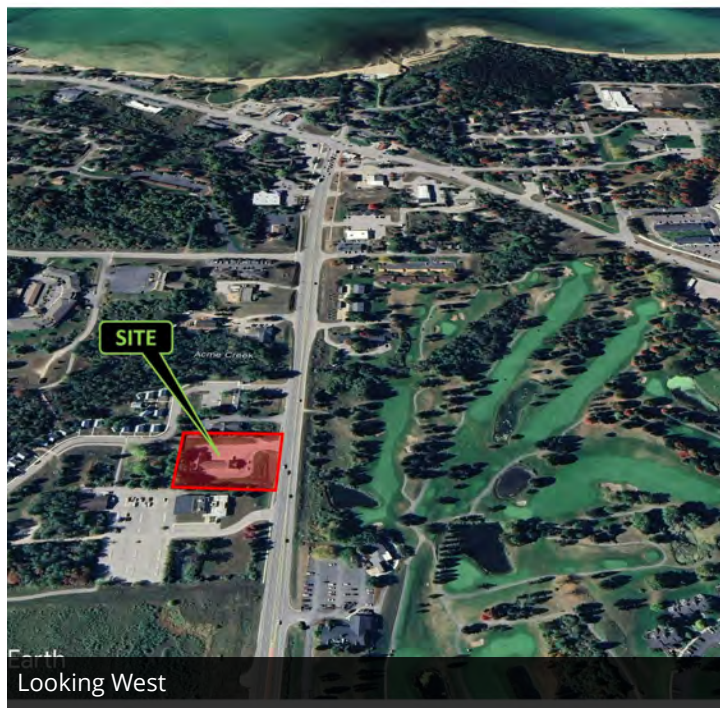
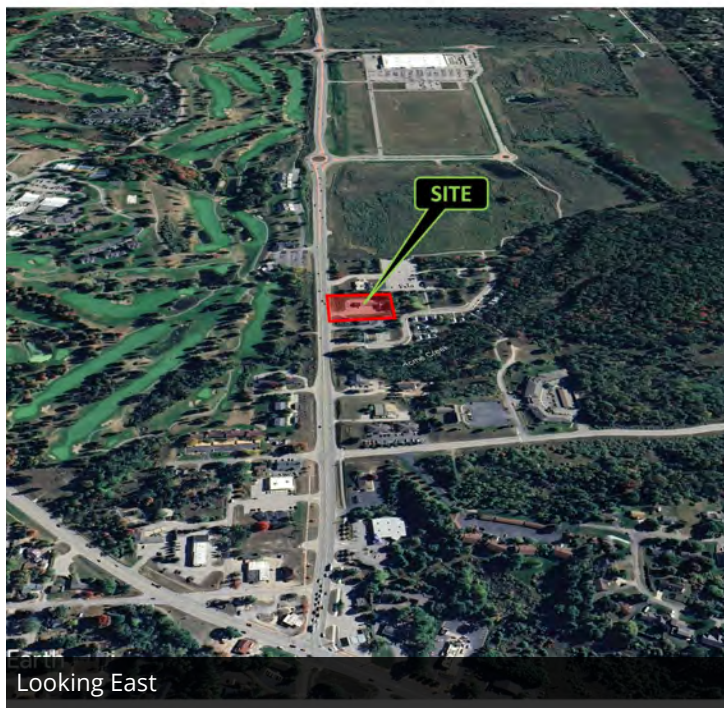
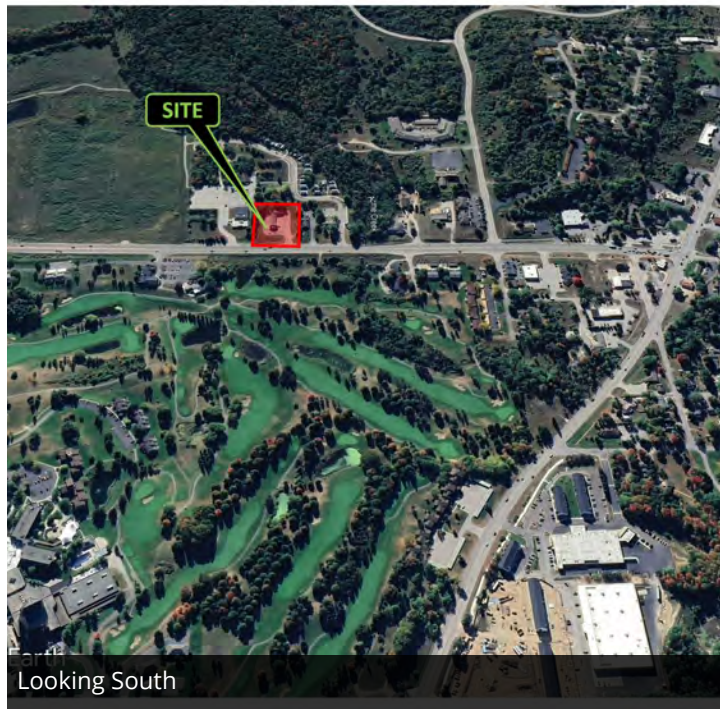
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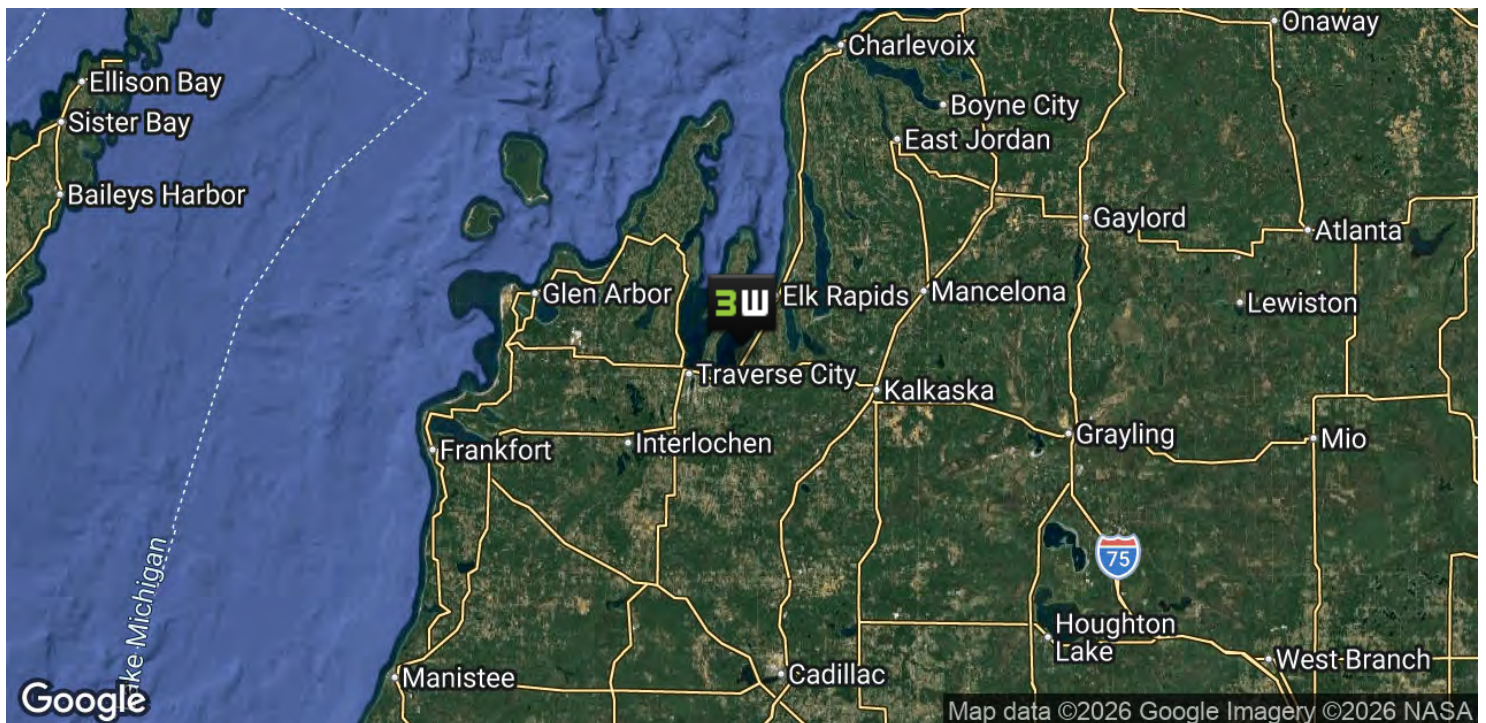
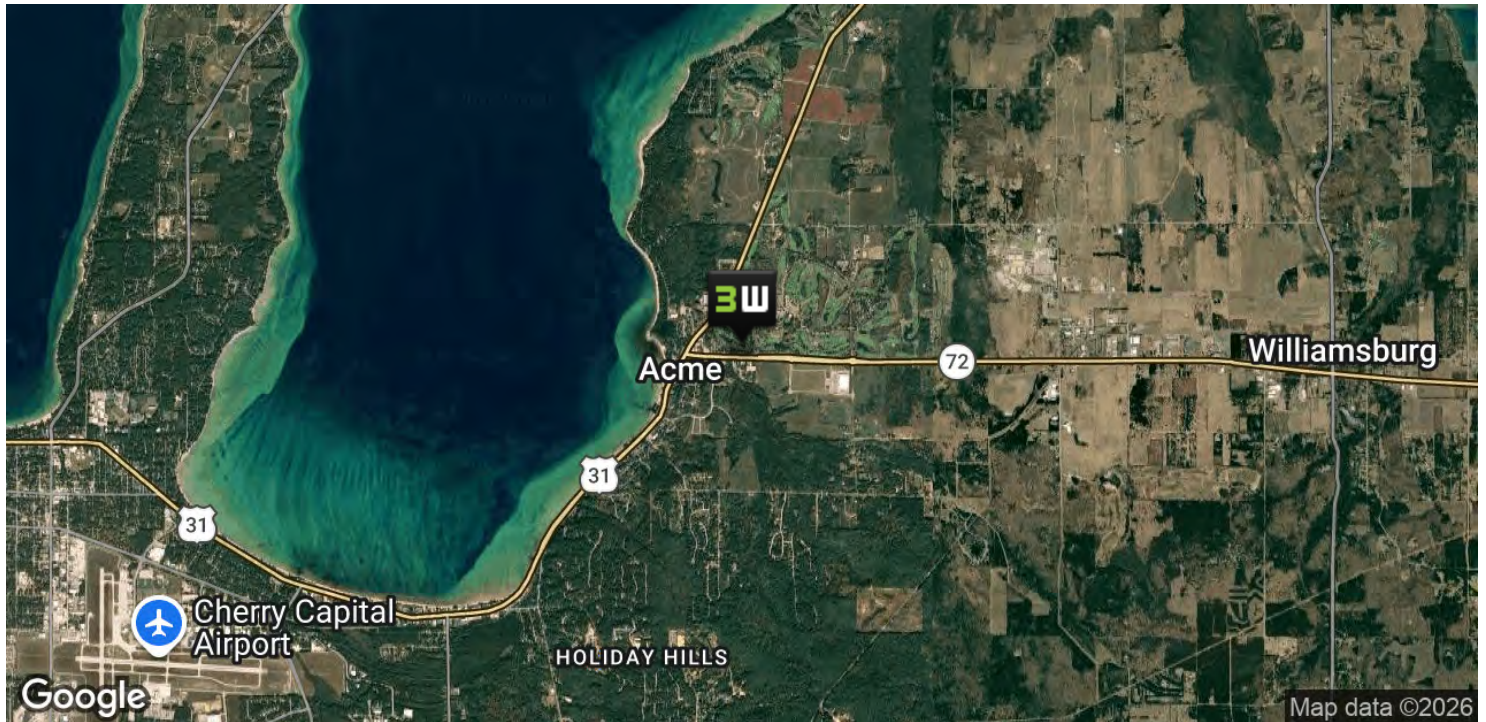


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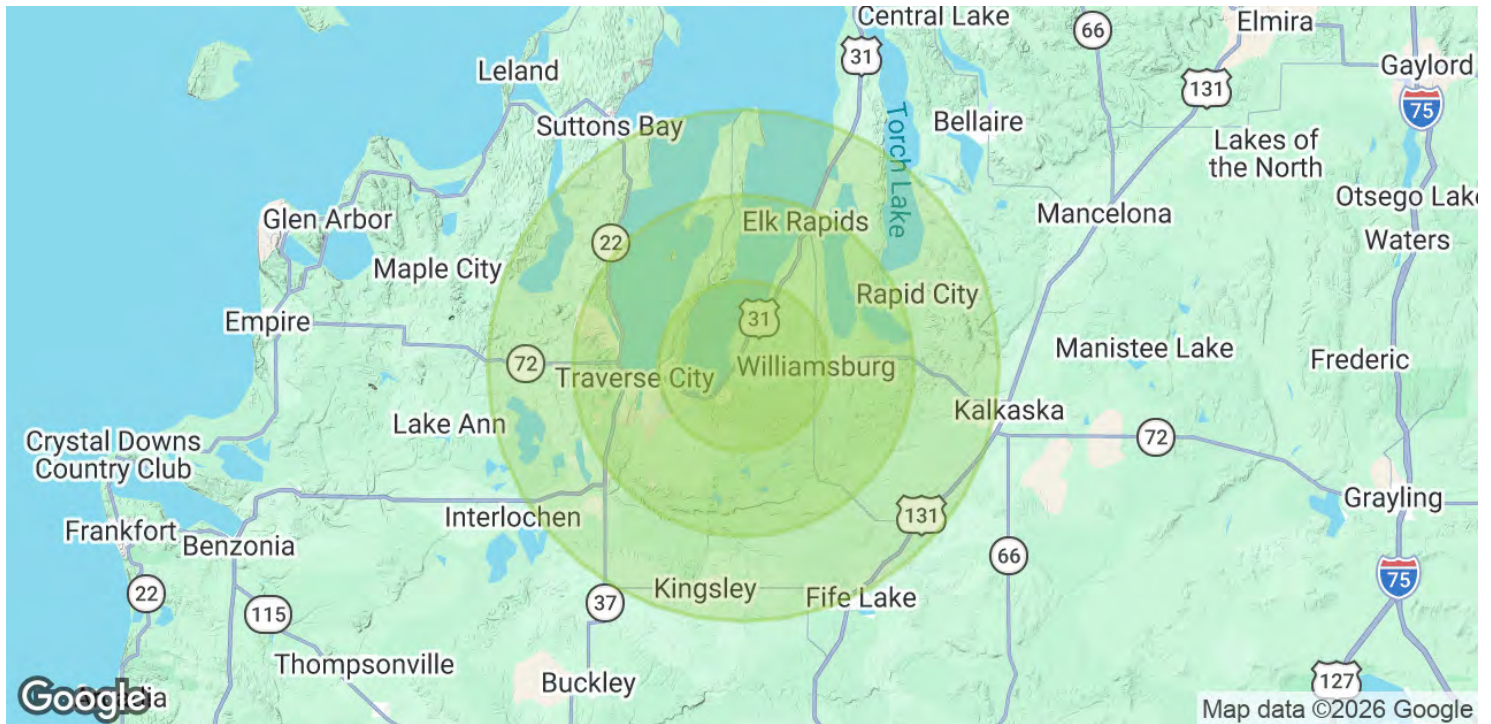


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	16,701	65,175	102,845
Average Age	47.0	45.1	45.3
Average Age (Male)	45.1	44.0	44.3
Average Age (Female)	49.8	47.3	47.2

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	7,214	28,274	43,544
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$113,710	\$106,528	\$103,985
Average House Value	\$384,800	\$373,887	\$364,713

2023 American Community Survey (ACS)

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