RETAIL PROPERTY FOR SALE

721 W Blue Star Dr

executive summary



721 W Blue Star Dr | Traverse City, MI 49685

SALE PRICE:	$459,000
LOT SIZE:	0.58 ACRES
BUILDING SIZE:	1,650 SF
YEAR BUILT:	1983
YEAR RENOVATED:	2022
ZONING:	C-GENERAL

PROPERTY OVERVIEW

Corner lot with great visibility, 128' of frontage and pylon sign on high-traffic US 31 (24,000+ vehicles per day). Nicely updated 1,650 sf retail/office building with extra parking/yard area. Building has rear storage area with sliding door for larger deliveries. Commercial General zoning allows for a variety of uses including retail, office, auto sales, personal/business services and restaurant. Located in growing retail corridor. Good redevelopment opportunity if larger building needed and municipal sewer available.

PROPERTY HIGHLIGHTS

- US 31 Frontage/Pylon Sign
- Corner Lot
- Extra Parking/Yard Area
- Updated Retail/Office Building

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

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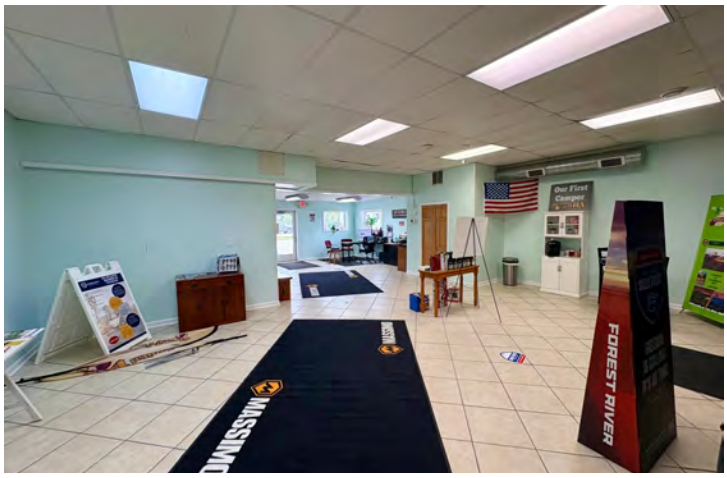
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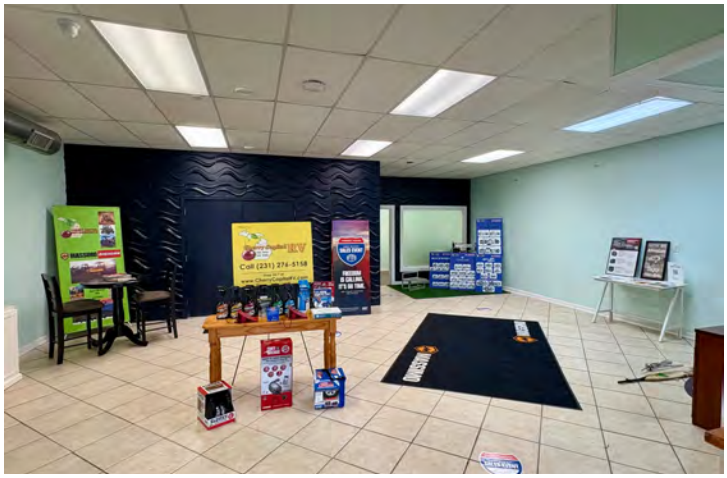
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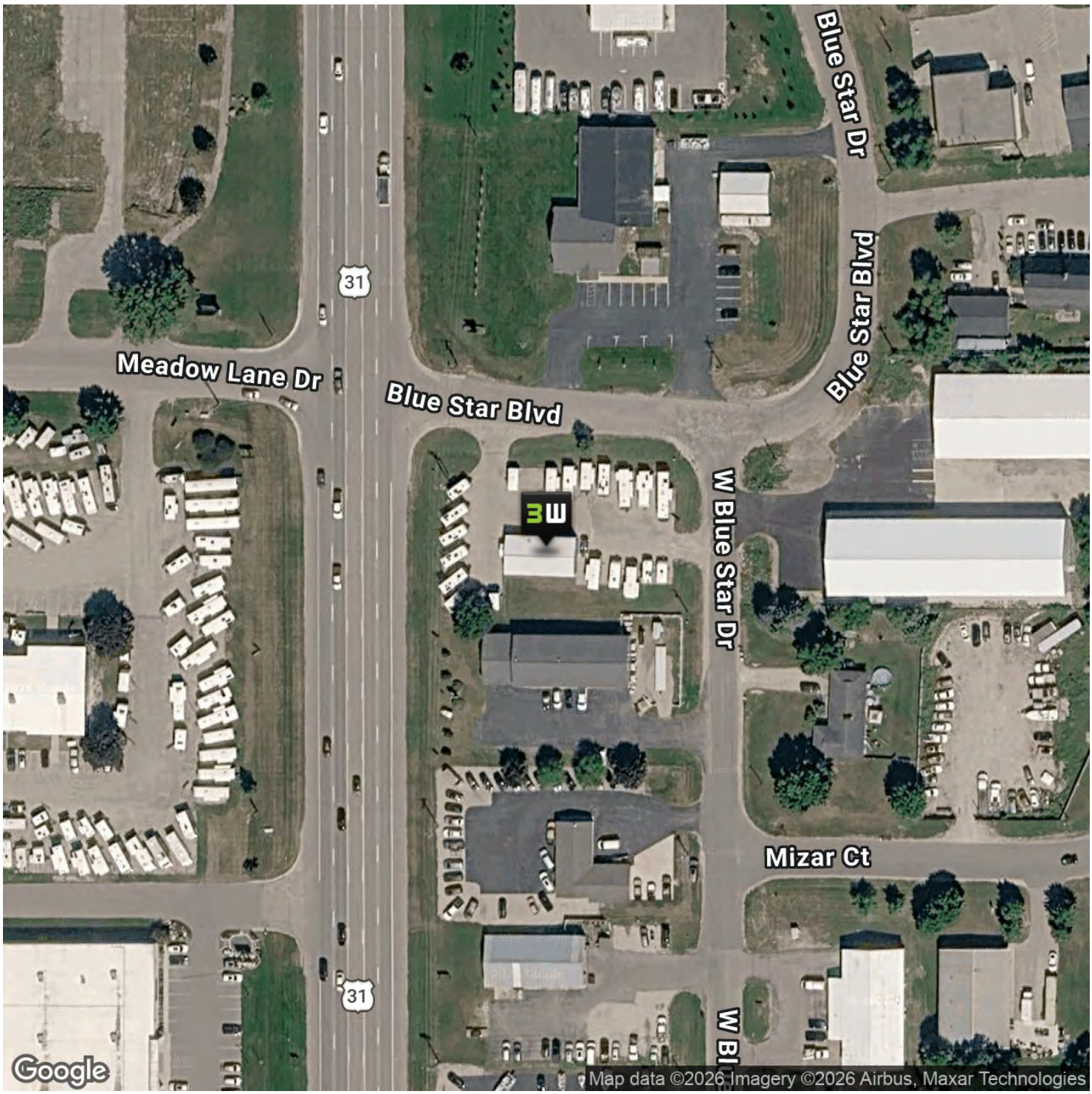
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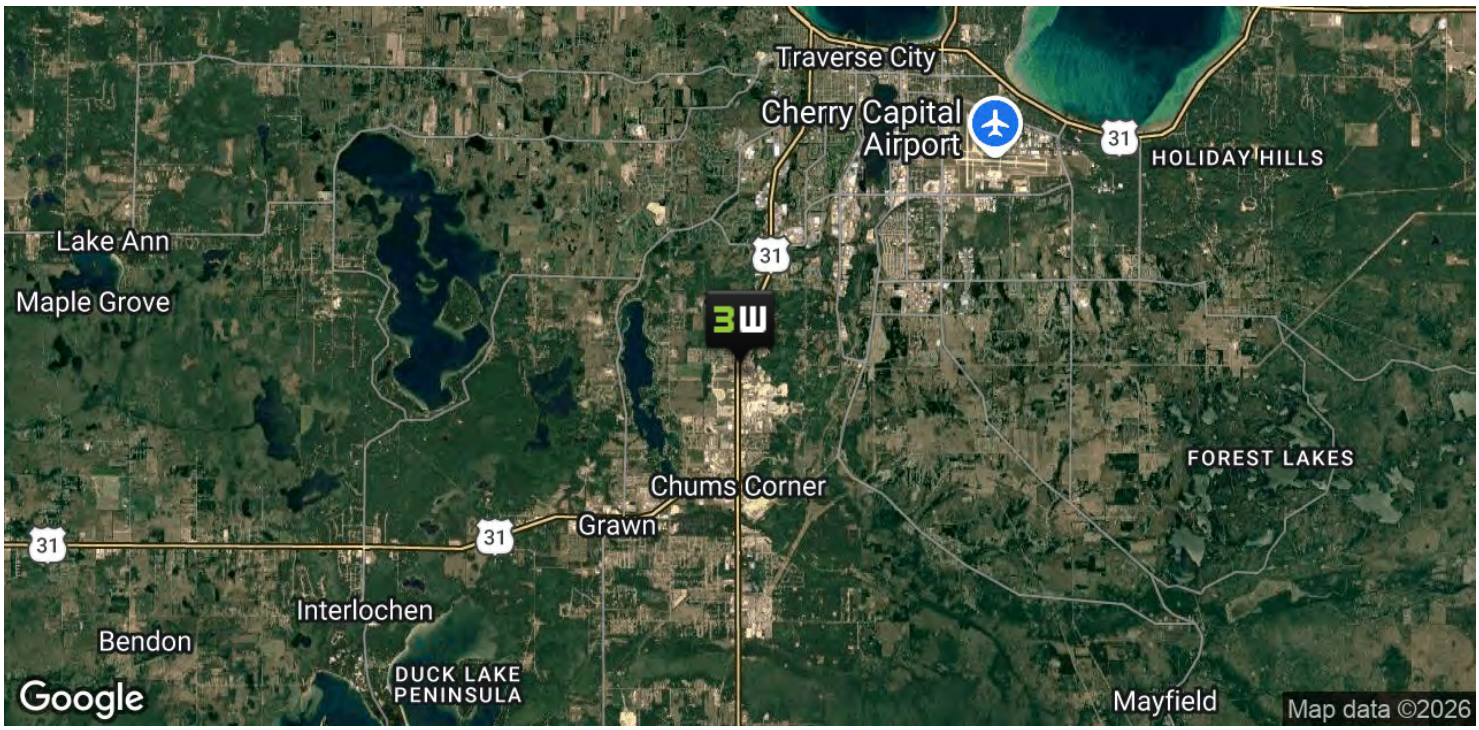
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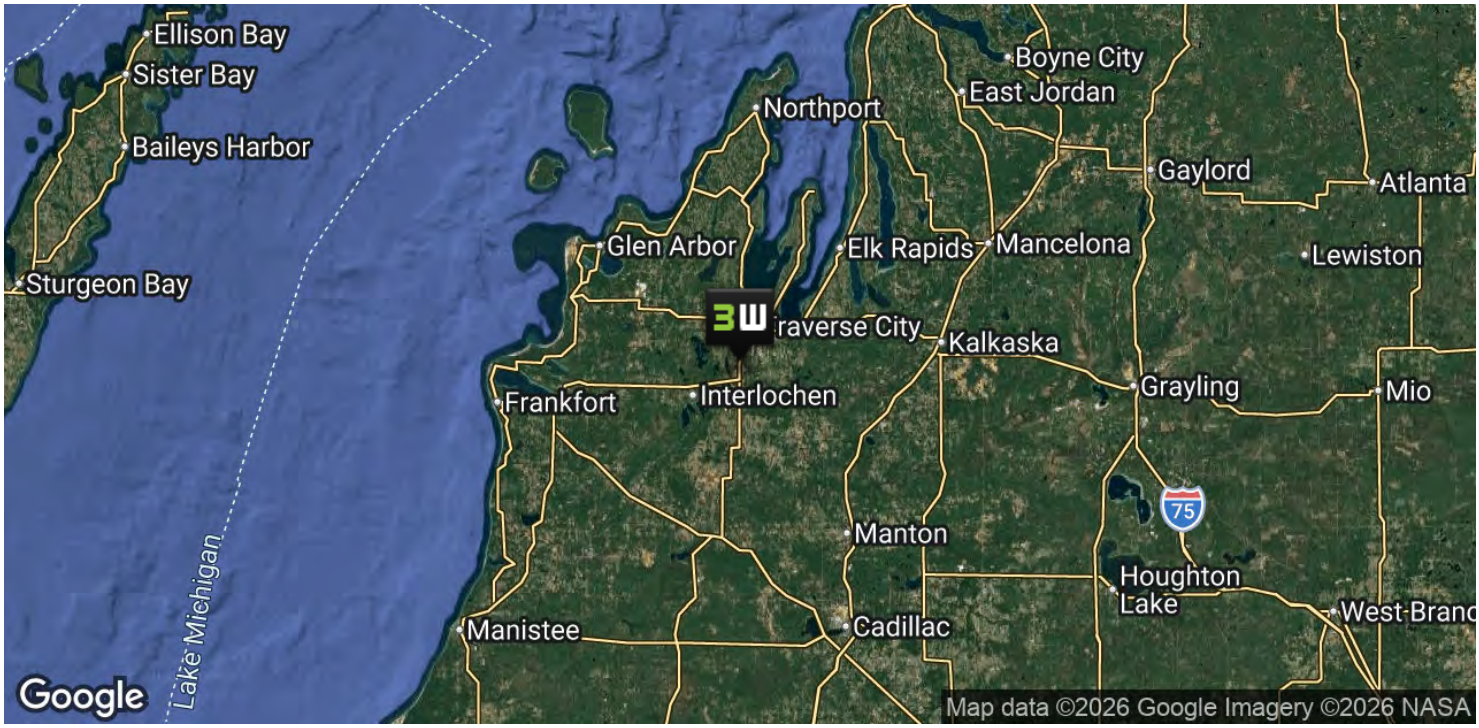


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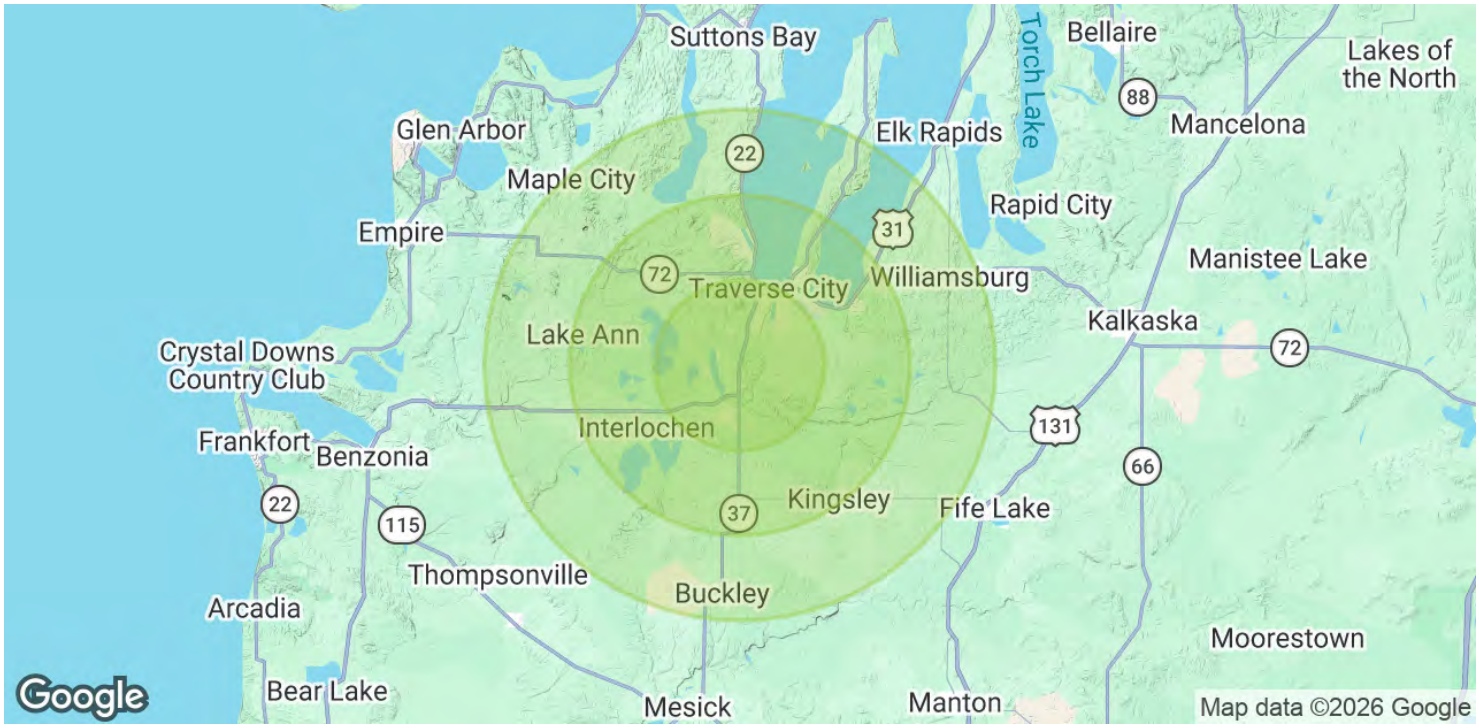




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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	44,651	93,369	111,764
Average Age	43	44	44
Average Age (Male)	41	42	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	19,600	39,467	46,895
# of Persons per HH	2.3	2.4	2.4
Average HH Income	$78,561	$89,081	$90,324
Average House Value	$362,445	$401,369	$400,006

2020 American Community Survey (ACS)

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