

1990 US-31 N  
TRAVERSE CITY, MI 49686



COLDWELL  
BANKER  
COMMERCIAL

SCHMIDT REALTORS



FOR LEASE

RETAIL / OFFICE SUITES



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Coldwell Banker Commercial Schmidt Realtors  
522 E Front Street, Traverse City, MI 49686

# 1990 US-31 N TRAVERSE CITY, MI 49686



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## THE PROPERTY

1990 US-31 N (Corner of 4 Mile & US-31)  
Traverse City, MI 49686

## PROPERTY DETAILS

Suites available in retail strip plaza ideal for retail, professional office or service-related business.

- Great Exposure
- Excellent Location with Easy Access
- High Traffic Corner
- Suites can be Modified for Tenant's Purpose
- Tall Ceilings
- Building Backs Up to TART Trail
- Plenty of Parking for Customers
- Individual Suite Bathrooms

## PROPERTY SPECIFICATIONS

<b>Property Type:</b>	Commercial – Strip Mall Plaza
<b>Zoning:</b>	RB – Regional Business
<b>Opportunities:</b>	Office, Retail, Restaurant
<b>Land:</b>	1.18 Acres on Corner Lot
<b>Building:</b>	12,000 SF – Freestanding
<b>Parking:</b>	Paved Parking Lot
<b>Built:</b>	1979
<b>Exterior:</b>	Wood & Brick
<b>Roof:</b>	Membrane
<b>Foundation:</b>	Slab
<b>Construction:</b>	Block
<b>Barrier Free:</b>	Main Floor Access, Covered Entrance
<b>Utilities:</b>	Electric, Natural Gas
<b>Heating/Cooling:</b>	Forced Air
<b>Water &amp; Sewer:</b>	Municipal
<b>Road:</b>	Public Maintained Blacktop
<b>School District:</b>	TCAPS



## LOCATION INFORMATION

<b>Township:</b>	East Bay
<b>County:</b>	Grand Traverse
<b>Directions:</b>	Corner of US-31 N and Four Mile
<b>2017 Traffic Counts:</b>	35,571 – Annual Average Daily Traffic (MDOT)

## TAX INFORMATION

<b>Tax ID:</b>	28-03-208-066-00
<b>2019 SEV:</b>	\$348,200
<b>2019 Taxable Value:</b>	\$317,623
<b>True Cash Value:</b>	\$696,400

## LEASE INFORMATION:

**Suite C – 2,500 SQ FT**  
\$3,125/mo + utilities (\$15/SF/YR)  
Modified Gross Lease

**Suite G – 1,178 SQ FT**  
\$1,570/mo + utilities (\$16/SF/YR)  
Modified Gross Lease

Landlord pays taxes and building insurance.

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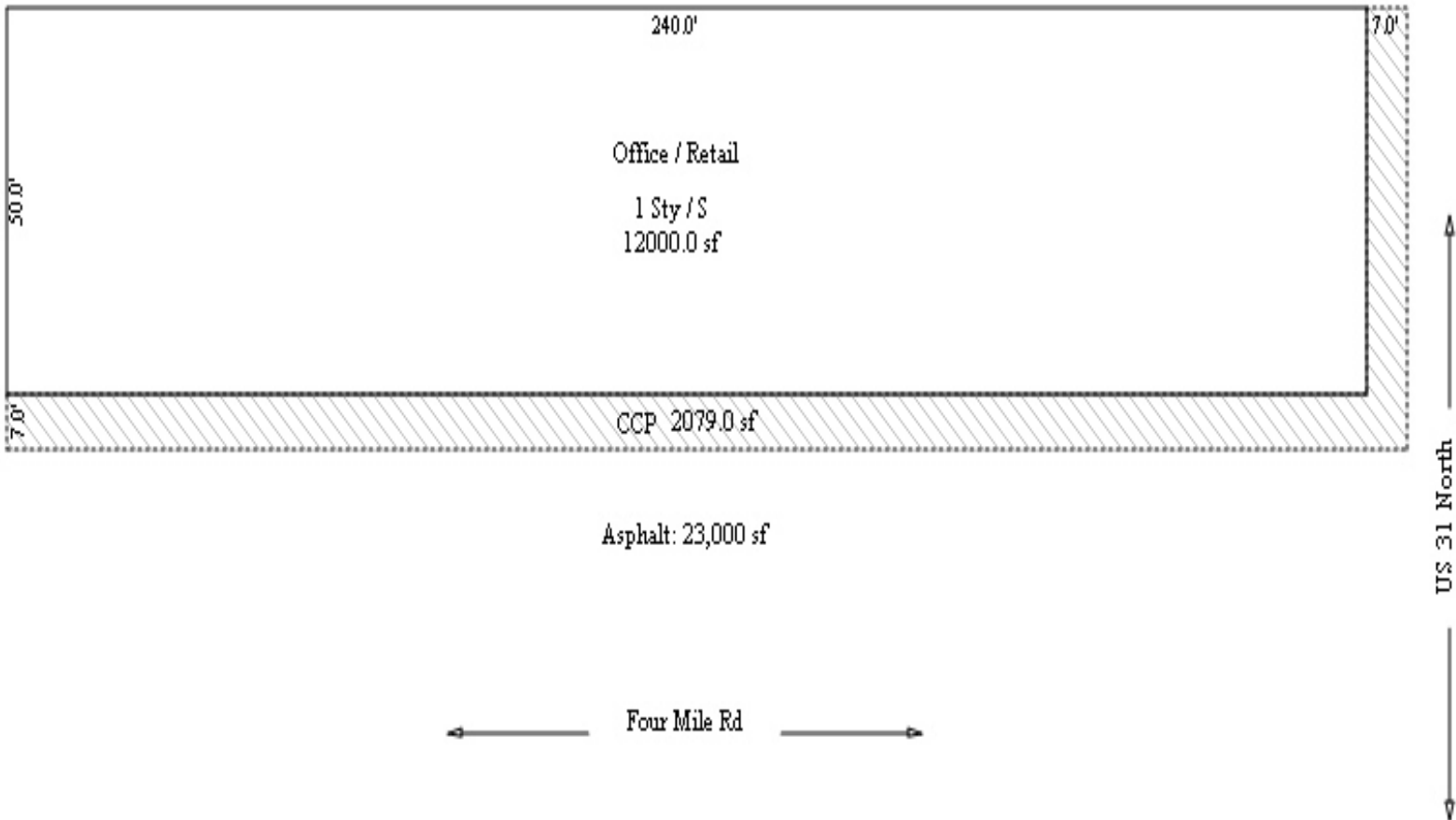
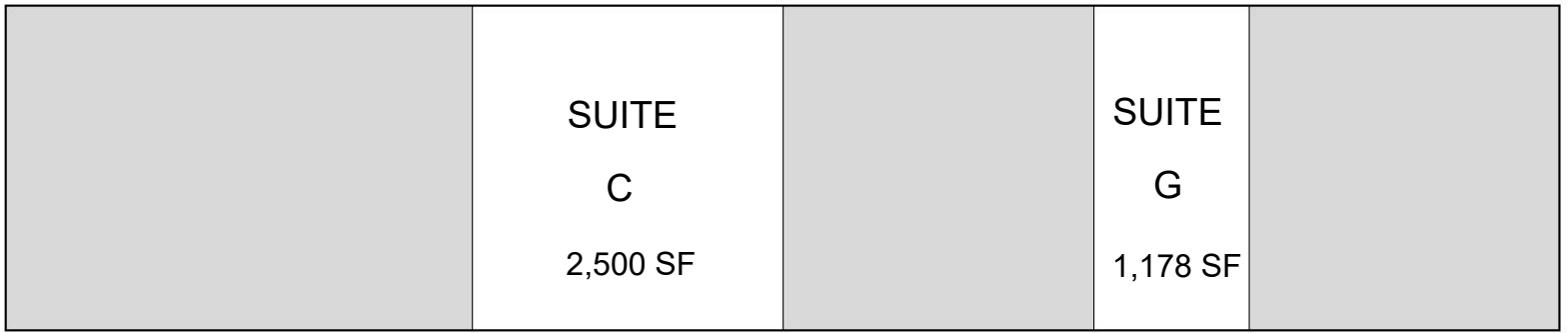
SUITE C



SUITE G



SITE PLAN



\*drawing/measurements are approximate and not to scale

## MAPS & AERIALS



### Nearby Businesses

- Bob Evans
- Wendy's
- Speedway
- Ruby Tuesday
- Grand Stay Hotel & Suites
- Grand Beach Resort
- Sugar Beach Resort
- TC Watersports
- The Beach Hotel
- Don's Drive-In
- Pointes North
- Burger King
- TBA Credit Union
- Walgreen's
- Pirates' Cove
- Smoke and Porter Public House
- Red Mesa Grill
- Traverse City State Park Campground



**Lease Site**

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## **CONTACT INFORMATION**

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