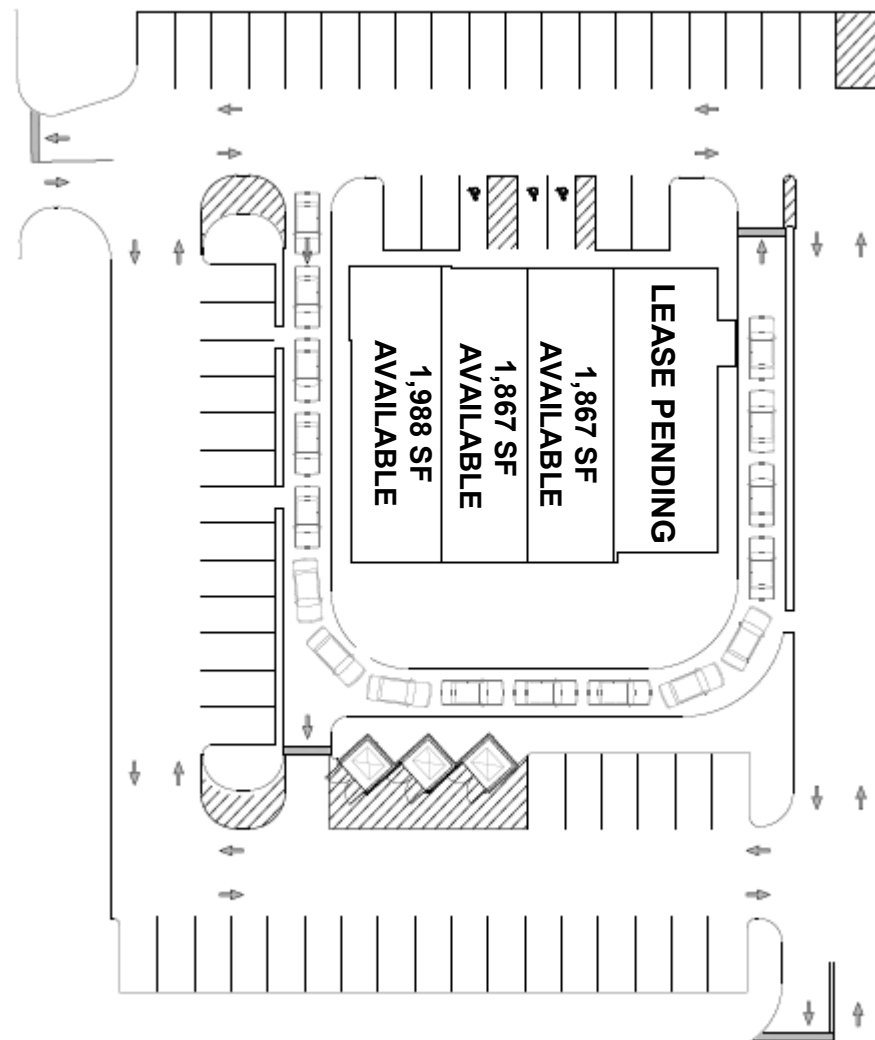


## FOR LEASE

### 4041 US-31 Traverse City, MI 49685

## PROPERTY INFORMATION

- Join Starbucks in this brand-new Menards anchored retail development with up to **5,722 SF**
- The property is located off North Port Washington Road and Shoreside Drive right next to the Bayshore Outlet Mall
- Surrounding tenants include, Biggby, Family Fare, ACE Hardware and Walgreens
- Retail or restaurant opportunities available for lease



# Aerial



## PROPERTY INFORMATION

- Multi-tenant retail development planned at the main entrance to Menards, located at the southwest quadrant of US-31 and M-37 in Traverse City, Michigan
- Between 1,867 SF - 3,855 SF available for lease with the option for a drive-thru and patio.
- Nearby retailers include Menards, Family Fare Supermarket, Tractor Supply Co. and ACE Hardware.
- Restaurant, retail and drive-thru opportunities available.
- Pylon signage available
- Q4 2023 delivery

## DEMOGRAPHICS

### POPULATION

1-mile	3-mile	5-mile
1,283	11,716	29,860

### HH INCOME Average

\$95,505	\$88,034	\$82,8740
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### HOUSEHOLDS

454	4,407	12,410
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### DAYTIME Population

1,810	9,582	29,992
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## TRAFFIC COUNTS

Beitner Rd	16,1950 VPD
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US Hwy 31 S N	19,017 VPD
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## AREA RETAILERS



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