

# FOR SALE BLAIN'S FARM & FLEET OUTLOTS

210 US-31 SOUTH, TRAVERSE CITY, MI

RENNIE SCHOOL RD

OUTLOT #3  
2.67 AC



OUTLOT #2  
1.61 AC

OUTLOT #1  
1.52 AC



(25,289 CPD)

US-31 SOUTH (25,289 CPD)

*Blain's*  
FARM & FLEET

Calver's

SHERWIN-WILLIAMS

# PROPERTY DETAILS

<b>LOCATION:</b>	210 US-31 South, Traverse City, MI		
<b>PROPERTY TYPE:</b>	Vacant Land		
<b>DATE AVAILABLE:</b>	Immediately		
<b>SALES PRICE:</b>	Outlot 1:	\$475,000	
	Outlot 2:	\$525,000	
	Outlot 3:	\$400,000	
<b>LOT SIZE:</b>	Outlot 1:	1.52 AC	350' x 385'
	Outlot 2:	1.61 AC	157' x 382'
	Outlot 3:	2.67 AC	271' x 382'
<b>IMPROVEMENTS:</b>	All utilities to the sites		
<b>TRAFFIC COUNT:</b>	US-31 S (25,289 CPD)		

## EXCLUSIVELY LISTED BY:



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## ANCHORS



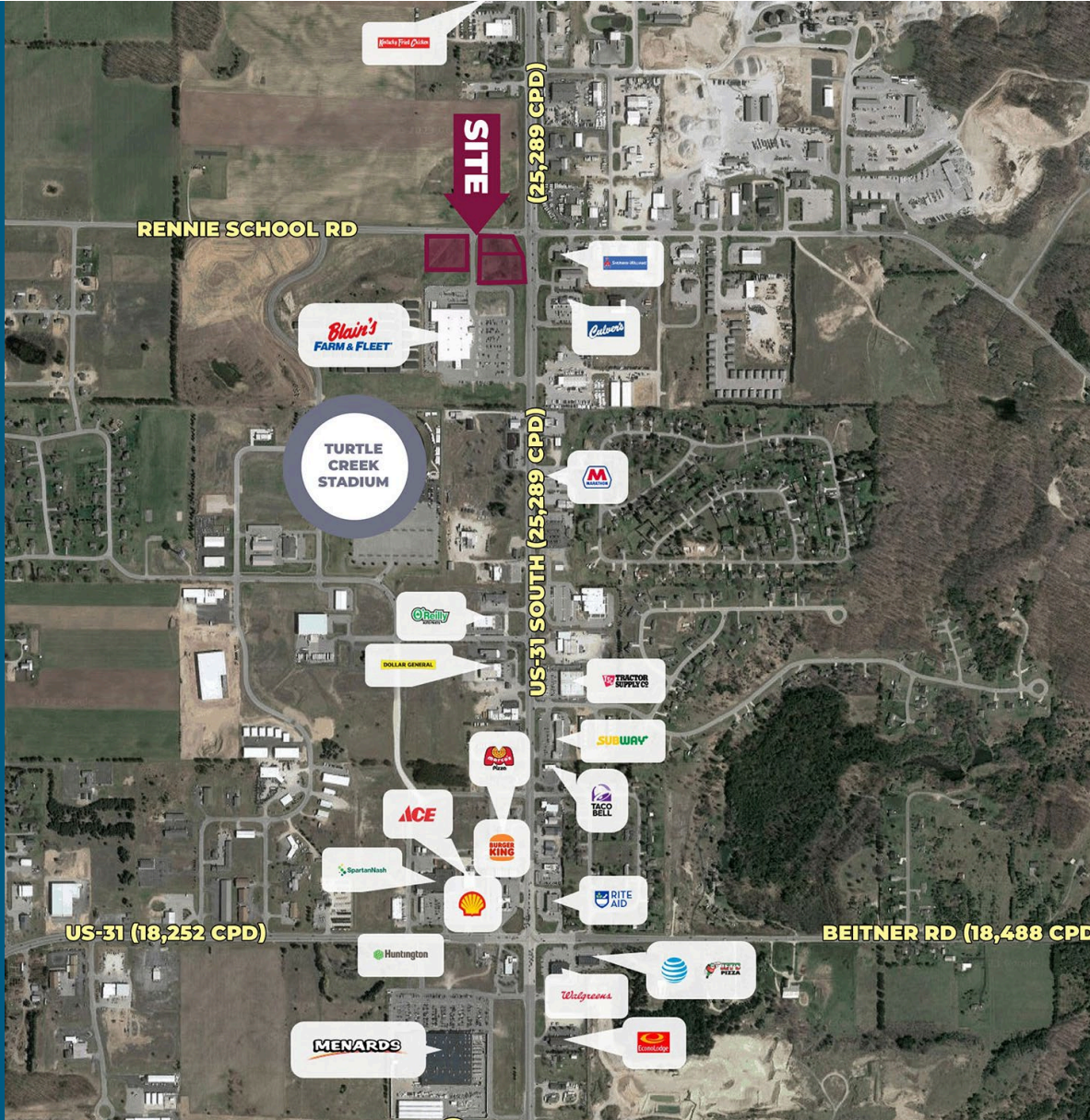
## DESCRIPTION

Three outparcels to Blain's Farm & Fleet located on the corner of US-31 South & Rennie School Rd. Located on US-31 South which is the main thoroughfare in Traverse City.

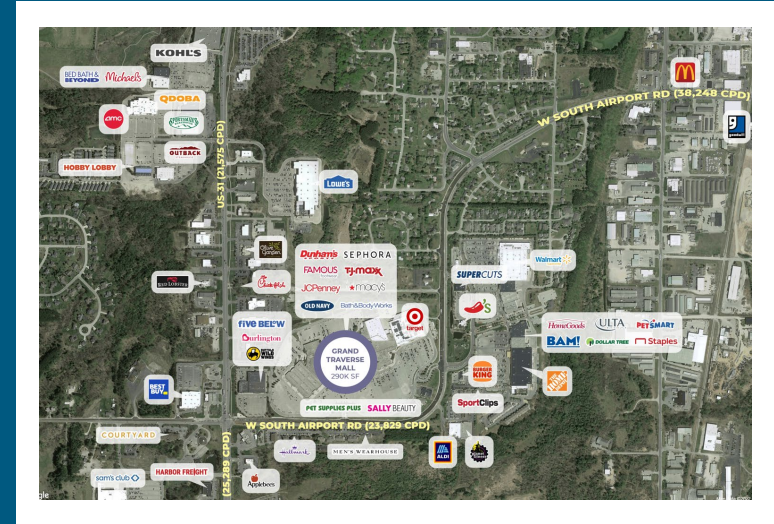
# MICRO AERIAL



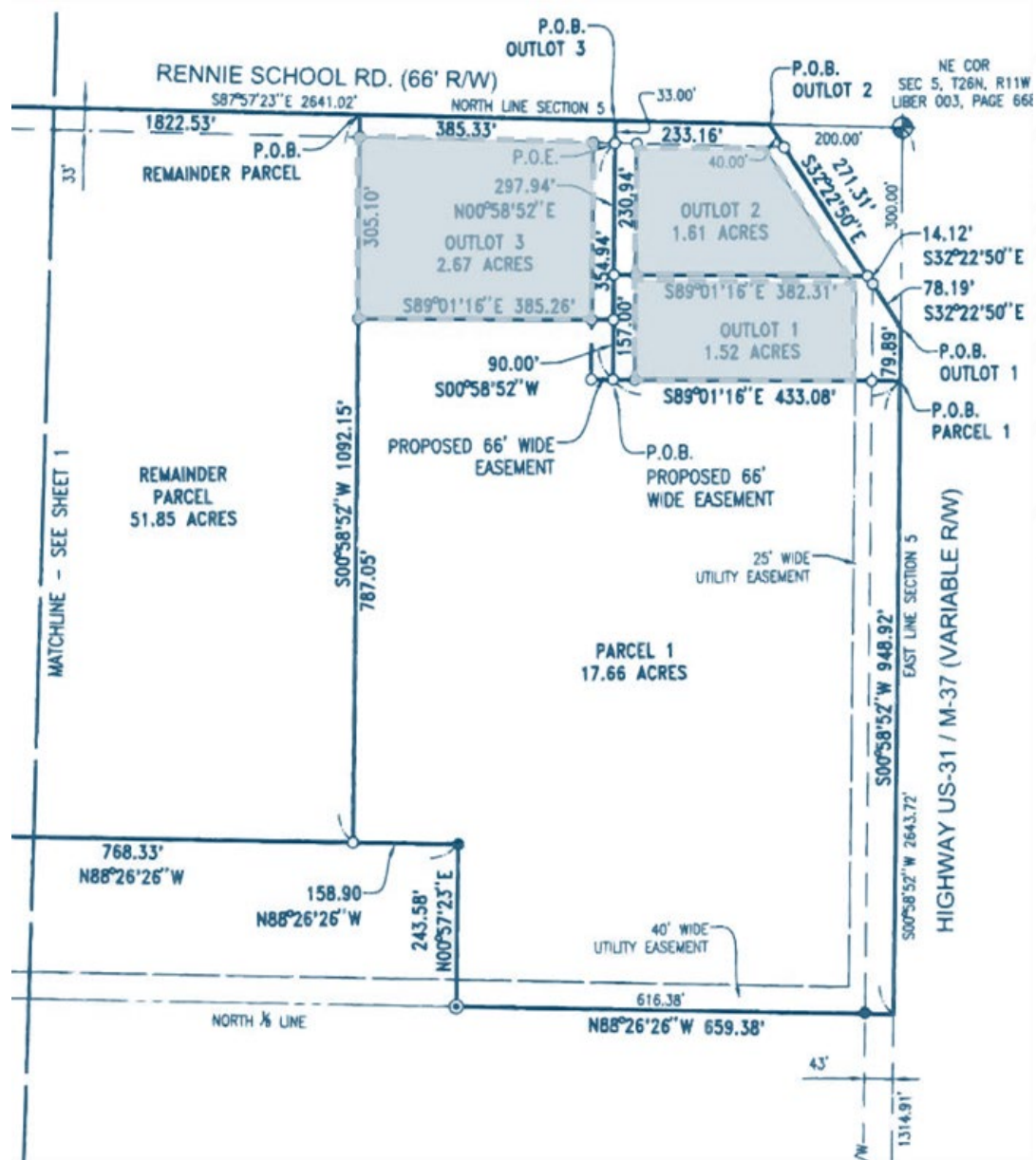
# MACRO AERIAL



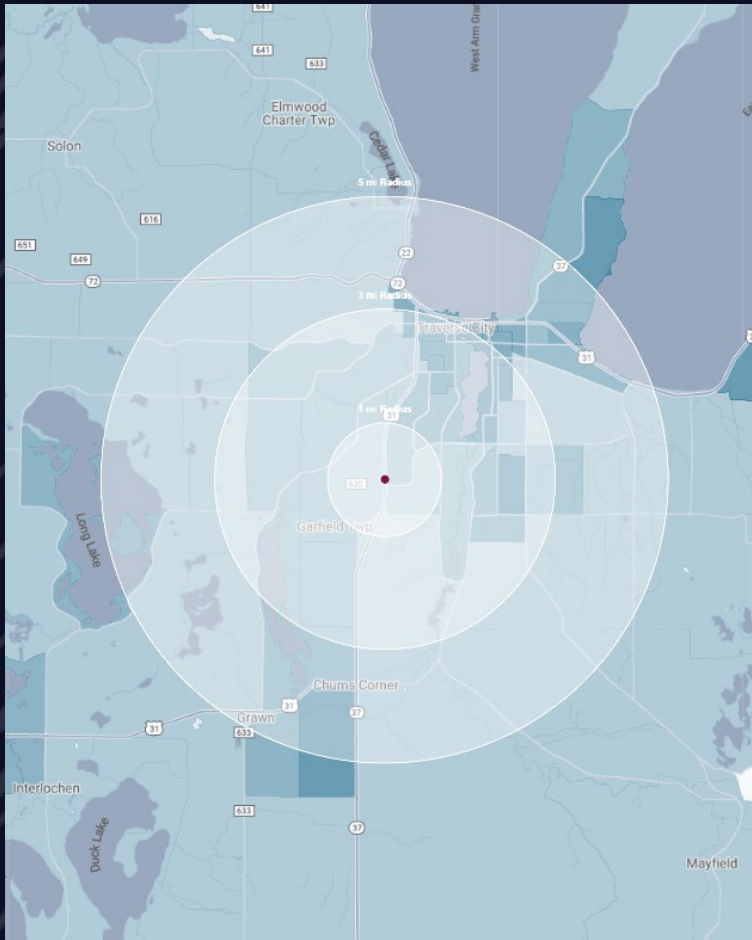
## NOTABLE RETAIL AREA 3 MILES NE OF SITE



# SURVEY



# DEMOGRAPHICS



## BLAIN'S FARM & FLEET OUTLOTS

210 US-31 South, Traverse City, MI

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	2,692	26,294	49,702
2028 Projected Population	2,622	25,985	50,192
2020 Census Population	2,795	26,546	49,800
2010 Census Population	2,524	23,225	43,948
Projected Annual Growth 2023 to 2028	-0.5%	-0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.5%	1.0%	1.0%

### HOUSEHOLDS

2023 Estimated Households	1,449	12,441	22,052
2028 Projected Households	1,402	12,195	22,100
2020 Census Households	1,449	12,513	22,075
2010 Census Households	1,251	10,680	19,107
Projected Annual Growth 2023 to 2028	-0.7%	-0.4%	-
Historical Annual Growth 2010 to 2023	1.2%	1.3%	1.2%

### RACE

2023 Est. White	90.2%	90.9%	91.0%
2023 Est. Black	1.3%	1.6%	1.3%
2023 Est. Asian or Pacific Islander	2.1%	1.3%	1.8%
2023 Est. American Indian or Alaska Native	0.9%	0.8%	0.7%
2023 Est. Other Races	5.5%	5.4%	5.1%

### INCOME

2023 Est. Average Household Income	\$78,817	\$88,096	\$100,793
2023 Est. Median Household Income	\$57,163	\$62,746	\$72,687
2023 Est. Per Capita Income	\$42,751	\$42,028	\$45,096

### BUSINESS

2023 Est. Total Businesses	328	2,344	3,946
2023 Est. Total Employees	4,063	23,512	38,033

## CONTACT US



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