



1251 - 1253 W SOUTH AIRPORT RD

Retail Property For Sale

For Sale | \$1,800,000



1251 - 1253 W South Airport Rd | Traverse City, MI 496

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executive summary



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SALE PRICE:	\$1,800,000
LOT SIZE:	1.48 ACRES
BUILDING SIZE:	11,638 SF
YEAR BUILT:	1984
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

Great location with great visibility on busy South Airport Road! With approximately half of the space leased and half of the space available for a new user, this well-established property is suitable for either an investor or an owner-occupier. The high local traffic counts (36,000 cars/day), the great frontage along South Airport (nearly 200'), the building's prominence (extends farther toward the road than surrounding buildings), and the allowable signage, all combine to make this an eye-catching location in this active commercial area. Neighboring retailers include national fast food restaurants, local retailers, and a shopping center. Less than one-quarter mile from the intersection with Garfield Rd. *Real estate only, business not for sale*. Currently has 6700 SF unit available for lease.

PROPERTY HIGHLIGHTS

- Frontage on busy South Airport Corridor
- Open Retail Floor - 2 Units
- Approximate 15' Roof Height - currently 10' drop-ceiling
- Ample Parking

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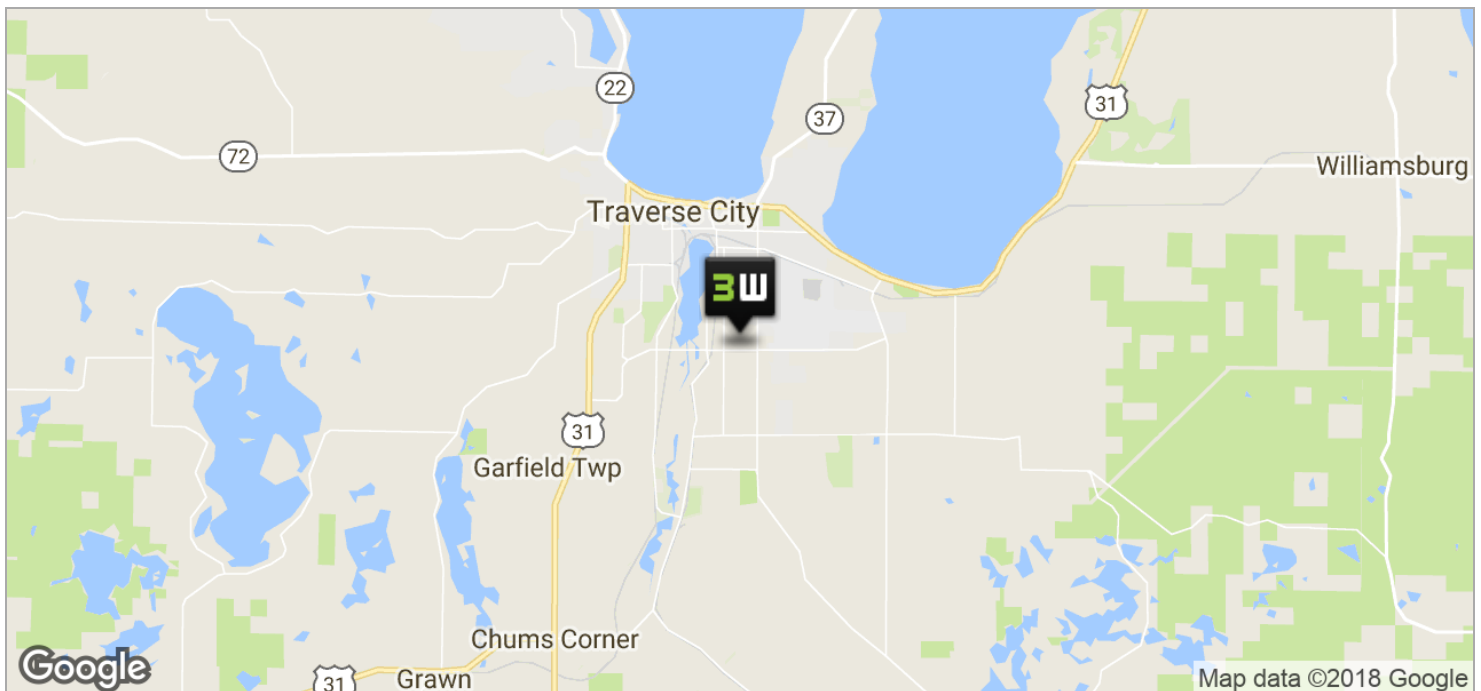


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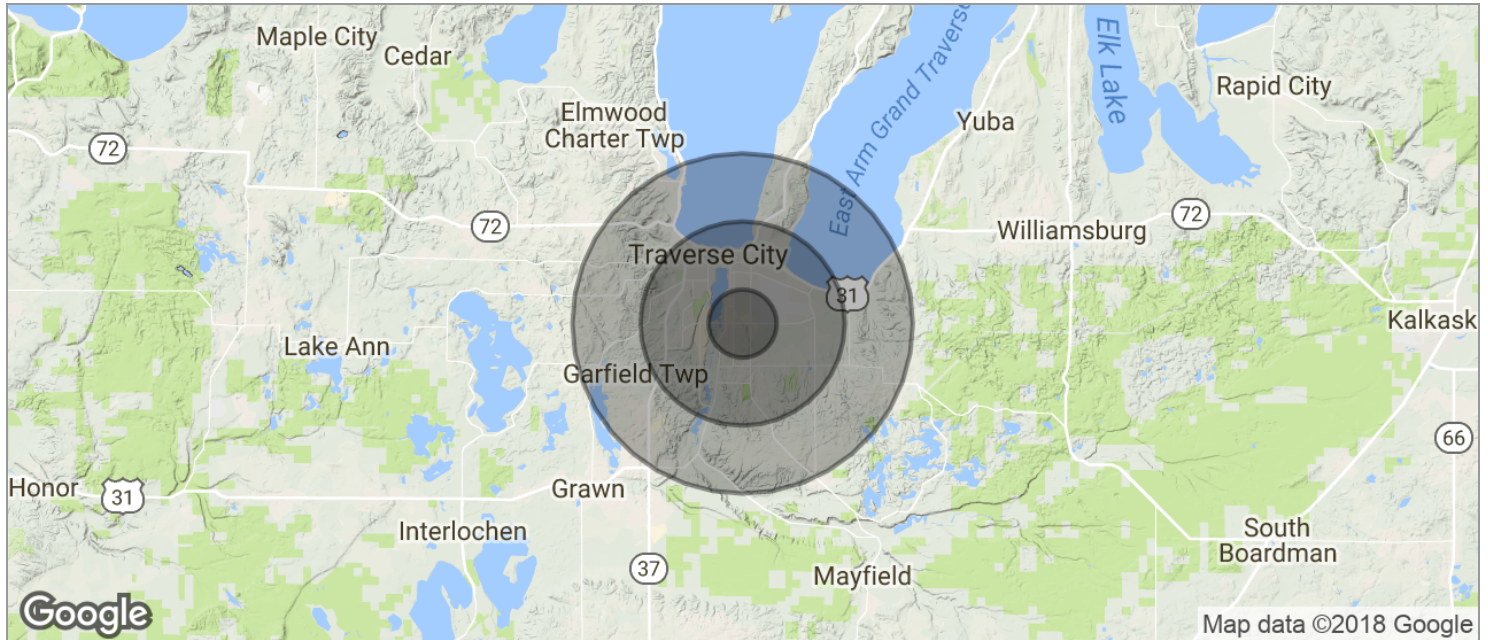
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,331	21,215	35,010
MEDIAN AGE	39.6	40.3	40.5
MEDIAN AGE (MALE)	35.6	37.0	37.8
MEDIAN AGE (FEMALE)	43.1	43.8	43.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,613	10,038	15,909
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$41,155	\$48,475	\$54,366
AVERAGE HOUSE VALUE	\$173,938	\$207,589	\$225,363

* Demographic data derived from 2010 US Census

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