



FOR LEASE TRAVERSE SUMMIT

3450 W SOUTH AIRPORT ROAD, TRAVERSE CITY (GARFIELD TOWNSHIP), MI 49684



US-31 (28,502 CPD)

S AIRPORT RD (26,887 CPD)

GRAND TRAVERSE MALL
290,000 SF
JCPenney ★ macy's
TJ-maxx

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FOR LEASE

PROPERTY DETAILS

Location:	3450 W. South Airport Road Traverse City (Garfield Twp), MI
Property Type:	Shopping Center
Date Available:	Immediate
Rent:	\$12.00/SF
NNN Expenses:	\$3.25/SF
Available Space:	Up to 46,000 SF
Zoning:	C-P "Planned Shopping"
Gross Leasable Area:	86,010 SF
Improvements:	"White Box" delivery
Tenant Roster:	Buffalo Wild Wings, X-Golf
Traffic Count:	US-31 = 28,502 cpd South Airport Rd = 26,887 cpd
Contact:	Michael R. Lippitt mlippitt@landmarkcres.com Bruce A. Simon bsimon@landmarkcres.com (248) 488-2620

ANCHORS

Site is an outlot of Grand Traverse Mall

- Macy's
- JCPenney
- Target
- TJ Maxx

DESCRIPTION

Traverse Summit is located at the northeast corner of US-31 South and W. South Airport Road, the "Main & Main" intersection for retail in greater Traverse City, Michigan. The center operates as an outlot to the Grand Traverse Mall directly adjacent and east of the center (Macy's, JCPenney, Target, Dunham's, TJ Maxx). Up to 46,000 SF is available (can be split). The subject property has unprecedented access, signage, and visibility and is literally surrounded by Traverse City's best, national retailers. The trade area has over 200,000 people and draws from 21 surrounding counties. The area boasts over three million tourists annually. Two new anchor pylon signs to be constructed on the site!

Please call us to discuss your specific requirements.

DISCOUNT TIRE

MICRO

DIVISION ST (28,502 CPD)

 JCPenney
 T.J. maxx
 macy's

GRAND TRAVERSE MALL 290K SF

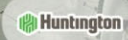


S AIRPORT RD (26,887 CPD)





 Walmart
 PETSMART
 THE HOME DEPOT
 DOLLARAMA



MEN'S WEARHOUSE

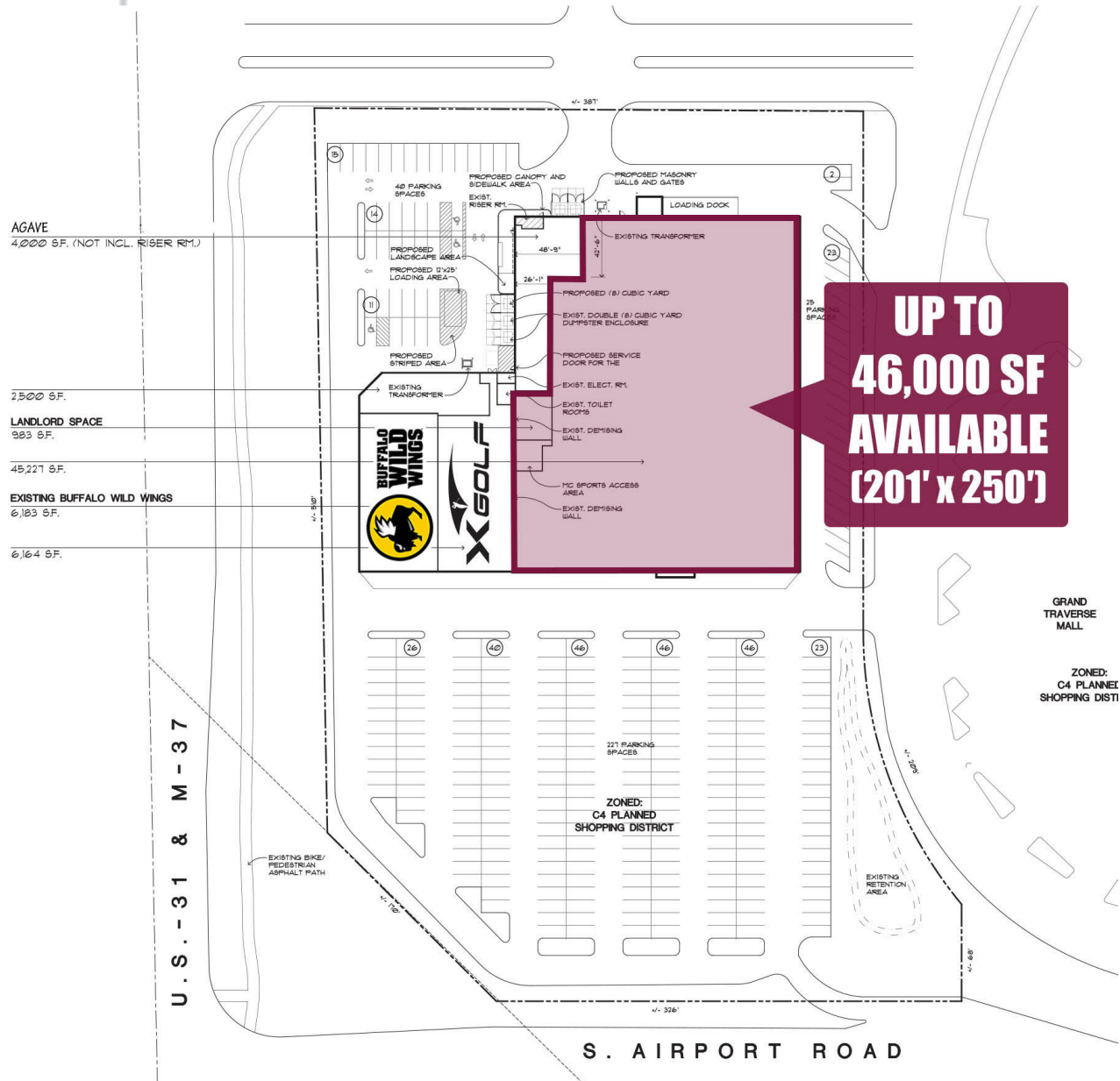


HARBOR FREIGHT TOOLS



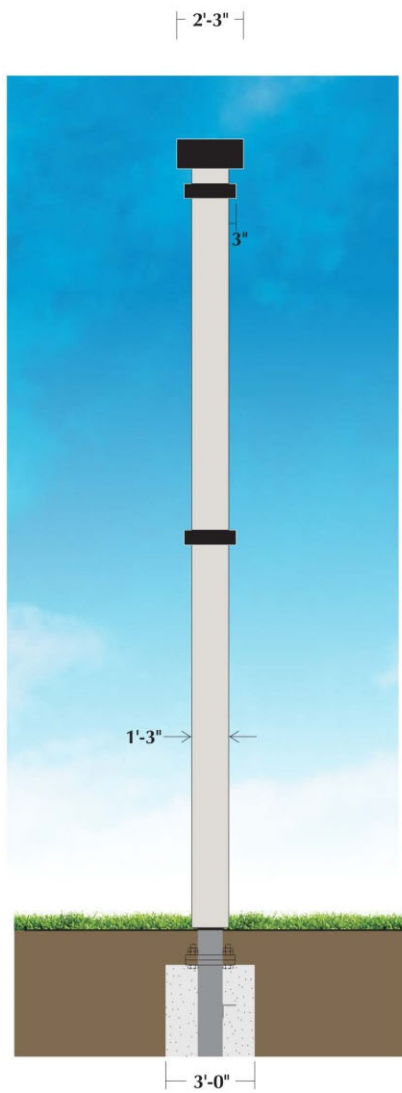
Google

SITE PLAN

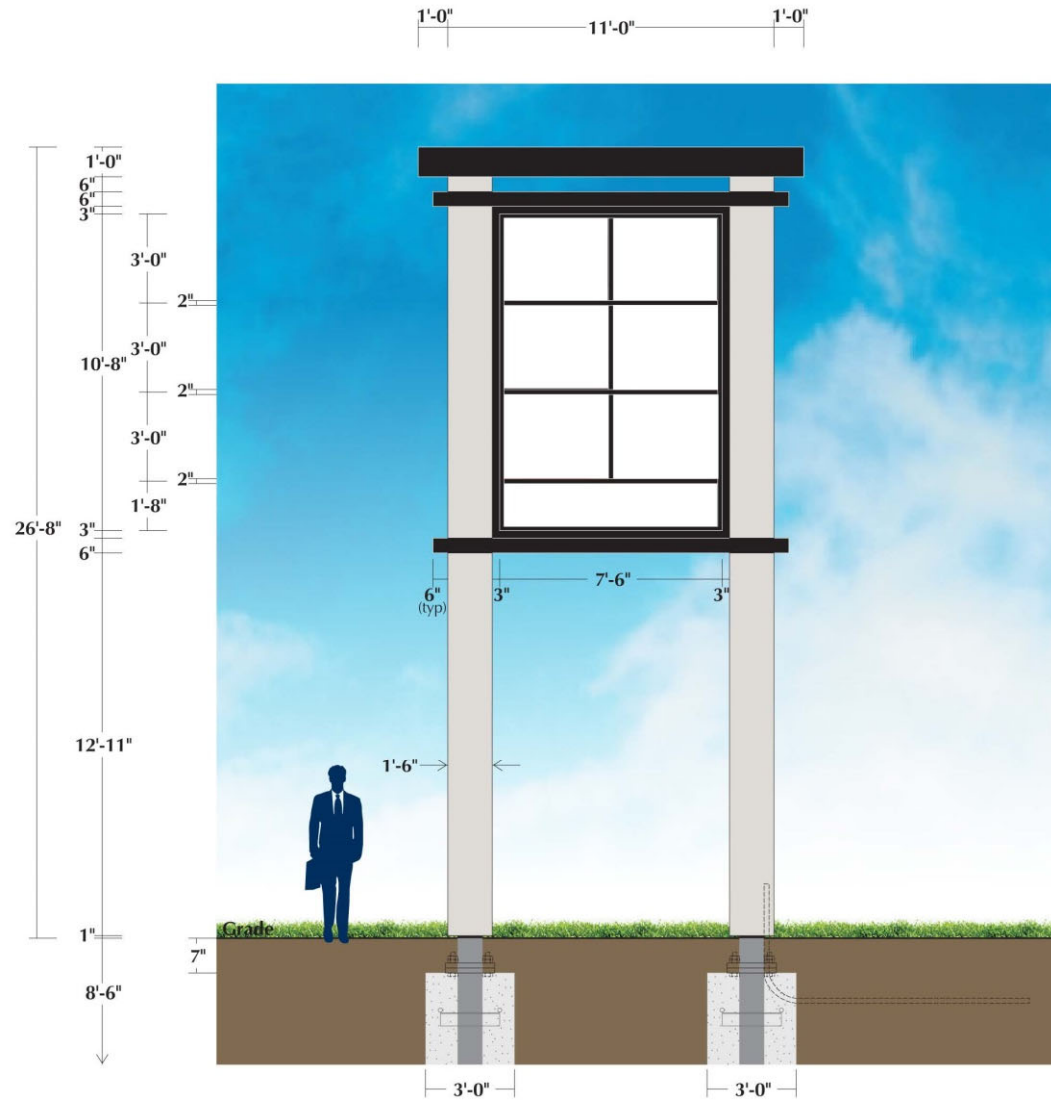




TWO NEW PYLON SIGNS



Multi-Tenant Double Faced Illuminated Pylon Sign



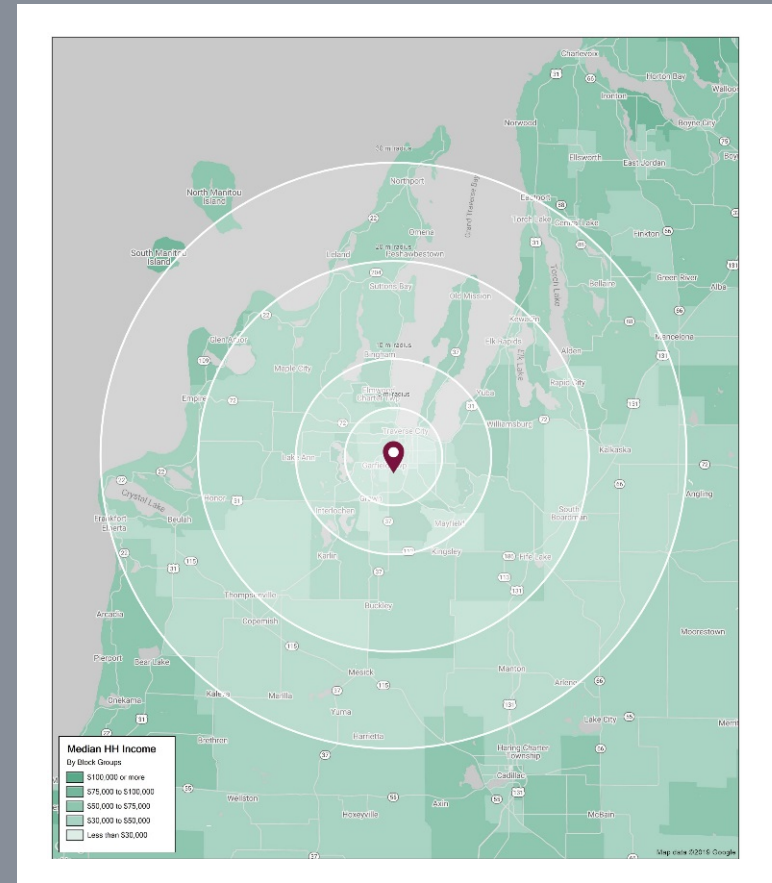
Scale: $\frac{3}{16}'' = 1'-0''$

SUBJECT SITE



DEMOGRAPHICS

DESCRIPTION	5 MILE	10 MILE	20 MILE	30 MILE	
POPULATION	2018 Estimated Population	46,480	84,235	127,756	174,657
	2023 Projected Population	47,151	85,373	129,180	176,669
	2010 Census Population	43,893	79,603	122,479	168,756
	2000 Census Population	39,418	71,774	110,409	154,844
	Projected Annual Growth 2018 to 2023	0.3%	0.3%	0.2%	0.2%
	Historical Annual Growth 2000 to 2018	1.0%	1.0%	0.9%	0.7%
HOUSEHOLDS	2018 Estimated Households	20,767	36,081	53,980	74,236
	2023 Projected Households	21,716	37,709	56,228	77,074
	2010 Census Households	19,085	33,123	49,969	69,175
	2000 Census Households	16,334	28,424	43,301	60,996
	Projected Annual Growth 2018 to 2023	0.9%	0.9%	0.8%	0.8%
	Historical Annual Growth 2000 to 2018	1.5%	1.5%	1.4%	1.2%
RACE	2018 Est. White	93.2%	94.1%	93.8%	94.1%
	2018 Est. Black	1.0%	0.8%	1.2%	1.0%
	2018 Est. Asian or Pacific Islander	1.1%	1.0%	0.8%	0.8%
	2018 Est. American Indian or Alaska Native	1.2%	1.0%	1.1%	1.1%
	2018 Est. Other Races	3.5%	3.1%	3.1%	3.0%
INCOME	2018 Est. Average Household Income	\$70,725	\$79,434	\$80,935	\$76,833
	2018 Est. Median Household Income	\$56,648	\$62,496	\$62,047	\$58,953
	2018 Est. Per Capita Income	\$31,849	\$34,182	\$34,474	\$32,903
BUSINESS	2018 Est. Total Businesses	5,130	6,125	7,769	10,112
	2018 Est. Total Employees	54,902	64,324	76,241	94,797



3450 W. SOUTH AIRPORT ROAD, TRAVERSE CITY, MI