



OUTLOTS FOR LEASE GRAND TRAVERSE CROSSING

2632 CROSSING CIRCLE, TRAVERSE CITY, MI 49684



**PARCEL A
1.25 AC**

**PARCEL B
0.5 AC**

Walmart

STAPLES

HomeGoods

**BAM!
BOOKS-A-MILLION**

**ULTA
BEAUTY**

DOLLAR TREE

PET SMART

**THE HOME
DEPOT**

chilis

**BURGER
KING**

OWNED & MANAGED BY:
MONUMENT



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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OUTLOTS FOR LEASE

PROPERTY DETAILS

Location:	2632 Crossing Circle, Traverse City, MI 49684
Property Type:	Shopping Center
Date Available:	Immediately
Lot Size:	Parcel A: 1.25 Acre Parcel B: 0.50 Acre
Improvements:	Improved building pads
Traffic Count:	S. Airport Rd = 26,887 cpd Division St = 28,502 cpd
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ANCHOR

Super Walmart, Home Depot, HomeGoods, PetSmart, Books-A-Million, Staples, ULTA Beauty, Dollar Tree & Chili's

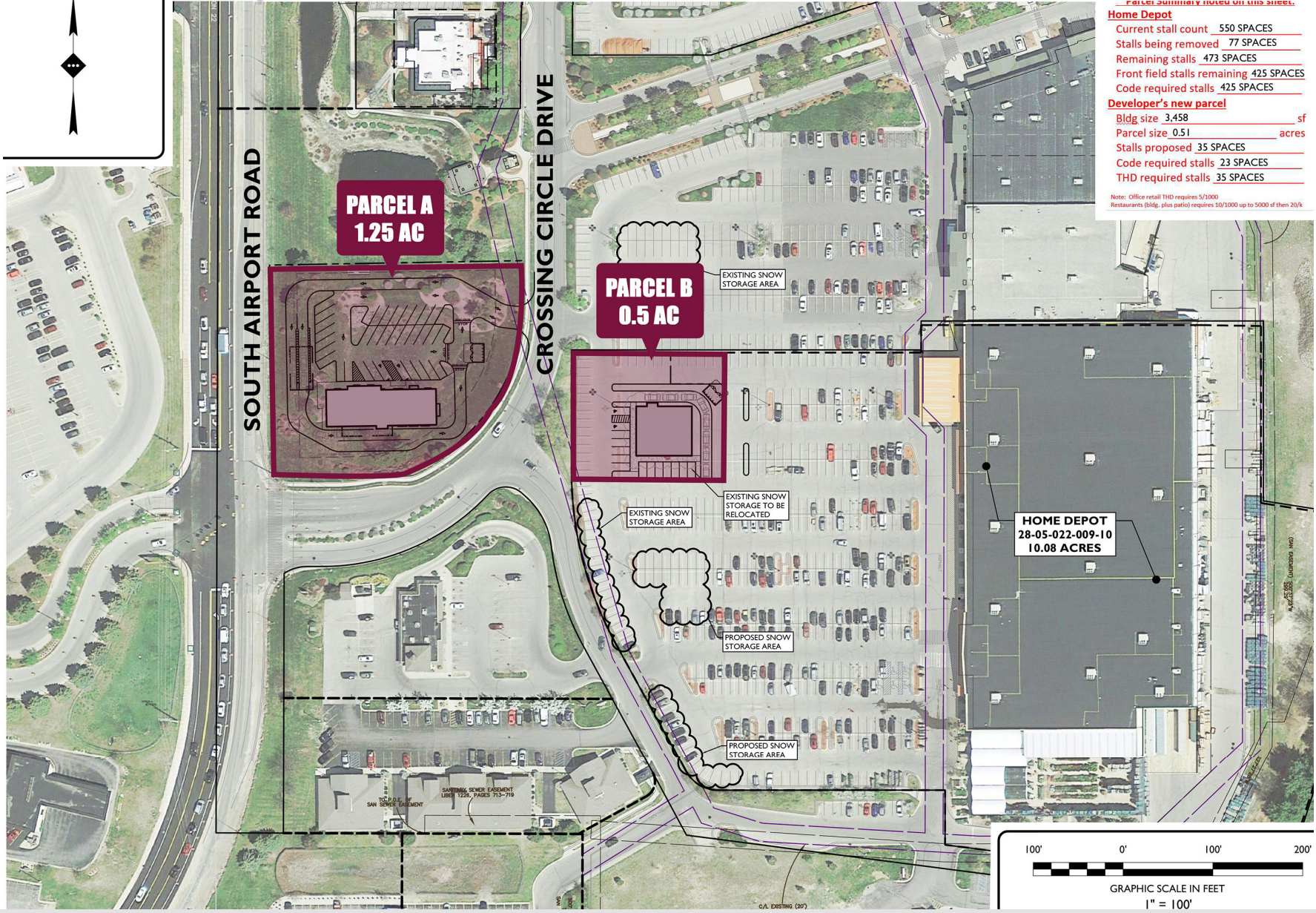
DESCRIPTION

Newly created outlots available at Traverse City, Michigan's best power center! Grand Traverse Crossing is located on Airport Road east of US-31 across from Grand Traverse Mall and includes the area's best tenant line up (Super Walmart, Home Depot, HomeGoods, PetSmart, Books-A-Million, Staples, ULTA Beauty, Dollar Tree & Chili's). Two new outlots have recently been created and are now available in front of Home Depot. The trade area surrounding the site is over 200,000 people and draws from 21 surrounding counties. The area boasts over three million tourists annually. This is an unprecedented opportunity for restaurants, banks and retailers to gain a freestanding presence in front of Traverse City's best shopping center. Please call us with your specific requirements.

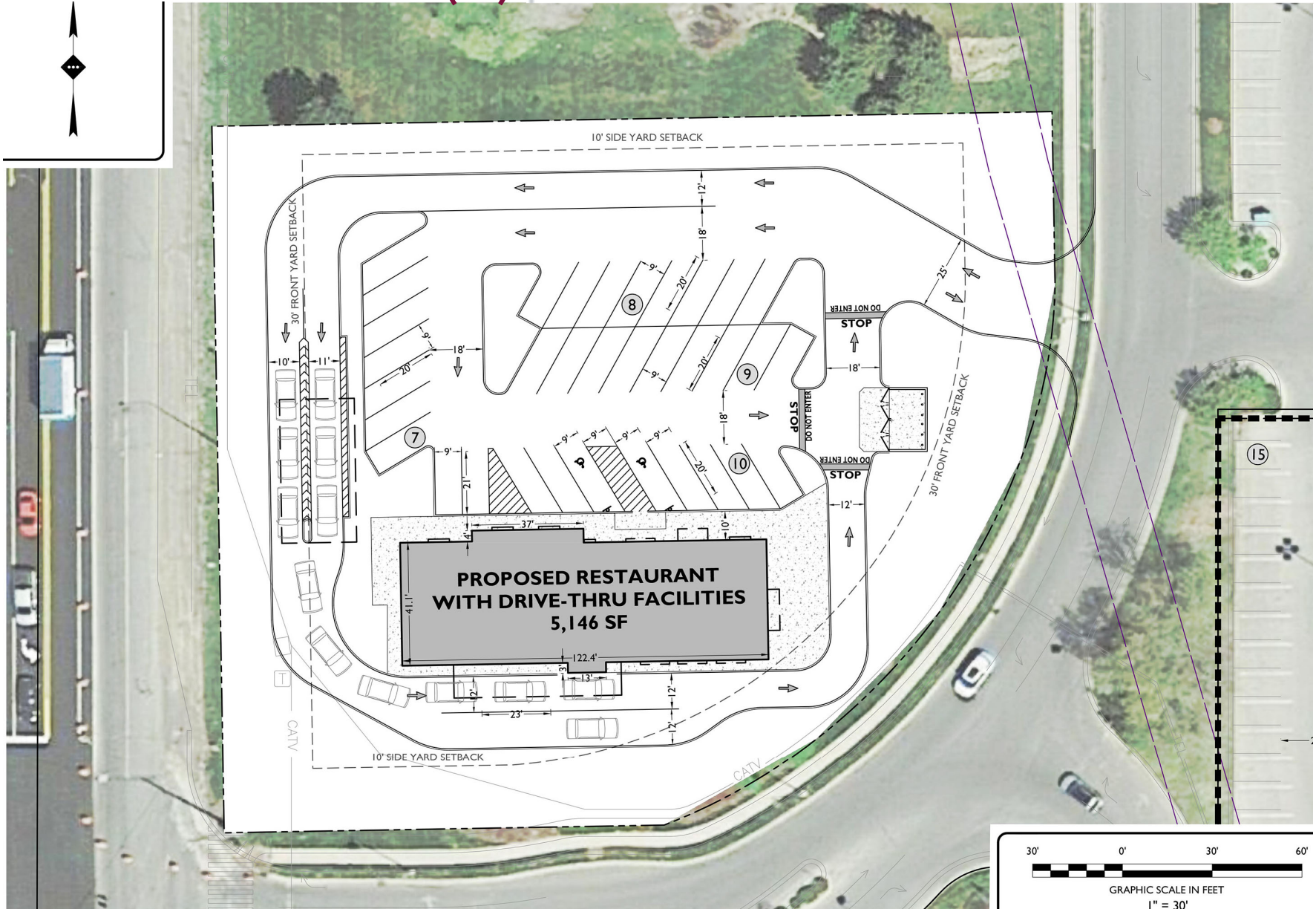
SITE PLAN



PARCEL B



CONCEPT PLAN (B)



MARKET AERIAL



Imagery ©2018 - CNES / Airbus, DigitalGlobe, USDA Farm

VIEW SOUTHWEST



VIEW SOUTH



VIEW NORTHEAST



DEMOGRAPHICS

DESCRIPTION		3 MILE	5 MILE	7 MILE
POPULATION	2018 Estimated Population	27,672	46,331	66,536
	2023 Projected Population	27,291	45,714	65,702
	2010 Census Population	25,422	42,731	61,754
	2000 Census Population	22,463	38,453	55,855
	Projected Annual Growth 2018 to 2023	-0.3%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2018	1.3%	1.1%	1.1%
HOUSEHOLDS	2018 Estimated Households	13,413	21,285	29,500
	2023 Projected Households	14,012	22,199	30,761
	2010 Census Households	11,723	18,723	26,128
	2000 Census Households	9,877	16,074	22,442
	Projected Annual Growth 2018 to 2023	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	2.0%	1.8%	1.7%
RACE	2018 Est. White	92.4%	93.2%	93.6%
	2018 Est. Black	1.4%	1.1%	0.9%
	2018 Est. Asian or Pacific Islander	1.2%	1.1%	1.0%
	2018 Est. American Indian or Alaska Native	1.3%	1.2%	1.1%
	2018 Est. Other Races	3.8%	3.5%	3.4%
INCOME	2018 Est. Average Household Income	\$62,503	\$71,298	\$77,557
	2018 Est. Median Household Income	\$51,312	\$57,937	\$61,960
	2018 Est. Per Capita Income	\$30,547	\$32,964	\$34,548
BUSINESS	2018 Est. Total Businesses	3,756	5,114	5,653
	2018 Est. Total Employees	43,137	55,121	59,669

