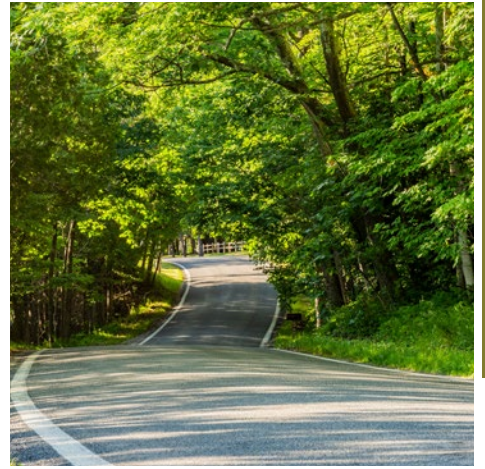


**TN Thrive** North  
**More Water. Less Traffic.**  
A Better Business Model.



**Traverse City**  
Grand Traverse  
County  
630 W. 14th Street



**GROW YOUR BUSINESS  
IN THE  
GRAND TRAVERSE REGION**

PREPARED BY:



# Opportunity

A prime redevelopment opportunity in the center of town. Former location of a Fifth Third Bank Branch. High visibility parcel located at the corner of U.S. 31 and 14th Street in the Central Neighborhood district. The 14th Street Corridor is a vital thoroughfare linking key commercial zones to the central residential neighborhood. The parcel currently has a stand-alone 5,200 sq. ft. building, great for retail, office or professional practice. Zoned C-2 “Neighborhood Center”, allowing for multiple uses and mixed-use development. Deed restriction for financial institutions in effect.

**Size:** 1.25 acres

**Zoning:** Neighborhood Center District (C-2)

**Site Plans :**

- **Traverse City Corridors Master Plan** - Adopted October 2013

# Site Amenities

**Public Transportation:** Yes

**Highway/Interstate Access:** Yes

**Transit Corridor:** 0 Miles

**Rail:** 1.3 Miles

**Nearest Airport:** 4.4 Miles

**Major Highway:** .5 Miles

**Major Interstate:** 25 Miles

**Nearby Retail Hub(s):** Downtown Traverse City



## Utilities

### Electric Provider(s):

#### Consumers Energy

Business service: 1-800-805-0490

#### Traverse City Light & Power

Commercial Service: 231-922-4431

New Commercial Underground: 231-922-4940

### Natural Gas Provider(s):

#### DTE Energy

Business Service: 1-855-383-4249

### Broadband/Fiber Provider:

#### Traverse City Light & Power

231-922-4940

#### Charter/Spectrum

1-855-670-1454

### Water Provider:

#### City of Traverse City

231-922-4431

## Contact

### City of Traverse City

**Marty Colburn, City Manager**

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### Traverse City Downtown

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### Traverse Connect

**Warren Call, President | CEO**

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