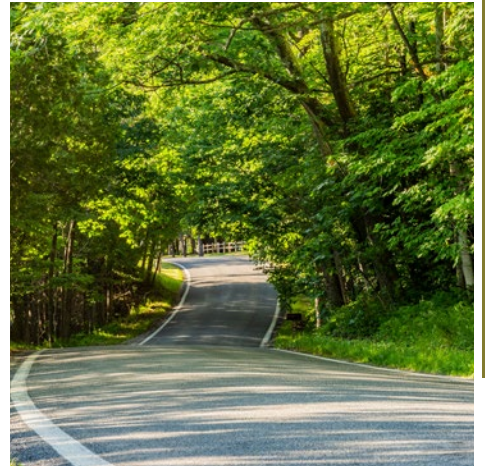


**TN Thrive** North  
**More Water. Less Traffic.**  
A Better Business Model.



**Traverse City**  
Grand Traverse  
County  
501 Lake Avenue



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

PREPARED BY:



# Opportunity

Lake Avenue is a well-located side road, off of 8th street, and close to Downtown Traverse City. Running east-west through the city center, 8th street connects several of Traverse City’s tree-lined neighborhoods to the commercial corridor in the heart of downtown. Many mixed-use, infill opportunities exist, as the community has prioritized dense development in the urban core.

**Size:** 0.29 acres

**Zoning:** Low Density Residential District (R-3)

**Site Plans :**

- **Traverse City Corridors Master Plan** - Adopted October 2013
- **Envision 8th Plan** - a streetscape vision completed in 2017
- **“Healthy 8th Street”** - A planning framework initiated in February 2019 by the Grand Traverse Community Foundation and the Traverse City Downtown Development Authority (DDA)

# Site Amenities

**Public Transportation:** Yes

**Highway/Interstate Access:** Yes

**Transit Corridor:** 0 Miles

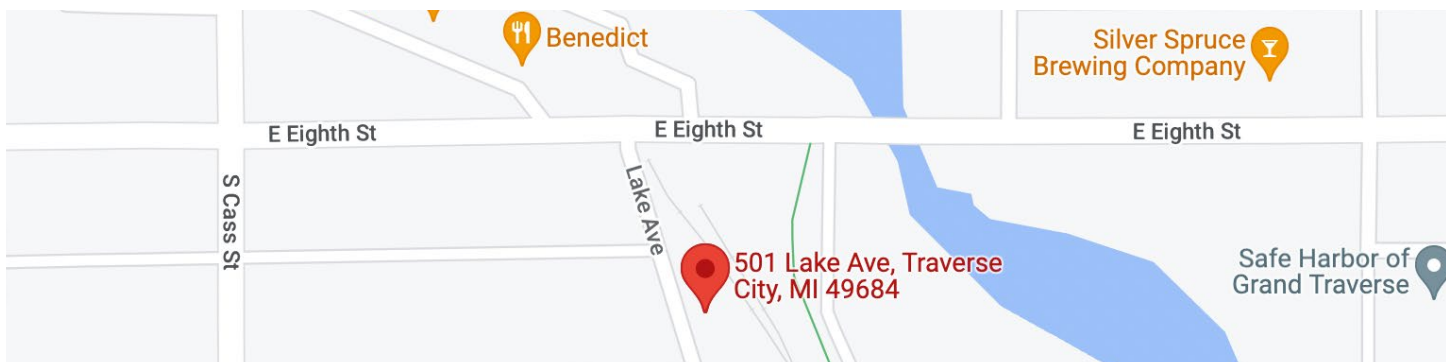
**Rail:** .75 Miles

**Nearest Airport:** 3 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

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### Traverse City Downtown

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**Jean Derenzy, Chief Executive Officer**

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### Traverse Connect

**Warren Call, President | CEO**

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