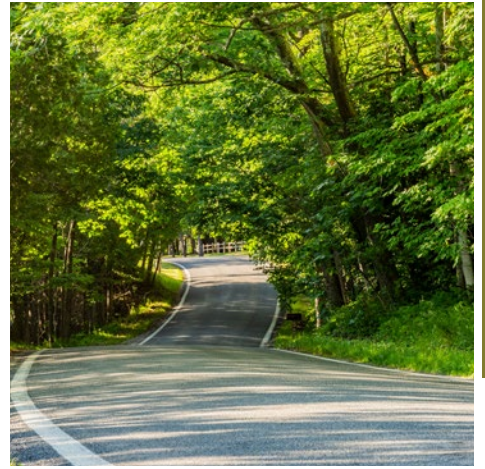


TN Thrive North
More Water. Less Traffic.
A Better Business Model.



Traverse City
Grand Traverse
County
611 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: 0.66 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

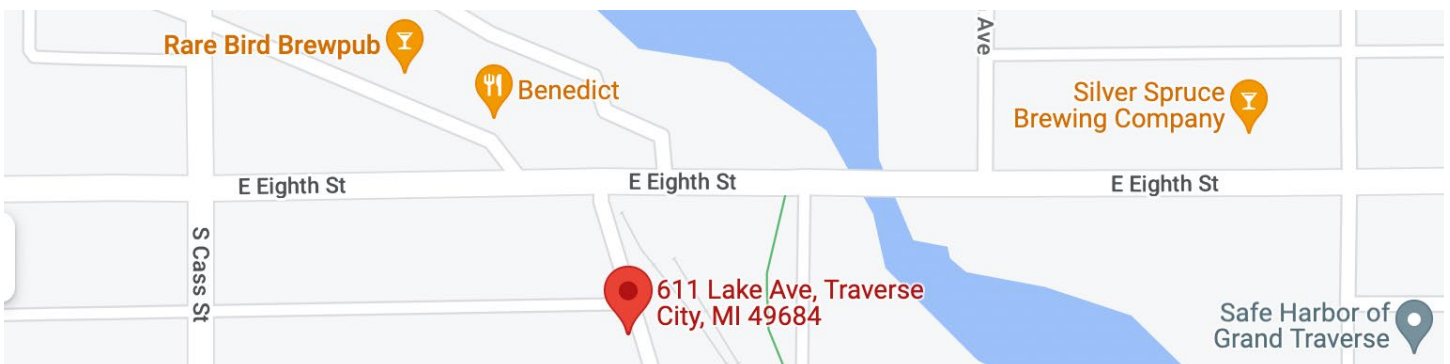
Rail: .75 Miles

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

Marty Colburn, City Manager

mcolburn@traversecitymi.gov

(231) 922-4440

(231) 922-4476

Traverse City Downtown

Development Authority

Jean Derenzy, Chief Executive Officer

jean@downtowntc.com

(231) 922-2050

Traverse Connect

Warren Call, President | CEO

<https://traverseconnect.com/>

Warren.Call@TraverseConnect.com

(231) 995-7108

