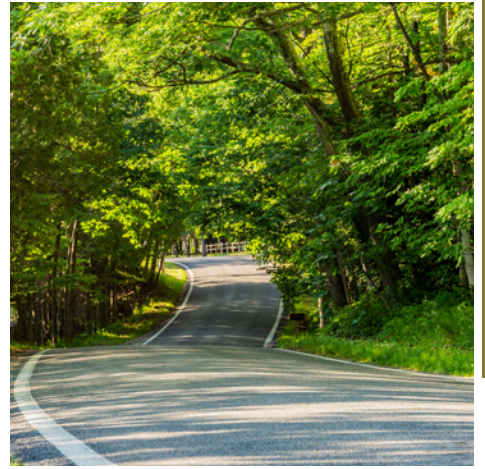


TN Thrive North
More Water. Less Traffic.
A Better Business Model.



Traverse City
Grand Traverse
County
Wistrand Hazel Trust -
Restaurant/Retail



East Bay Charter Township
Claire Karner, AICP
Director of Planning & Zoning
(231) 947-8681 Ext. 2
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PREPARED BY:



Opportunity

Two properties next door under common ownership. Former location of Ruby Tuesdays and Swan Retail shop (a tourist destination). Located along U.S. 31 North in the “Beach District” section of the Grand Traverse Bayshore Corridor in East Bay Charter Township. The Beach District occupies approximately two miles of scenic shoreline along the south end of the East Arm of Grand Traverse Bay (i.e., “East Bay”). The corridor sees 40,000-60,000 cars per day in peak travel times, has three recently approved hotels, and a number of vacant sites.

Size: 2.1 Acres

Location: 1764 US-31 North

Zoning: Commercial

Vacancy: Vacant

Previous Use: Restaurant/Retail

Move-in Ready: Yes

Building Plan: None

Typography: Level, High

Current Owner: Wistrand Hazel Trust

Site Amenities

Public Transportation: Yes, BATA Bay Line

Highway/Interstate Access: Yes, US-31/M-72

Transit Corridor: 0 Miles

Rail: .5 miles

Nearest Airport: 1.9 Miles

Major Highway: 0 Miles

Major Interstate: 59 Miles

Nearby Retail Hub(s): Downtown Traverse City

Nearby Housing Development(s): Woodcreek Manufactured Housing Community, Indian Trail Neighborhood

Nearby Development: Green Mitt Car Wash



Utilities

Electric Provider

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

DTE Energy

Business Service: 1-855-383-4249

Broadband/Fiber Providers:

Spectrum

1-855-670-1454

Water Provider

East Bay Charter Township

Department of Public Works

Water/Sewer/Septage

(231) 995-6039

Contact

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