



# CITY of **TRAVERSE CITY** MICHIGAN

COMMUNITY DEVELOPMENT

400 BOARDMAN AVENUE

TRAVERSE CITY, MI 49684

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PROPERTY INFORMATION PACKAGE:

## **Eighth & Wellington**

HIGHLY VISIBLE VACANT CORNER FOR NEW DEVELOPMENT

*This highly-visible, vacant corner offers an array of development opportunities. The site consists of two parcels—444 East Eighth Street and 508 Wellington Street—within walking distance of Grand Traverse Bay, the Boardman River, Boardman Lake and a diversity of retail boutiques, dining, lodging, office, and entertainment destinations in the adjacent Downtown and Eight Street neighborhoods.*

## DEMOGRAPHIC PROFILE

For 10 mile radius:

- Population: **77,845**
- Median Age: **41.3**
- Median Income: **\$50,586**
- Educational Attainment: **42%** (Bachelor’s or higher)

*Continued low vacancy levels reflect the strength of Traverse City as a regional destination for residents and tourists, and the hard work of the DDA and its partner organizations to identify tenants, support parking initiatives, and serve as an advocate for downtown. The local pace of economic activity has accelerated since 2009 at rates faster than state averages.*



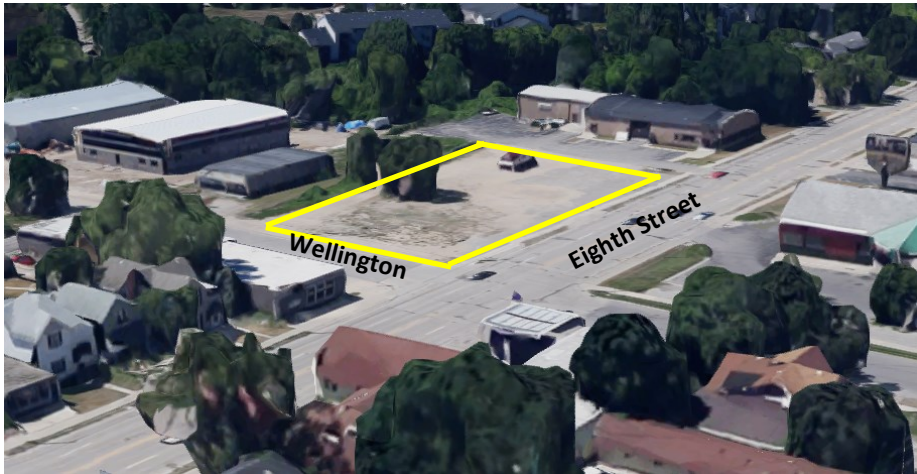
## 2016 DOWNTOWN & CORRIDOR MARKET ANALYSIS UPDATE:

[http://www.downtowntc.com/application/files/1014/6861/6506/AECOM\\_Traverse\\_City\\_Retail\\_Final\\_7\\_14\\_2016.pdf](http://www.downtowntc.com/application/files/1014/6861/6506/AECOM_Traverse_City_Retail_Final_7_14_2016.pdf)

## Be a part of ENIVISION EIGHTH



The City of Traverse City is committed to the rebirth of Eighth Street with its recently endorsed Enivision Eighth Redevelopment Plan.



**SUBJECT SITE FACING SOUTHWEST**

## SITE INFORMATION

Site Description: Vacant, corner location. Former site of automobile filling station.

Incentives: Complete Incentive Package available customized to Developer

444 East Eighth Street

Legal Description: N 67 FT OF LOTS 6-7-8 HANNAH LAY & CO 8TH ADD

Parcel ID Number: 51-646-005-00

508 Wellington Street

Legal Description: N 63 FT OF S 98 FT OF LOTS 6-7-8 HANNAH LAY & CO'S 8TH ADD

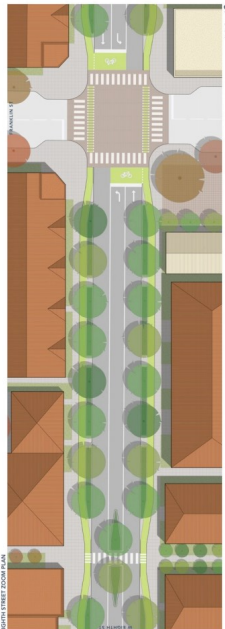
Parcel ID Numbers: 51-646-005-10 508

Owner: Blarney Castle

Zoning: D-2 Development District

Utilities: Water, Sewer, Natural Gas, High-Speed Fiber (Coming soon!)

## PUBLIC AND PRIVATE INVESTMENT ARE PLANNED FOR EIGHTH STREET



## AMENITIES

Traverse City offers businesses a variety of space size and price, a central location in Michigan's fastest growing retail market, Northwest Michigan's financial center with over 25 financial service businesses, and Michigan's best tourist traffic. 26,000 employees work in Traverse City with over 6,000 downtown employees enjoying unique outdoor amenities with shopping and dining downtown every day.

- Downtown Traverse City
- Northwestern Michigan College and University Center
- Boardman Lake, Boardman River and Grand Traverse Bay
- County and City Governmental Center
- Envision Eighth Street Redevelopment Plan

### SUBJECT SITE FACING SOUTH TO BOARDMAN LAKE



## SITE LOCATION

