



**AREA
RETAILERS:**



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PROPERTY INFORMATION

BUILDING SIZE	1,500 Sq. Ft.
LAND SIZE	0.84 Acres
YEAR BUILT	1950
ZONING	B-2 / General Business
ASKING PRICE	Contact Broker
Frontage	400' on US 31

TRAFFIC COUNTS

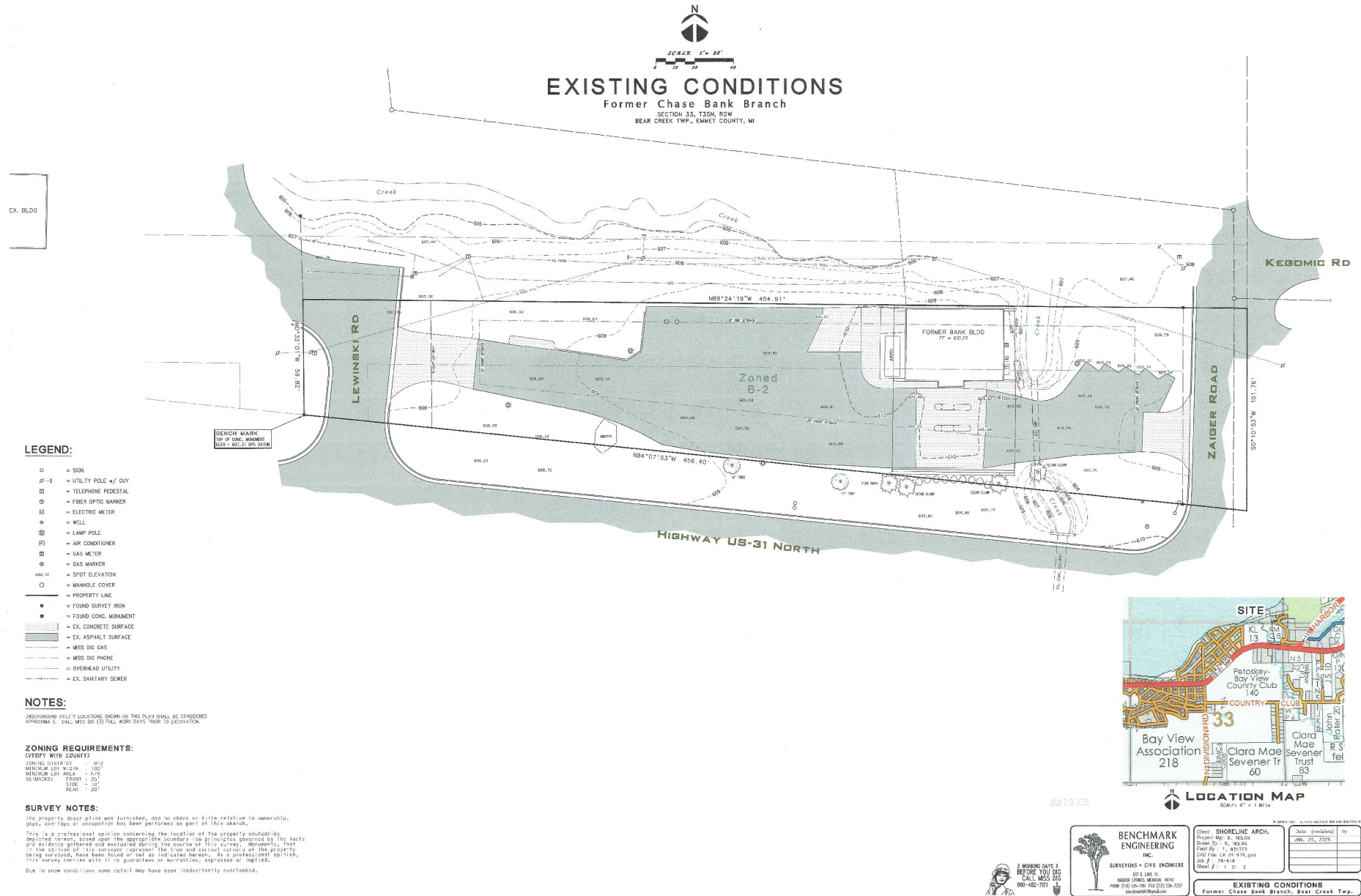
US 31 at Highway 119	45,000+ VPD
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ADDRESS

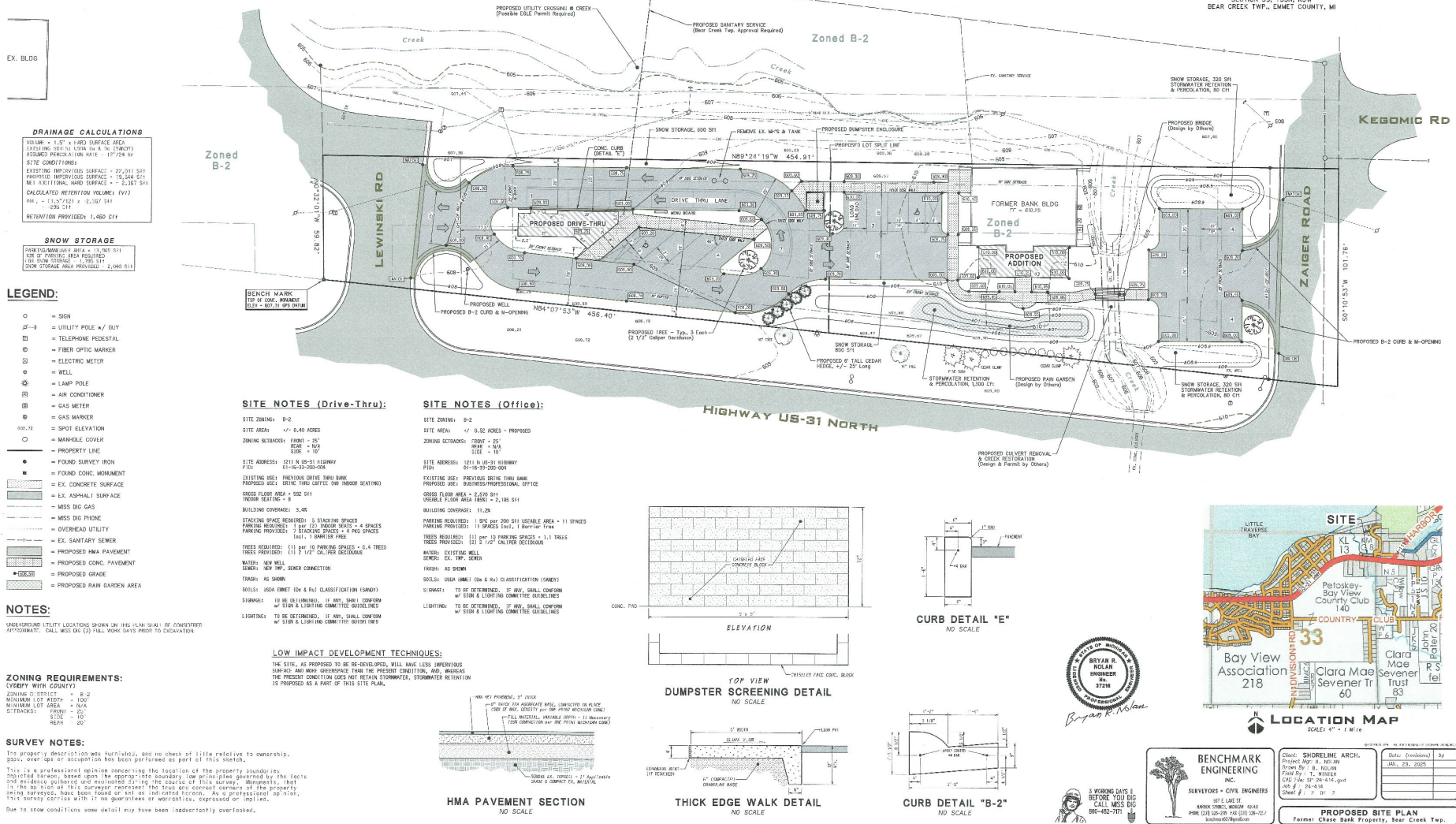
1211 US 31 N
Petoskey, Michigan 49770

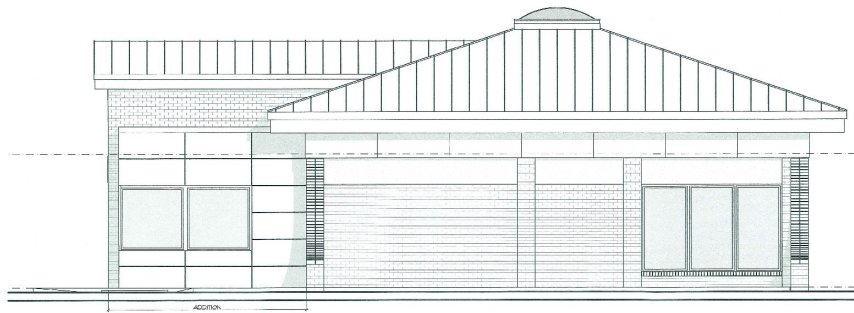
PROPERTY HIGHLIGHTS

- Prime redevelopment opportunity strategically positioned along the US-31 corridor between Petoskey and Harbor Springs.
- Approximately 400 feet of frontage along US-31, featuring two points of access for convenient ingress and egress.
- High-traffic location with more than 45,000 vehicles passing through the US-31 and M-119 intersection.
- Shadow-anchored by D&W Fresh Market, with established cross-access in place.
- Strong national QSR presence along the corridor, including Culver's, McDonald's, Taco Bell, KFC, and Little Caesars.
- Conveniently positioned minutes from downtown Petoskey, Harbor Springs and Petoskey State Park.



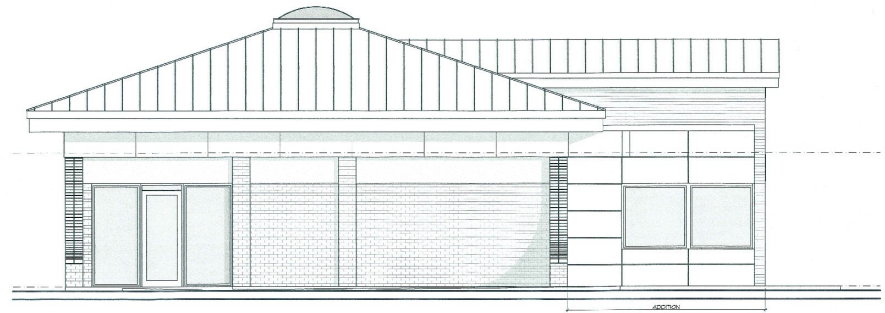
PROPOSED SITE PLAN
Former Chase Bank Property
1211 N US-31 Highway
SECTION 33, T35N, R5W
DEAR CREEK TWP., EMMET COUNTY, MI





EAST ELEVATION

1/4" = 1'-0"



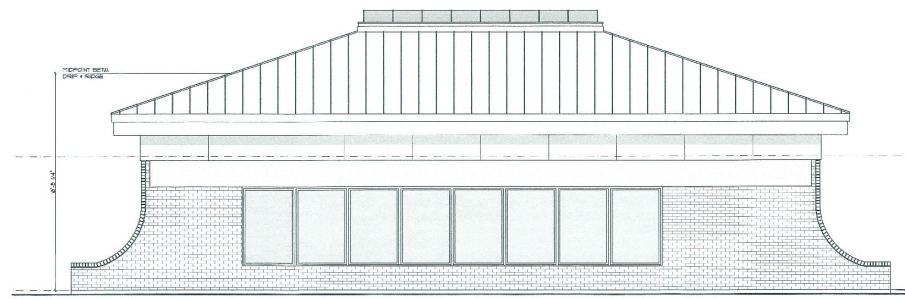
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

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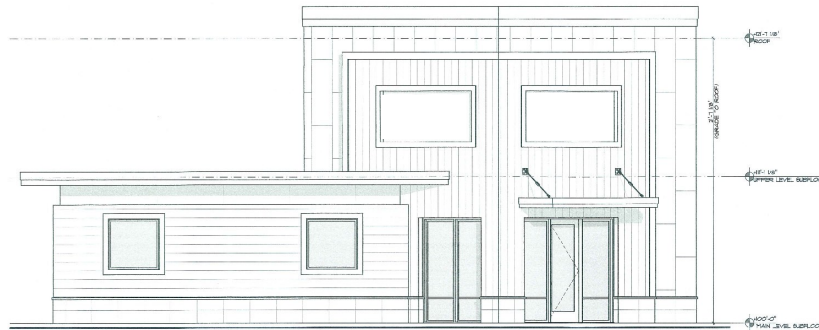
1211 US-31 CHASE
BANK BLDG.
1211 US-31 PETOSKEY,
MI 49770

DATE	DESCRIPTION	BY	APP'D
01/15/2020	CONCEPTS	WON	WON
01/15/2020	CONCEPTS	WON	WON
01/15/2020	CONCEPTS	WON	WON

ELEVATIONS

A-2.0

16/01/2020 10:00:00



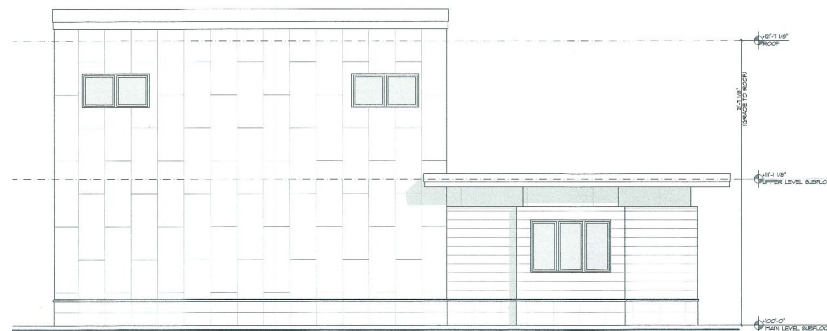
SOUTH ELEVATION

1/4" = 1'-0"



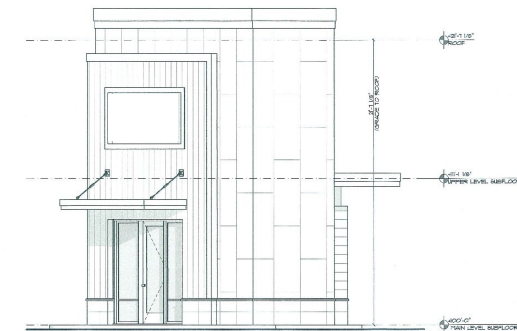
WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

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shoreline
ARCHITECTURE

225 Pennsylvania Plaza
Petoskey, MI 49770

PROJECT	1211 US 31 N, PETOSKEY, MI
DATE	04/11/2025
DESIGNER	JOHN J. BROWN
DRAWN BY	JOHN J. BROWN
CHECKED BY	JOHN J. BROWN
DATE	04/11/2025

ELEVATIONS

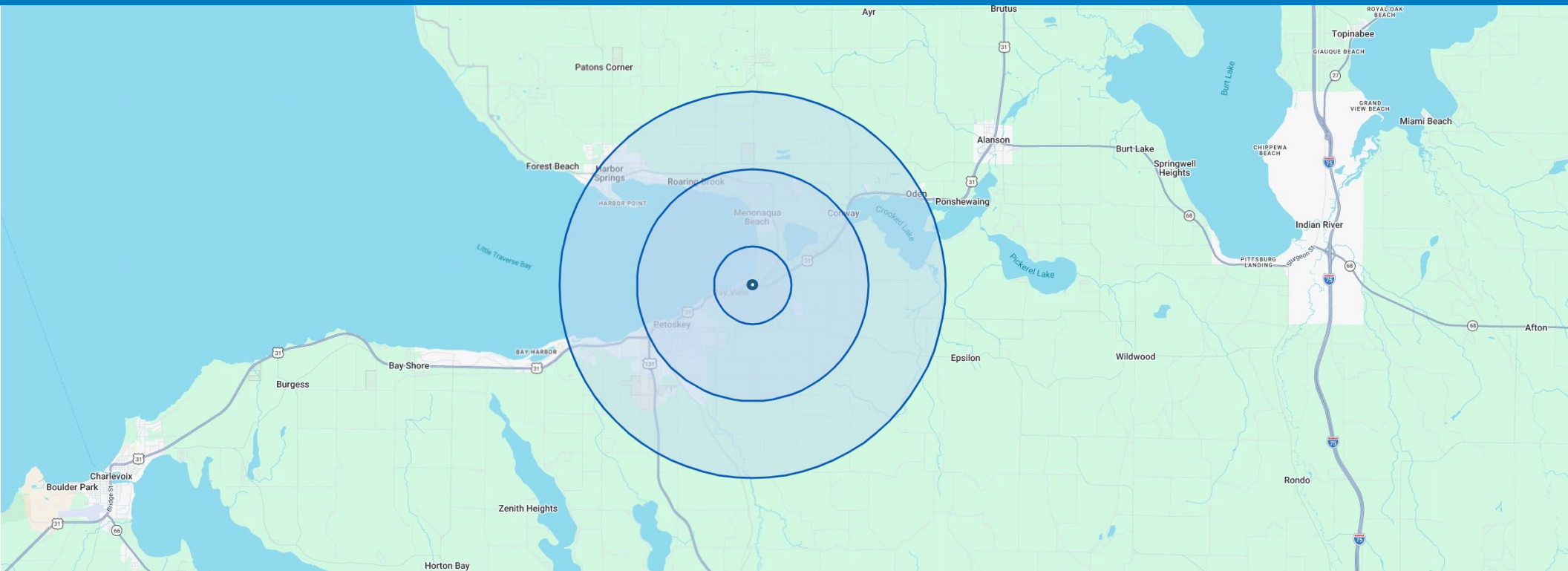
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1211 US 31 N, PETOSKEY, MI









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	904	8,644	15,838
Median Age	43.1	43.40	45.8
Median Age (Male)	40.9	41.2	43.3
Median Age (Female)	45.4	45.8	48.4

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Total Households	409	3,854	7,167
Persons Per Household	2.5	2.3	2.3
Average Household Income	\$121,584	\$118,491	\$112,532
Median Home Value	\$426,506	\$360,998	\$352,079



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