

GRAND TRAVERSE MALL
3200 SOUTH AIRPORT RD W
TRAVERSE CITY, MI 49684

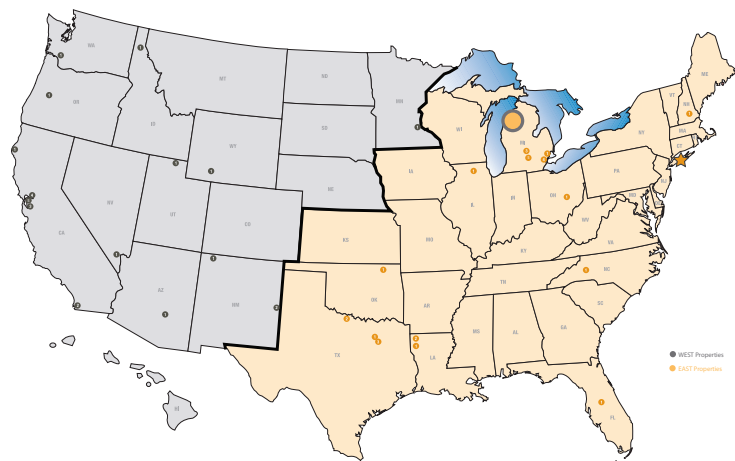
GRAND TRAVERSE MALL features four anchors, a nine screen cinema, children's soft play area and a 650 seat food court. National retailers include Victoria's Secret, rue21, Gymboree, Bath & Body Works and The Children's Place, along with anchor stores Macy's, Target, jcpenny and TJ Maxx. Traverse City is one of Michigan's fastest growing areas and serves as the recreational playground for the entire Midwest. The property is conveniently located on two major thoroughfares, US31 and M37, and only 10 minutes from the nearest airport. Traverse City is a popular national and international vacation destination drawing more than five million tourists annually, with shopping being the #1 tourist activity.



Grand Traverse Mall

TRAVERSE CITY, MICHIGAN

Serving Traverse City, Michigan, one of the state's fastest growing areas and a recreational playground for the entire Midwest.



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GRAND TRAVERSE MALL

BUSTLING LOCATION | STRONG TOURISM | FAMILY FRIENDLY

NORTHERN MICHIGAN'S DESTINATION FOR SERIOUS SHOPPING

COMPELLING REASONS TO LOCATE HERE

Rapid Population Growth

- One of the state's fastest growth areas with rates exceeding state and national levels.
- Largest shopping center in northern Michigan, serving 22 counties.
- The population of primary trade area has grown 6% since 2000.
- Enjoys a summer tourism season during June, July and August.
- Conveniently located on two major thoroughfares, US31 and M37.

Summer, the Second Selling Season

- Area serves as a recreational playground for entire Midwest; also a popular national and international vacation destination.
- Area includes 20 of the state's most beautiful golf courses, 150 inland lakes, 180 miles of shoreline, vineyards, and the Sleeping Bear Dunes National Park & Lakeshore. Cultural attractions such as Interlochen Center for the Arts, City Opera House and Old Town Playhouse are also part of the Grand Traverse community.
- Grand Traverse Region draws more than five million tourists annually, as many as 100,000 a day during summer months. Shopping is the #1 tourist activity.
- 117,000 seasonal residents boost the population from late May to mid-September.

Center Attractions

- Anchored by Macy's, jcpenny, Target and mid-sized T.J.Maxx.
- Strong retail partners include Aeropostale, American Eagle Outfitters, Bath & Body Works, Hollister, Victoria's Secret, Charlotte Russe and Justice. • Children's soft-play area, carousel and 9-screen cinema.

TRADE AREA PROFILE



2009 Population 269,232
2014 Projected 277,417



2009 Households 108,614
2014 Projected 112,840



2009 Average HHI \$57,351
2014 Projected \$61,215



2009 Median Age 40.6

MALL INFORMATION

Market Traverse City

Description Single-level, enclosed, regional

Anchors Mary's, JCPenney, Target and T.J.Maxx

Total Retail Square Footage 580,000

Parking Spaces 2,848

Opened 1992

Other Features 650-seat food court with 13 eateries

Peripheral Land Use Residential, services, zoned commercial

20-MILE RADIUS

2009 Population 121,349
2014 Projected 127,222

2009 Households 48,838
2014 Projected 51,681

2009 Median Age 40.2

2009 Average HHI \$62,362
2014 Projected \$66,024

Daytime Employment

3-mile Radius 42,882
5-mile Radius 57,047

Source: Claritas, Inc.

Cross Streets: U.S. 31 and South Airport Road



GRAND TRAVERSE MALL

