



308 River Street | Manistee, MI 49660

<p>AVAILABLE SF:</p>	<p>2,008 SF</p>
<p>LEASE RATE:</p>	<p>\$13.00 SF/YR (NNN)</p>

PROPERTY OVERVIEW

For lease in the downtown Manistee retail district, there is an attractive commercial suite offering just over 2,000 square feet of versatile space suitable for retail, hospitality or professional office use. One of the standout features of this suite is its large deck, offering views of the Manistee River and the River Walk boardwalk. Additionally, the suite provides the option to lease boat slips and lower-level storage space, which could be advantageous for businesses catering to water-related activities or requiring additional storage capacity. The space is in 'Whitebox' condition, offering a blank canvas for tenants to customize and design their desired interior layout and finishes. The exposed brick exterior walls lend a unique and charming character to the space, creating an appealing aesthetic for businesses seeking a distinctive ambiance.

PROPERTY HIGHLIGHTS

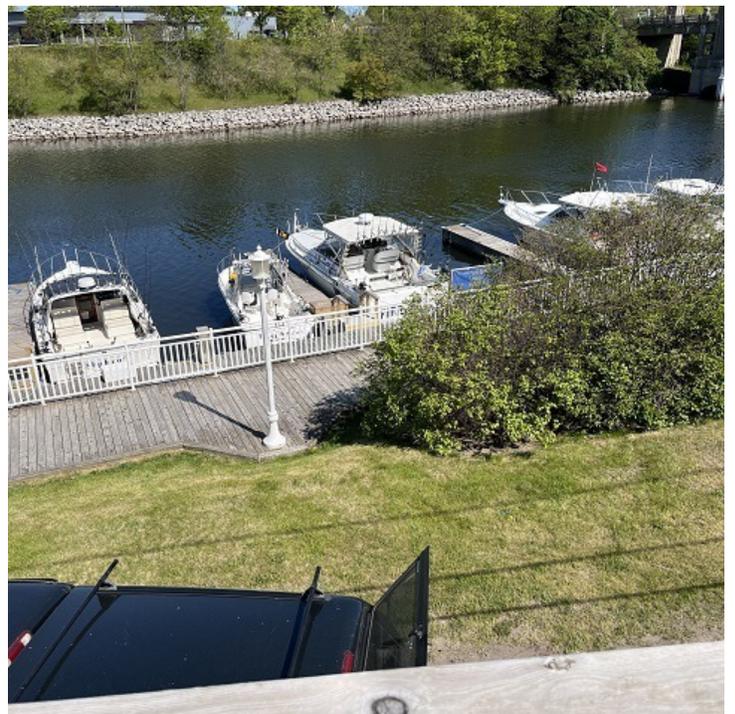
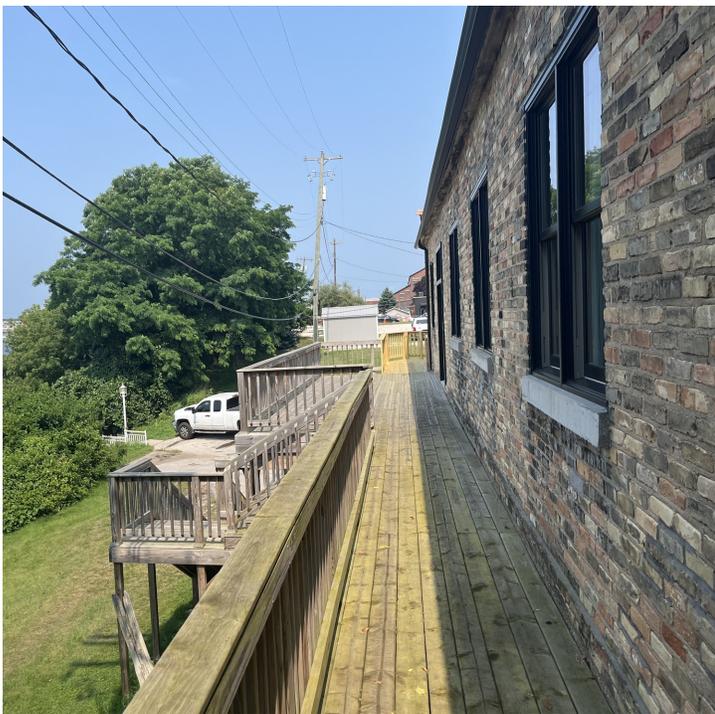
- Downtown Manistee
- Large deck overlooking Manistee River & Riverwalk
- Exposed brick walls

DAVID COONROD | Associate | Commercial Realtor | 231.929.2955 | dcoonrod@threewest.com



OFFICE BUILDING FOR LEASE

308 River Street



DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com

www.threewest.com

3W THREE WEST
COMMERCIAL



DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com



OFFICE BUILDING FOR LEASE

308 River Street



DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com

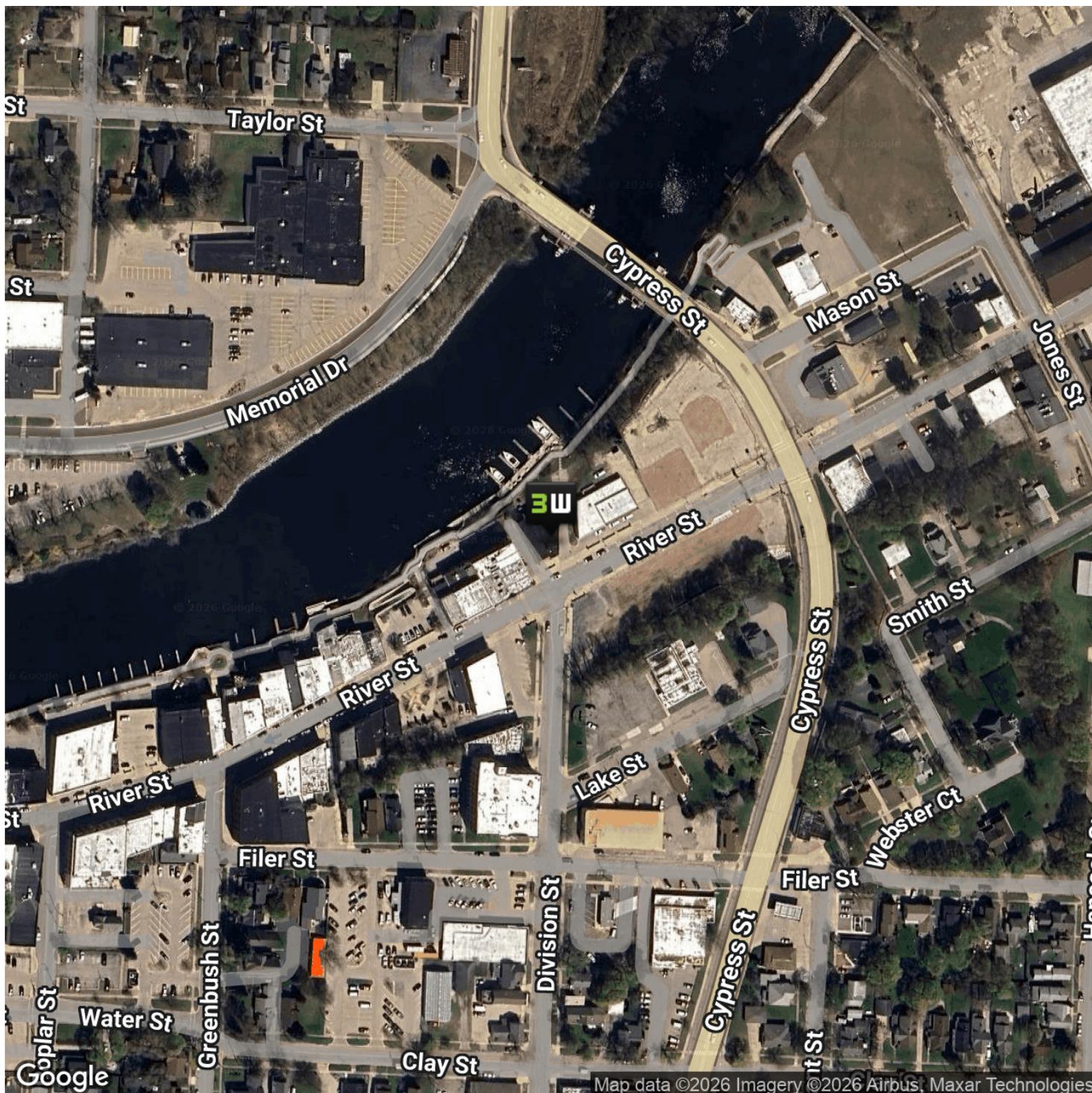
www.threewest.com

3W THREE WEST
COMMERCIAL



OFFICE BUILDING FOR LEASE

308 River Street



DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com

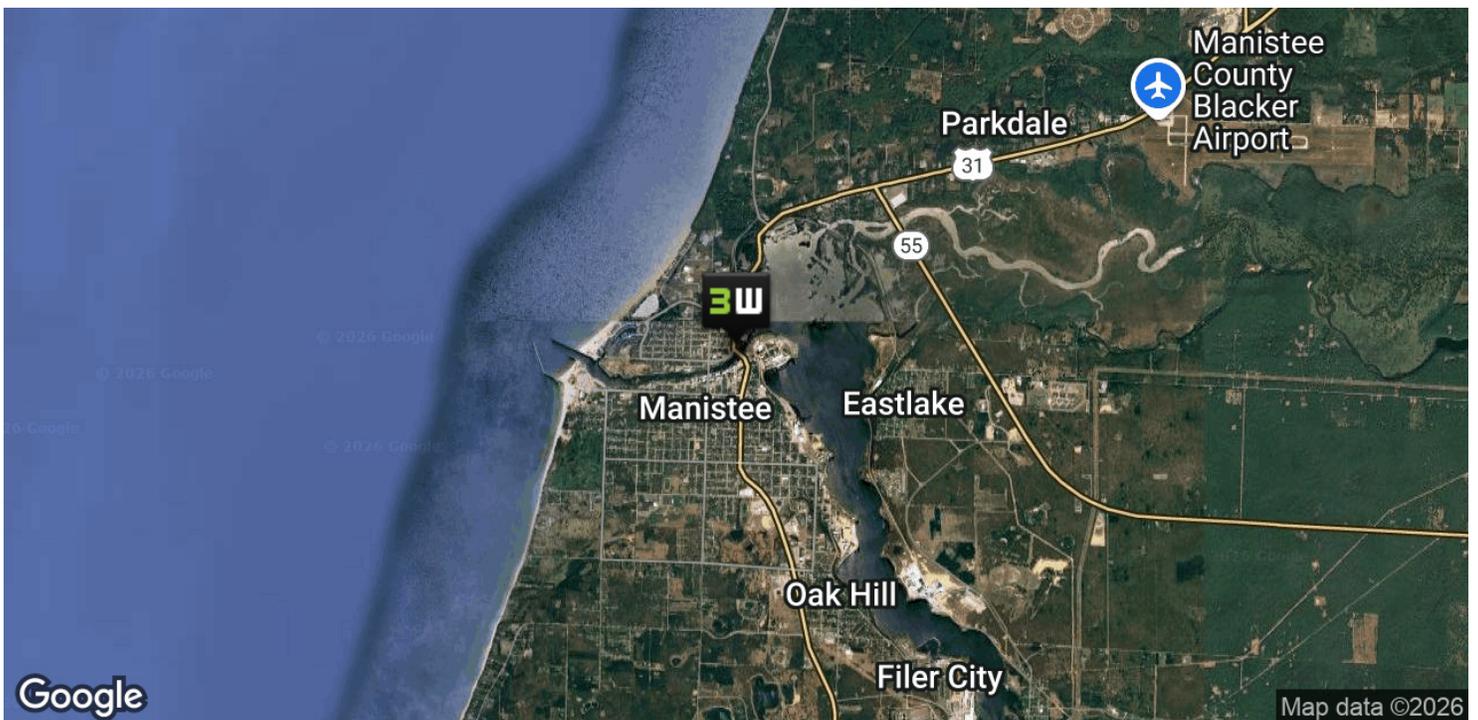
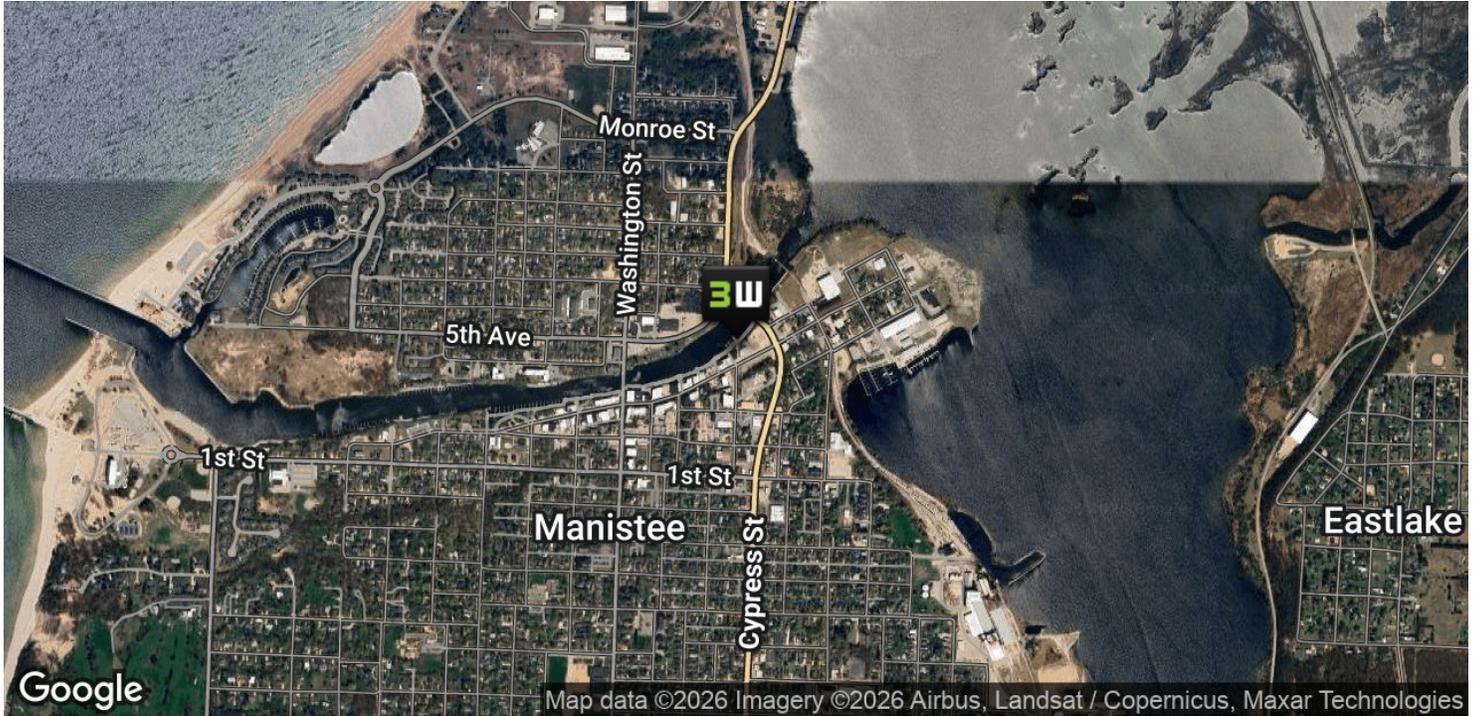
www.threewest.com



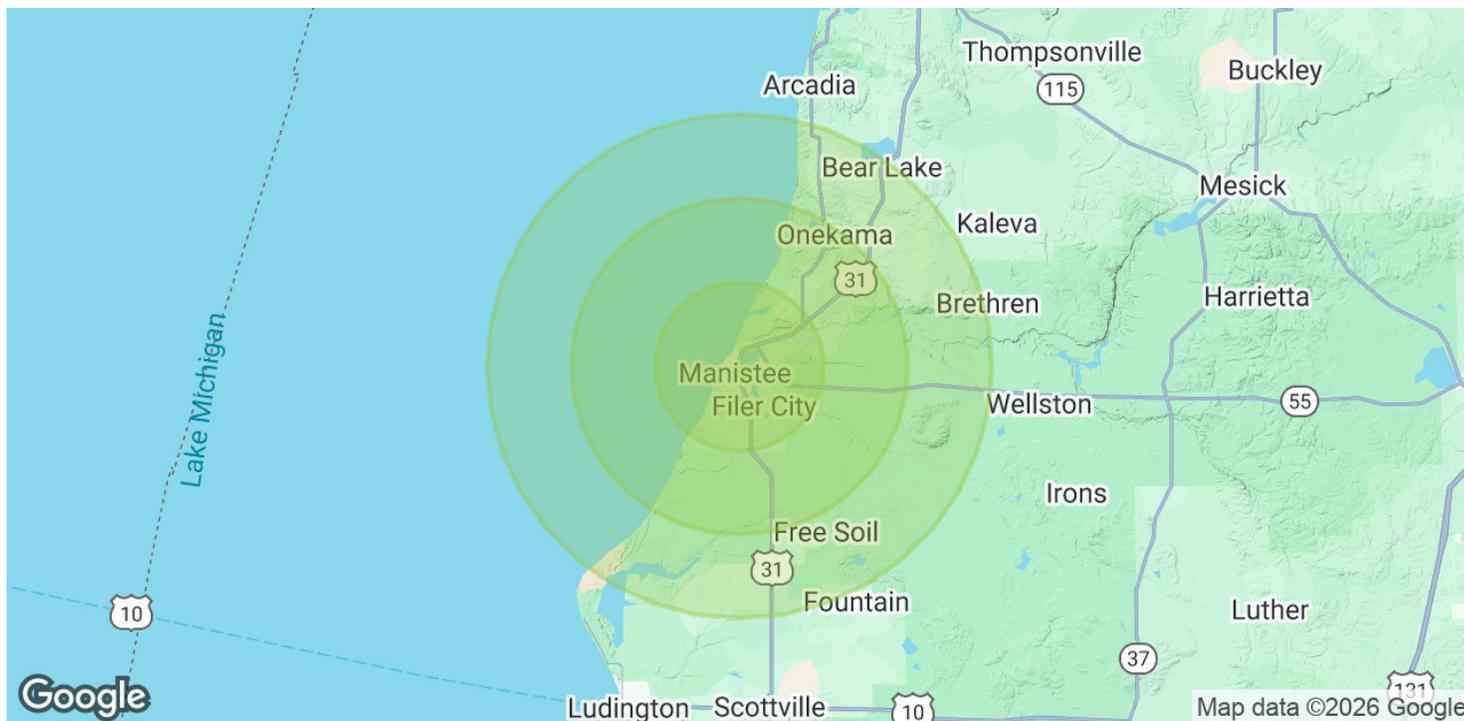


OFFICE BUILDING FOR LEASE

308 River Street



DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	10,872	14,757	20,799
Average Age	48.5	49.7	50.3
Average Age (Male)	48.3	49.2	49.7
Average Age (Female)	48.5	50.8	51.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	6,114	8,515	12,636
# of Persons per HH	1.8	1.7	1.6
Average HH Income	\$48,370	\$48,386	\$46,179
Average House Value	\$146,501	\$163,454	\$171,864

* Demographic data derived from 2020 ACS - US Census

DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com