



135 Pine St, Unit 101 | Traverse City, MI 49684

<b>SALE PRICE:</b>	\$610,050
<b>LEASE PRICE:</b>	\$26.00/YR NNN
<b>LOT SIZE:</b>	0.01 ACRES
<b>UNIT SIZE:</b>	1,743 SF
<b>COMPLETION DATE:</b>	JUNE OF 2026
<b>ZONING:</b>	C-4C

**PROPERTY OVERVIEW**

Introducing a prime retail opportunity in downtown Traverse City. This 1,743 SF condo unit, scheduled to be completed in June of 2026, offers a strategic location in the heart of Traverse City, with C-4c zoning catering perfectly to retail businesses. Boasting modern amenities and a versatile layout, this property is tailor-made for businesses seeking a prime retail space in an area primed for growth. With its sleek design and unbeatable location, 135 Pine St presents an unmissable chance to secure a foothold in Traverse City's thriving retail landscape.

**PROPERTY HIGHLIGHTS**

- Zoned C-4c
- Prime Traverse City location
- High-traffic area
- Excellent visibility
- Versatile retail space

**KEVIN ENDRES, PE, SIOR, CCIM** | Owner | Broker | 231.929.2955 | kendres@threewest.com

**NOAH ENDRES** | Associate | Commercial Realtor | 231.929.2955 | nendres@threewest.com



**RETAIL PROPERTY FOR SALE OR LEASE**

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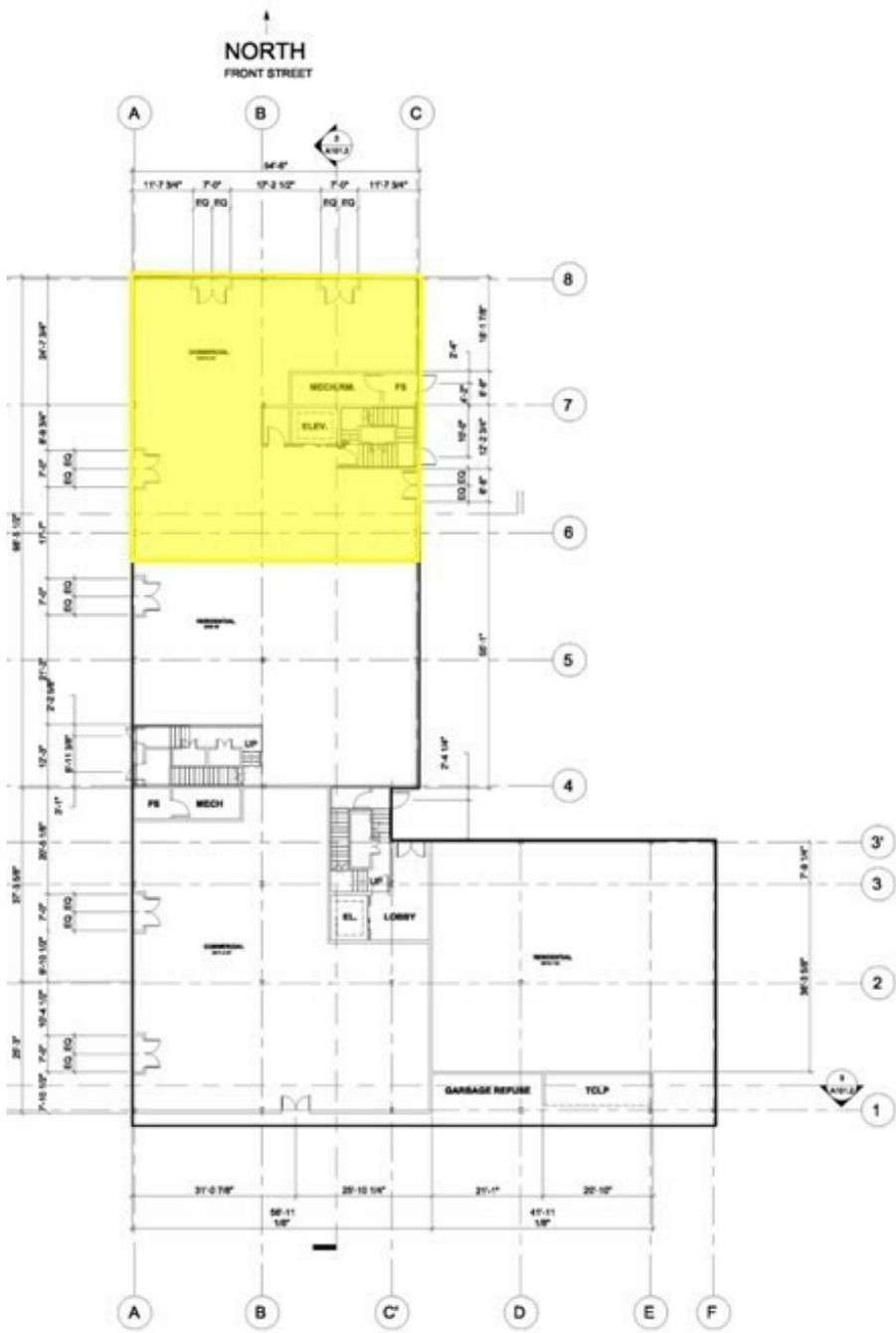
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**1 GROUND FLOOR PLAN**  
1:150

LOOP 4 - UNIT TOTALS				
ROOM	TYPE	BED BATH TOTAL		
COMMERCIAL GROUND	BUILD-TO-SUITE	N/A	N/A	1
RESIDENTIAL GROUND	BUILD-TO-SUITE	N/A	N/A	1
ST+	STUDIO	1	1	3
SP-A+	STUDIO	1	1	1
SP-A-CU+	STUDIO PLUS	1	1	4
SP-B+	STUDIO PLUS	1	1	3
SE+	STUDIO EXTENDED	1	1	3
1-BR-L+	1 BEDROOM	1	1	1
1-BR-L-ADA+	1 BEDROOM (ADA)	1	1	3
1-BR-R+	1 BEDROOM	1	1	4
1-BR-R-CU+	1 BEDROOM	1	1	3
1-BR-F+	1 BEDROOM FULL	1	1	7
v1-BR-P+	1 BEDROOM PATIO	1	1	1
2-BR-P+	2 BEDROOM PATIO	2	2	1
<b>TOTAL UNITS: 36</b>				

LOOP 5 - UNIT TOTALS				
ROOM	TYPE	BED BATH TOTAL		
COMMERCIAL GROUND	BUILD-TO-SUITE	N/A	N/A	1
RESIDENTIAL GROUND	BUILD-TO-SUITE	N/A	N/A	1
ST	STUDIO	1	1	4
SP-A	STUDIO PLUS	1	1	7
SP-B	STUDIO PLUS	1	1	3
1-BR-L	1 BEDROOM	1	1	4
1-BR-L-ADA	1 BEDROOM (ADA)	1	1	3
1-BR-L-CU	1 BEDROOM	1	1	3
1-BR-F	1 BEDROOM FULL	1	1	1
1-BR-F-CU	1 BEDROOM FULL	1	1	6
2-BR	2 BEDROOM	2	2	3
2-BR-P	2 BEDROOM PATIO	2	2	2
<b>TOTAL UNITS: 40</b>				

LOOP 4 - UNIT CONFIGURATION	
ROOM NO.	TYPE
BUILD-TO-SUITE	COMMERCIAL
BUILD-TO-SUITE	RESIDENTIAL
4-201	1-BR-F+
4-202	SP-B+
4-203	1-BR-L-ADA+
4-204	1-BR-R-CU+
4-205	SE+
4-206	ST+
4-207	1-BR-F+
4-208	1-BR-R+
4-209	SP-A+
4-301	1-BR-F+
4-302	SP-B+
4-303	1-BR-L-ADA+
4-304	1-BR-R-CU+
4-305	SE+
4-306	ST+
4-307	1-BR-F+
4-308	1-BR-R+
4-309	SP-A+
4-401	1-BR-F+
4-402	SP-B+
4-403	1-BR-L-ADA+
4-404	1-BR-R-CU+
4-405	SE+
4-406	ST+
4-407	1-BR-F+
4-408	1-BR-R+
4-409	SP-A+
4-501	SP-A+
4-502	1-BR-L+
4-503	2-BR-P+
4-504	1-BR-P+
4-505	1-BR-F+
4-506	1-BR-R+
4-5-7	SP-A+

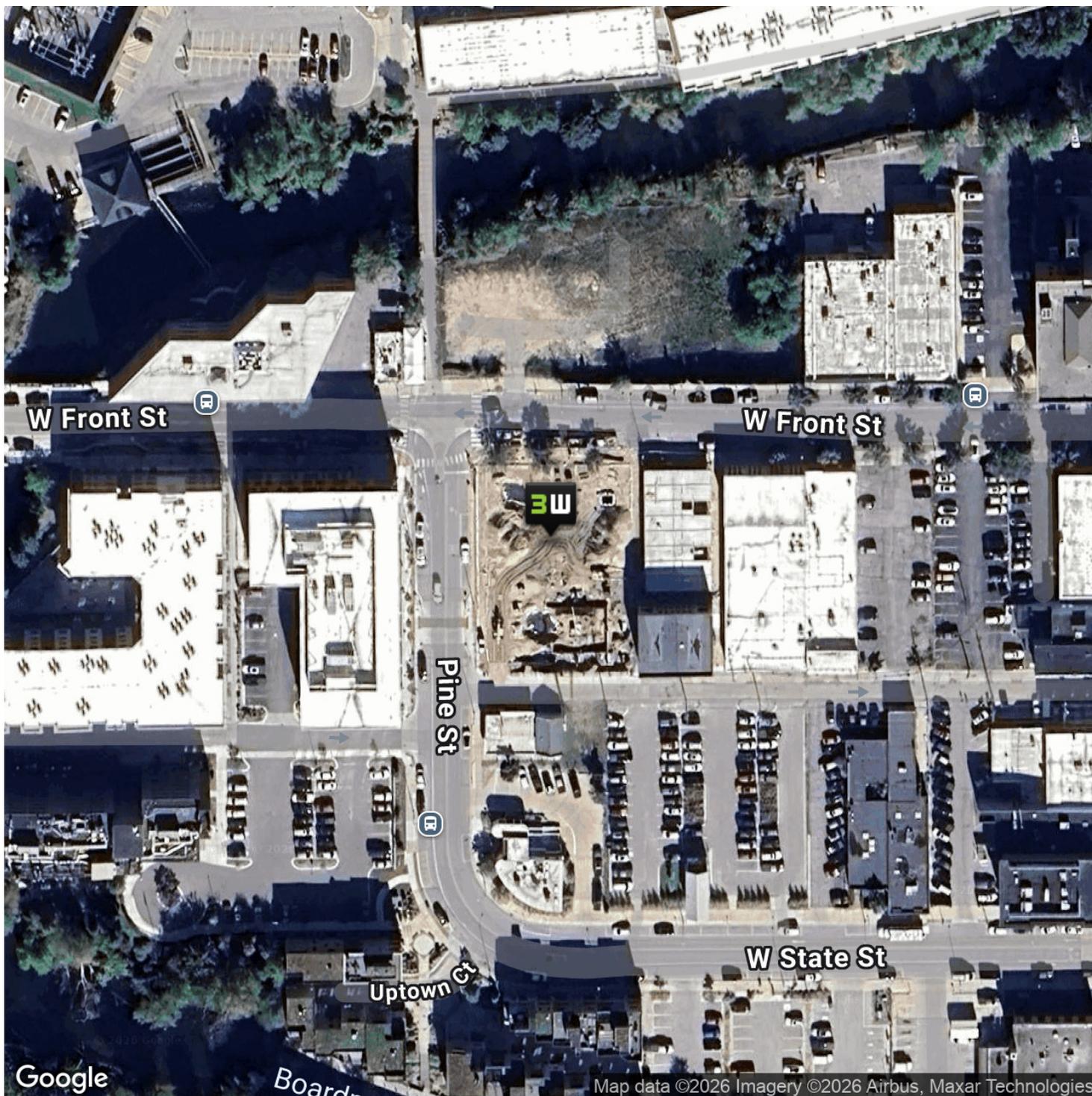
LOOP 5 - UNIT CONFIGURATION	
ROOM NO.	TYPE
BUILD-TO-SUITE	BUILD-TO-SUITE
BUILD-TO-SUITE	BUILD-TO-SUITE
5-201	5-201
5-202	5-202
5-203	5-203
5-204	5-204
5-205	5-205
5-206	5-206
5-207	5-207
5-208	5-208
5-209	5-209
5-210	5-210
5-301	5-301
5-302	5-302
5-303	5-303
5-304	5-304
5-305	5-305
5-306	5-306
5-307	5-307
5-308	5-308
5-309	5-309
5-310	5-310
5-401	5-401
5-402	5-402
5-403	5-403
5-404	5-404
5-405	5-405
3-406	3-406
5-407	5-407
5-408	5-408
5-409	5-409
5-410	5-410
5-501	5-501
5-502	5-502
5-503	5-503
5-504	5-504
5-505	5-505
5-506	5-506
5-507	5-507
5-508	5-508

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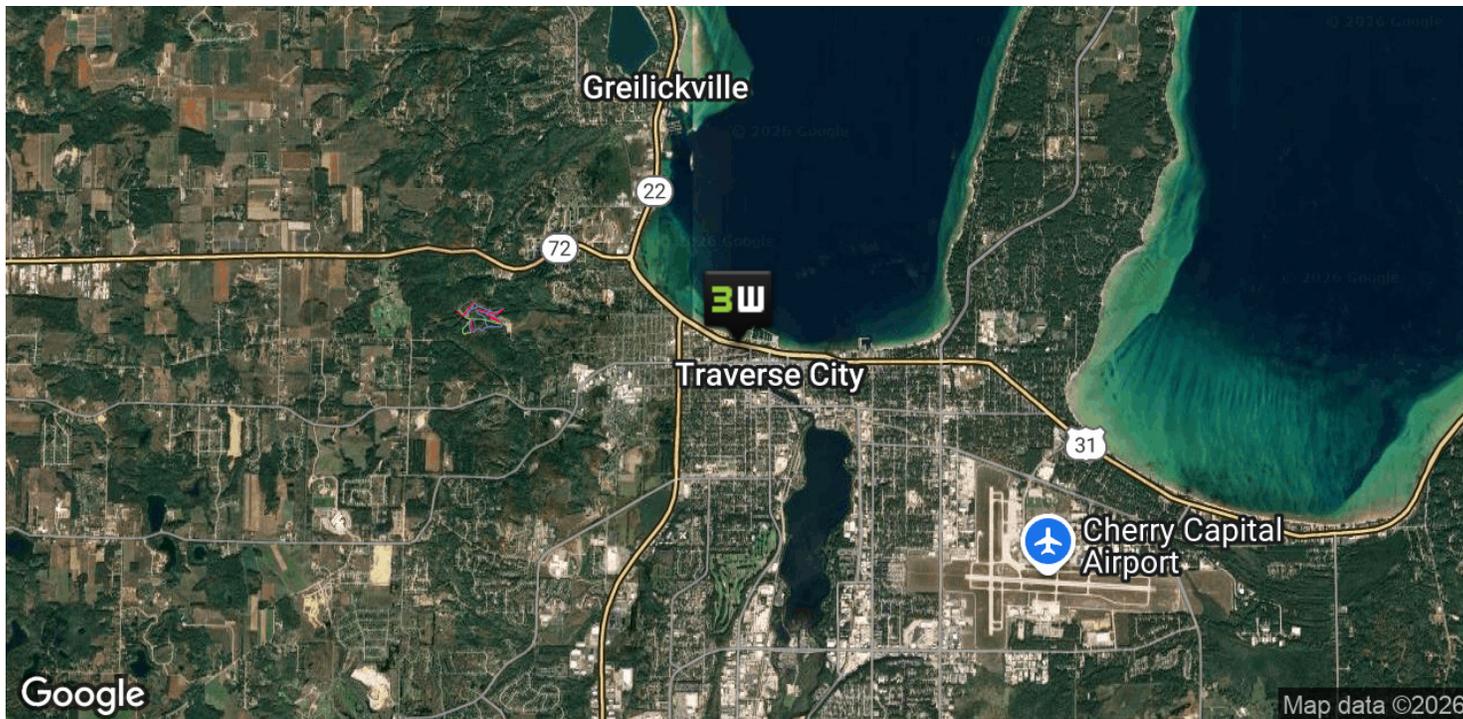


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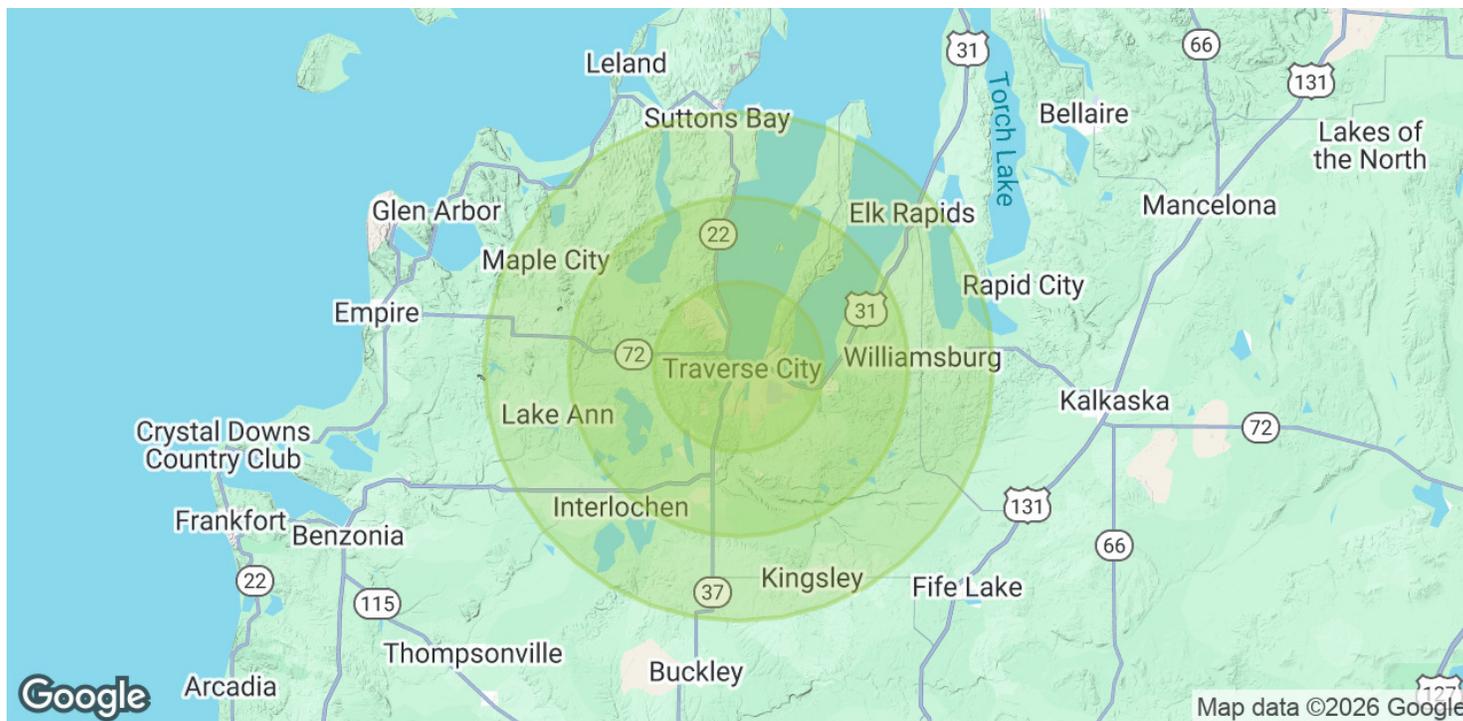


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	44,410	89,370	115,058
Average Age	45	44	45
Average Age (Male)	43	43	43
Average Age (Female)	47	45	46
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	20,446	38,259	48,743
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,738	\$91,161	\$92,663
Average House Value	\$419,835	\$418,723	\$420,954

Demographics data derived from AlphaMap

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