



RETAIL PROPERTY FOR SALE OR LEASE

137 Pine St, Unit 101

executive summary



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

SALE PRICE:	\$891,300
LEASE PRICE:	\$24.00/YR NNN
LOT SIZE:	0.02 ACRES
UNIT SIZE:	2,971 SF
COMPLETION DATE:	JUNE OF 2026
ZONING:	C-4C

PROPERTY OVERVIEW

Introducing a prime retail opportunity in downtown Traverse City. This 2,971 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, 137 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

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



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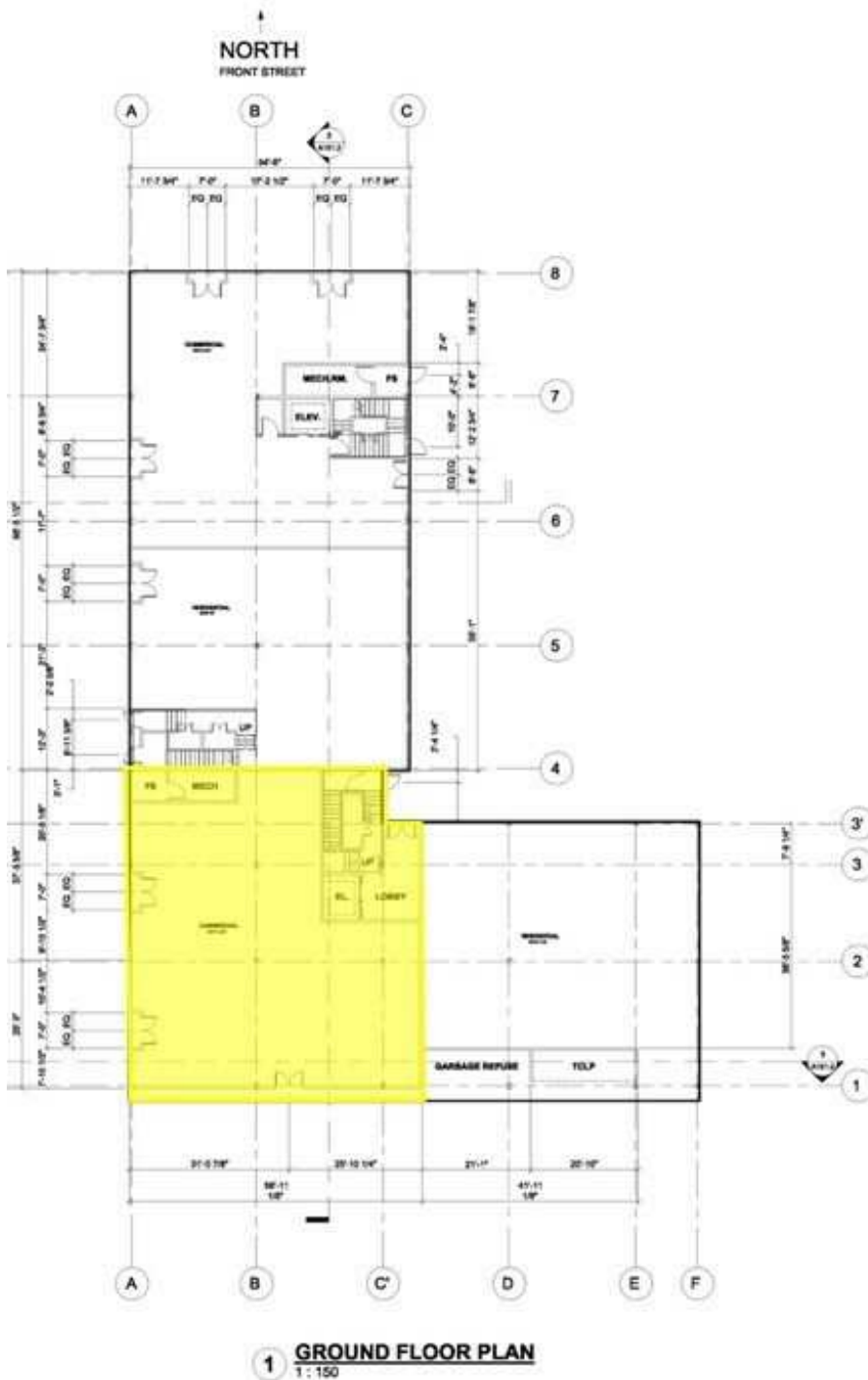
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LOOP 4 - UNIT TOTALS				
ROOM	TYPE	BED	BATH	TOTAL
COMMERCIAL GROUND	BUILD-TO-SUITE	N/A	N/A	1
RESIDENTIAL GROUND	BUILD-TO-SUITE	N/A	N/A	1
ST+	STUDIO	1	1	3
SP-A+	STUDIO	1	1	1
SP-A-CU+	STUDIO PLUS	1	1	4
SP-B+	STUDIO PLUS	1	1	3
SE+	STUDIO EXTENDED	1	1	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
TOTAL UNITS:				36

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	8
2-BR	2 BEDROOM	2	2	3
2-BR-P	2 BEDROOM PATIO	2	2	2
TOTAL UNITS:				40

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+

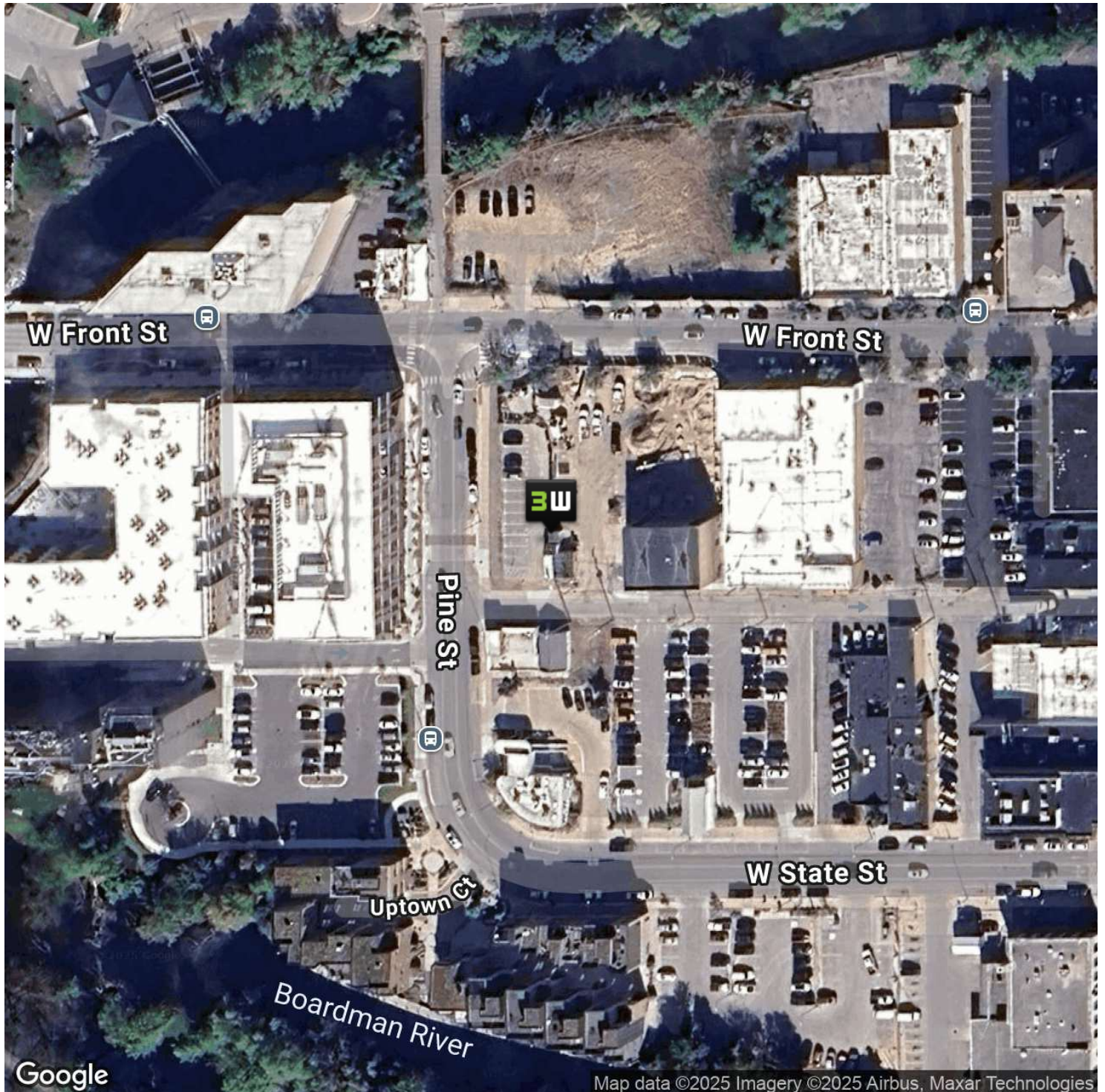
LOOP 5 - UNIT CONFIGURATION	
ROOM NO.	TYPE
BUILD-TO-SUITE	COMMERCIAL
BUILD-TO-SUITE	RESIDENTIAL
5-201	1-BR-F+
5-202	SP-B+
5-203	1-BR-L-ADA+
5-204	1-BR-R-CU+
5-205	SE+
5-206	ST+
5-207	1-BR-F+
5-208	1-BR-R+
5-209	SP-A+
5-210	1-BR-F+
5-301	SP-B+
5-302	1-BR-L-ADA+
5-303	1-BR-R-CU+
5-304	SE+
5-305	ST+
5-306	1-BR-F+
5-307	1-BR-R+
5-308	SP-A+
5-309	1-BR-F+
5-310	SP-B+
5-401	1-BR-L-ADA+
5-402	1-BR-R-CU+
5-403	SE+
5-404	ST+
5-405	1-BR-F+
5-406	1-BR-R+
5-407	SP-A+
5-408	SP-A+
5-409	1-BR-L+
5-410	2-BR-P+
5-501	1-BR-P+
5-502	1-BR-F+
5-503	1-BR-R+
5-504	SP-A+
5-505	SP-A+
5-506	1-BR-L+
5-507	1-BR-R+
5-508	SP-A+

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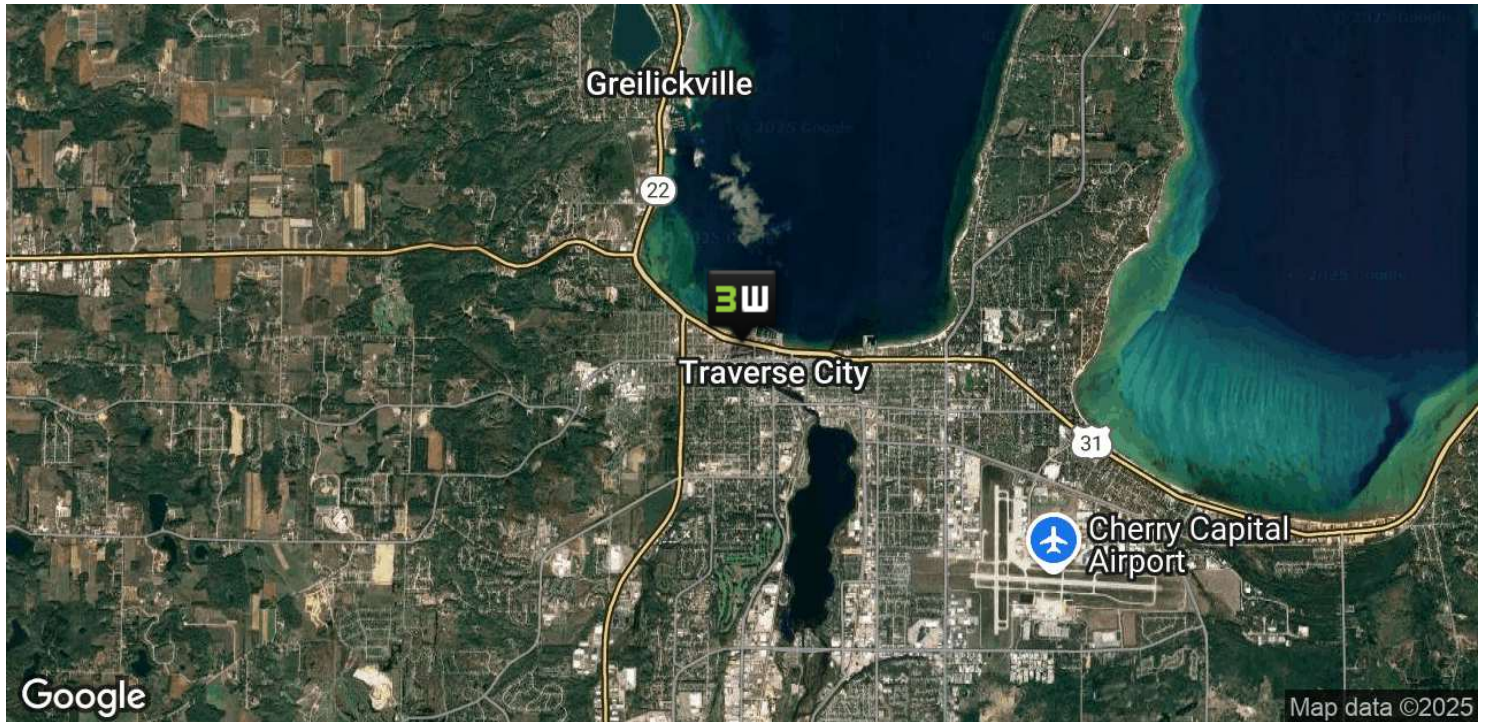
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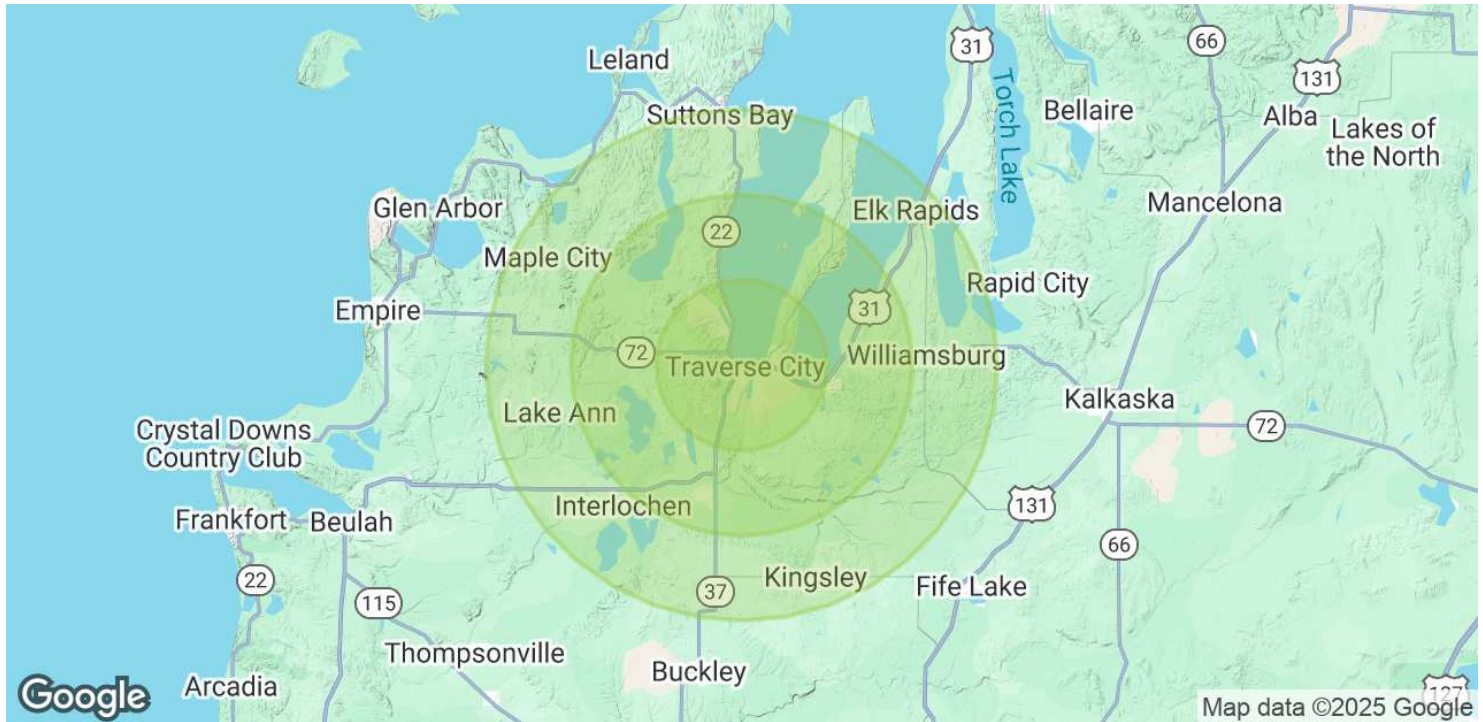
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	44,724	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	20,566	38,259	48,743
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,649	\$91,161	\$92,663
Average House Value	\$419,347	\$418,723	\$420,954

Demographics data derived from AlphaMap

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