



OFFICE BUILDING FOR LEASE

808 S Garfield Ave, Ste A

executive summary



808 S Garfield Ave, Ste A | Traverse City, MI 49686

PROPERTY OVERVIEW

Nice 733 sq. ft. office suite in a central Traverse City location on Garfield Ave. Located in the Garfield Courts office complex with professional on-site management. Includes private entrance, reception area, 2 offices, restroom and coffee area. One office is a 256 sq. ft. upper-level loft office. Move-in ready with ample parking. Tenant may place signage near suite entry with visibility from Garfield Ave. Gross lease includes all charges other than phone, internet and janitorial.

PROPERTY HIGHLIGHTS

- Central Location
- Professional On-Site Management
- Move-In Ready

AVAILABLE SF:	733 SF
LEASE RATE:	\$995 PER MONTH (GROSS)
ZONING:	C-3

BILL SOMERVILLE | Sr. Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com



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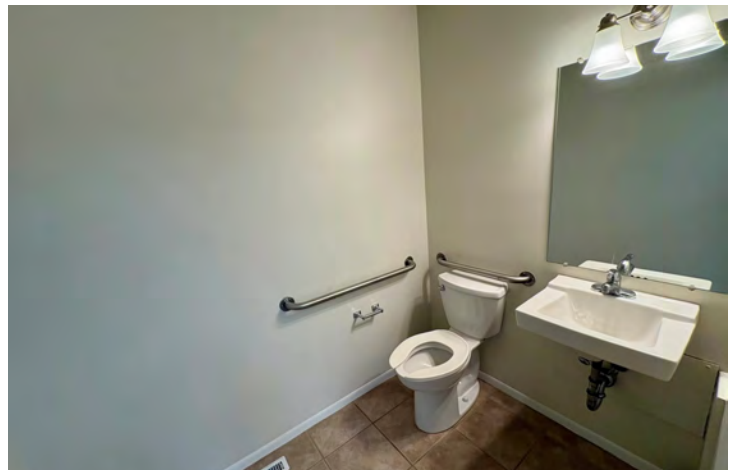


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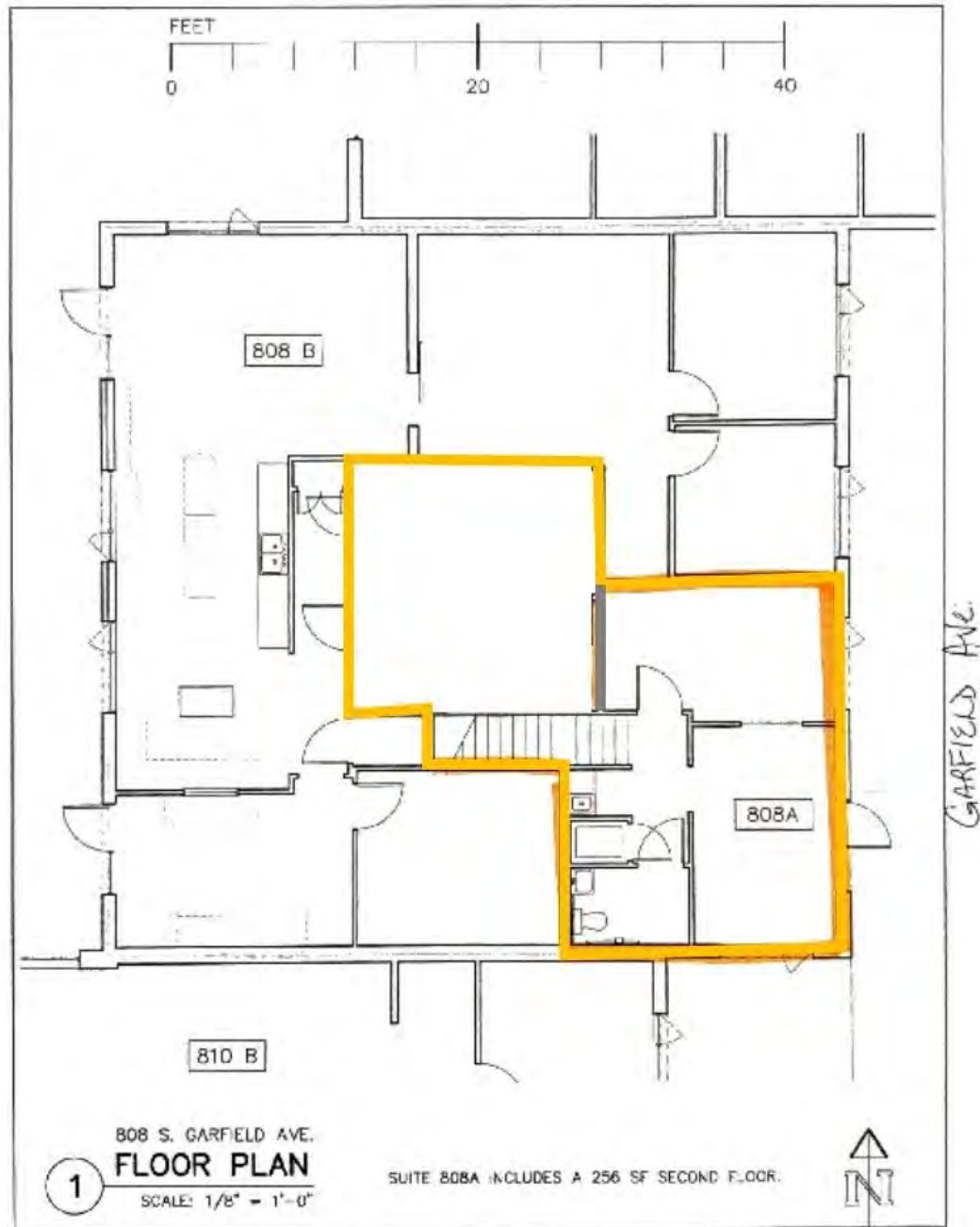


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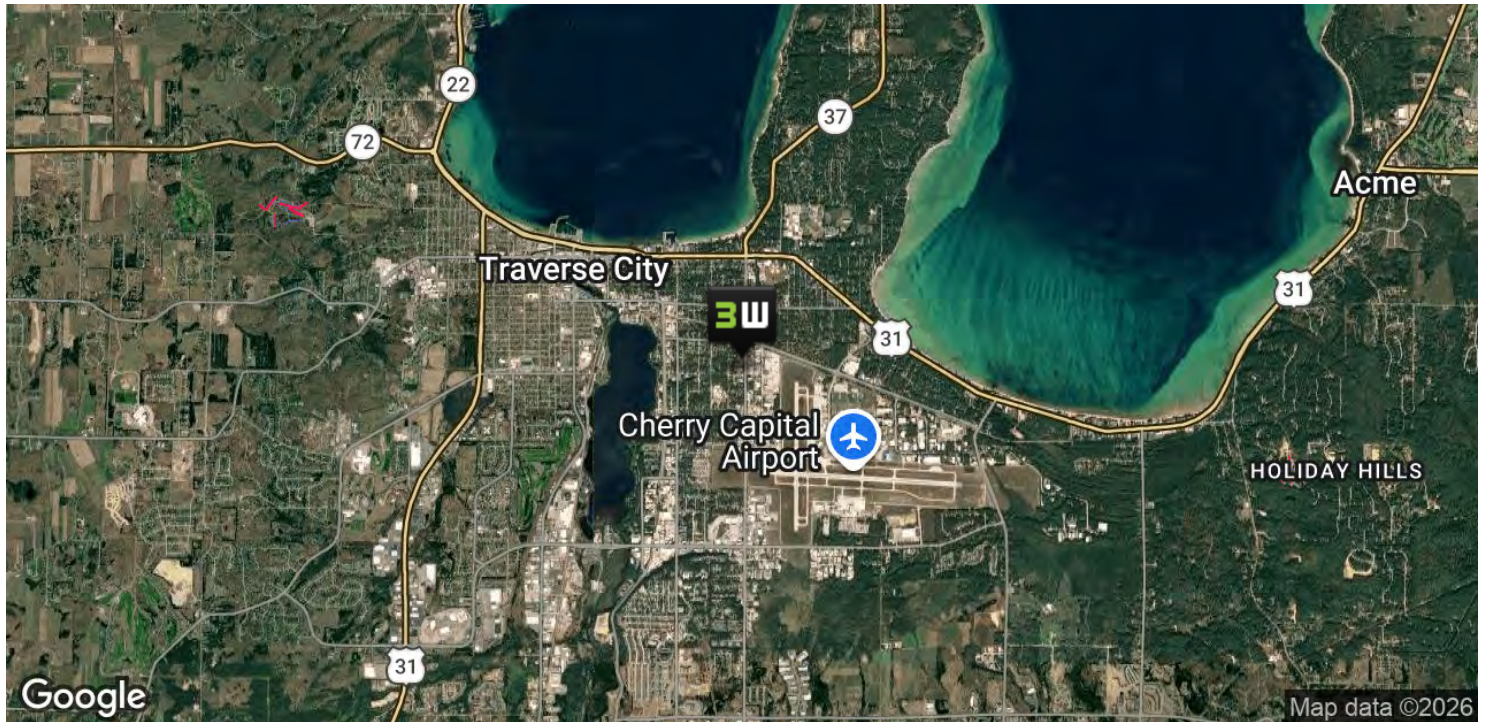


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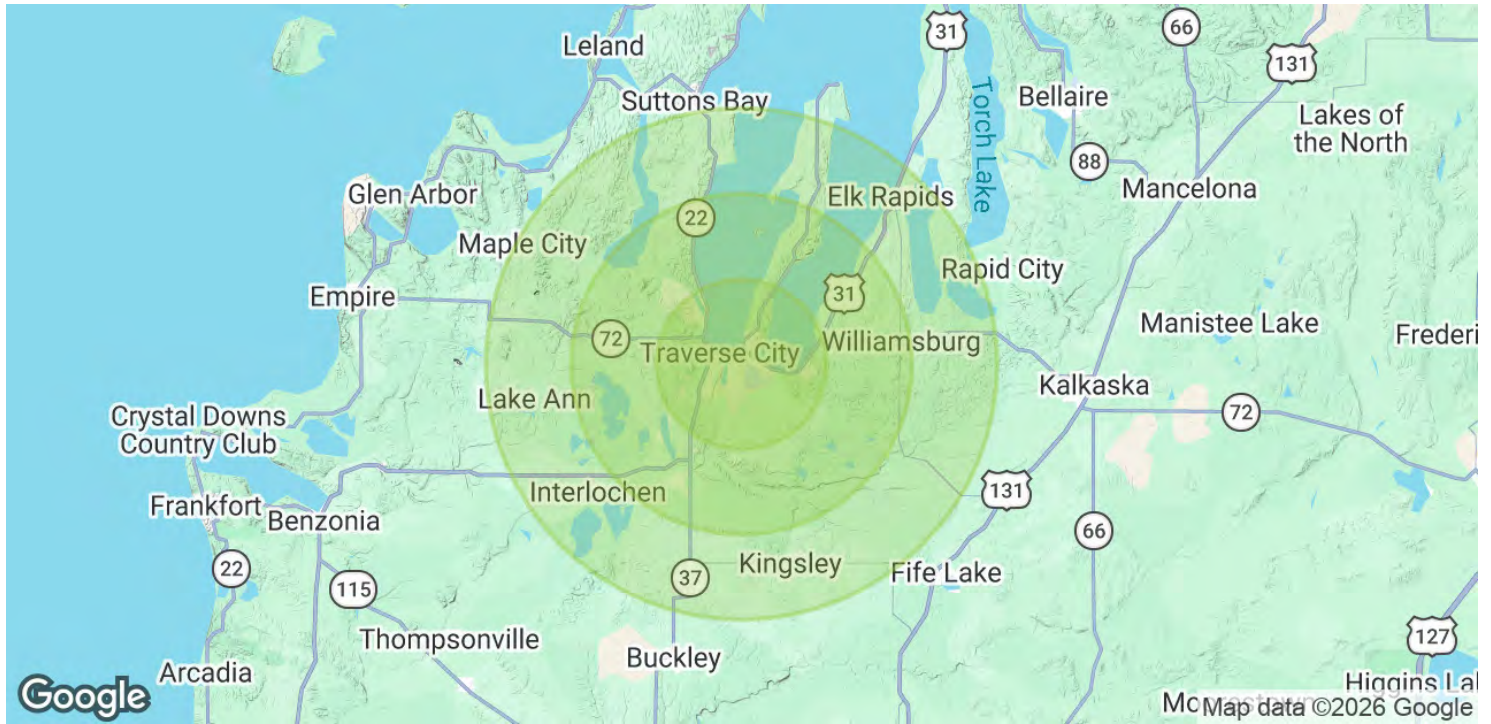


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	44,161	81,373	111,301
Average Age	43.7	44.1	44.7
Average Age (Male)	41.7	42.7	43.5
Average Age (Female)	46.7	46.5	46.6

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	19,652	34,403	46,274
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$101,334	\$103,738	\$104,163
Average House Value	\$362,117	\$358,705	\$359,413

2023 American Community Survey (ACS)

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