



# INDUSTRIAL PROPERTY FOR LEASE

## 1237 Hastings St

### executive summary



1237 Hastings St | Traverse City, MI 49686

#### AVAILABLE SF:

NORTH FRONT UNIT- 1,650 SF  
NORTH 1/2 OF BLDG -5,000 SF

#### LEASE RATE:

FRONT UNIT - \$12/SF/YR/MG  
NORTH 1/2 - \$10/SF/YR/MG

#### PROPERTY OVERVIEW

Office / retail on the front with a shop / warehouse to the back. 5,000 sq ft centrally located on the corner of Hastings and Boon. Available unit is the north 1/2 of the building. Includes approximately 1,650 sq ft of airconditioned offices. Industrial Zoning stepped to allow most less intense uses including office and retail. 18 ft ceilings with one 18' X 14' tall over head door. Two bathrooms, full kitchenette. Paved parking for up to 12 cars. Rent is \$10 per sq ft annually. Tenant pays utilities and shares snow removal and grounds maintenance. Also available as front unit of the north 1/2 of the building. Includes approximately 1,650 sq ft of airconditioned offices. Two enclosed offices with two large open work areas, one bathroom, and a full kitchenette.

#### PROPERTY HIGHLIGHTS

- Private Entrance
- Convenient Location
- Paved Parking for up to 12 cars

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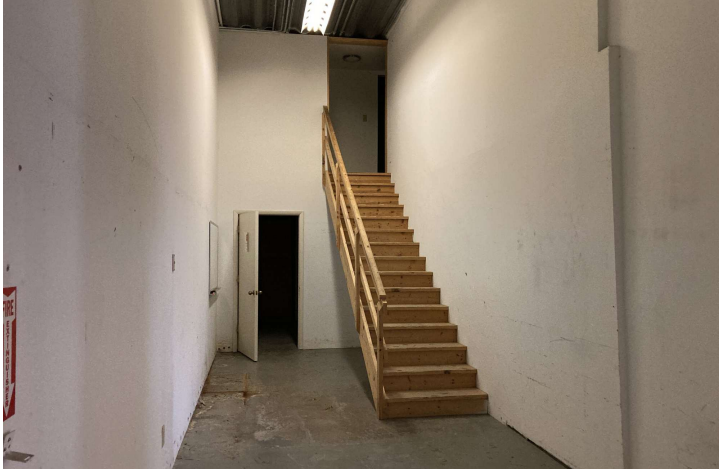
**3W** THREE WEST  
COMMERCIAL





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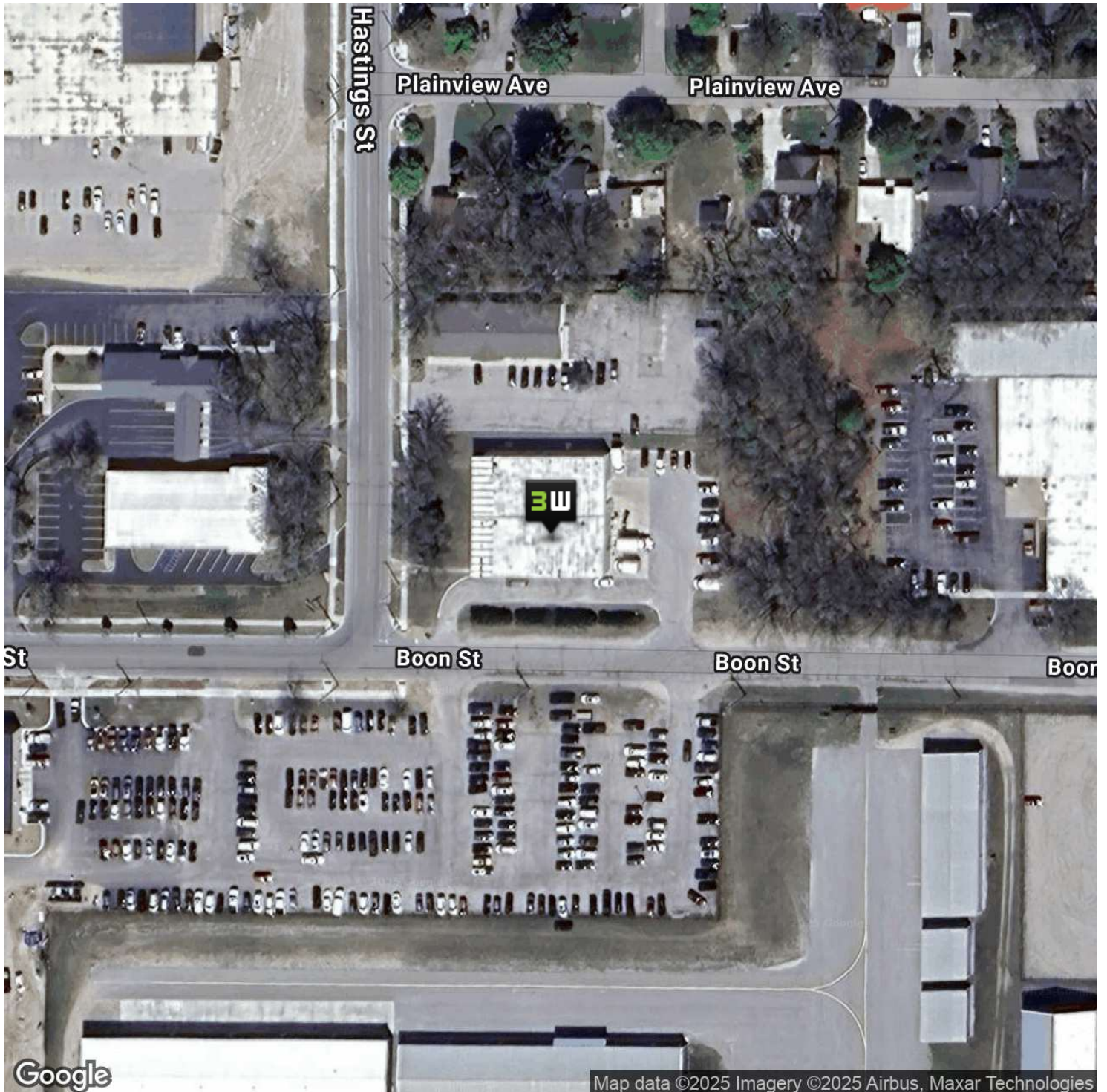
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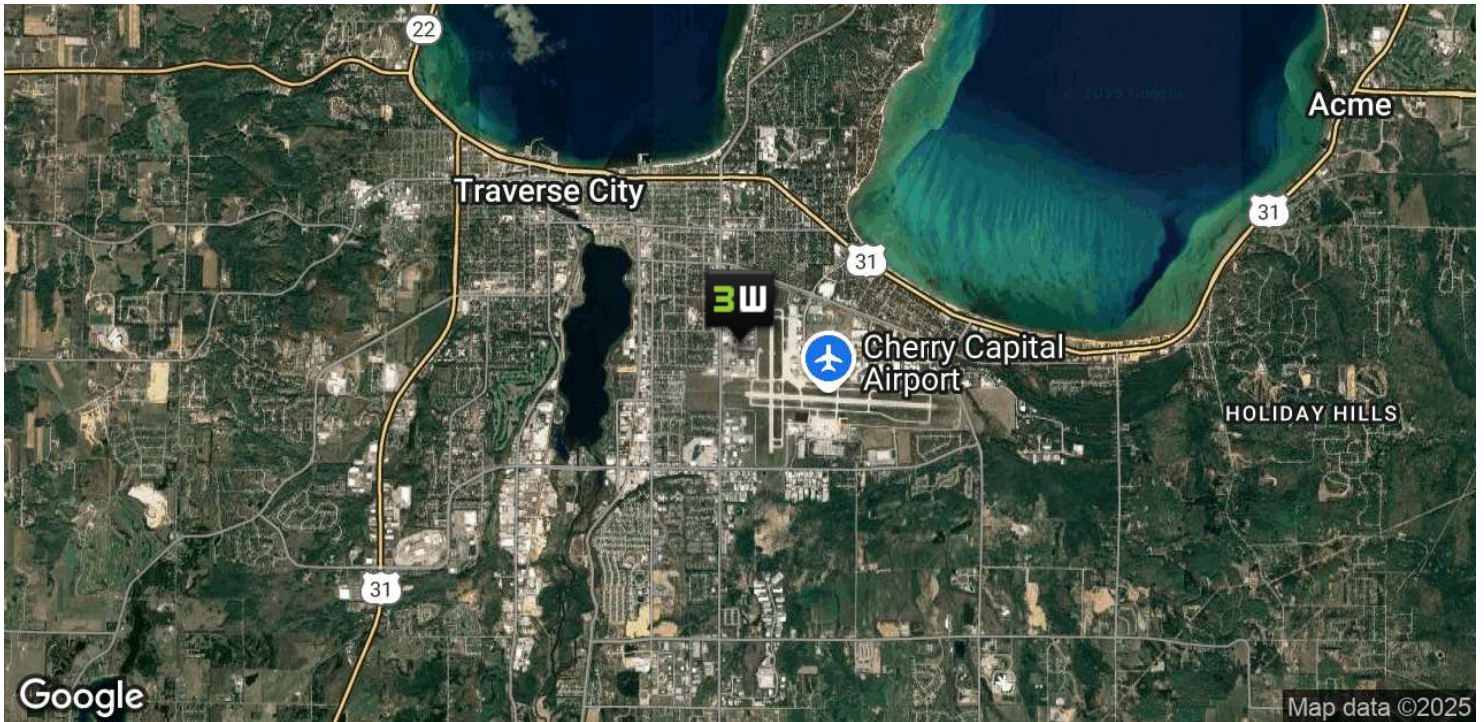
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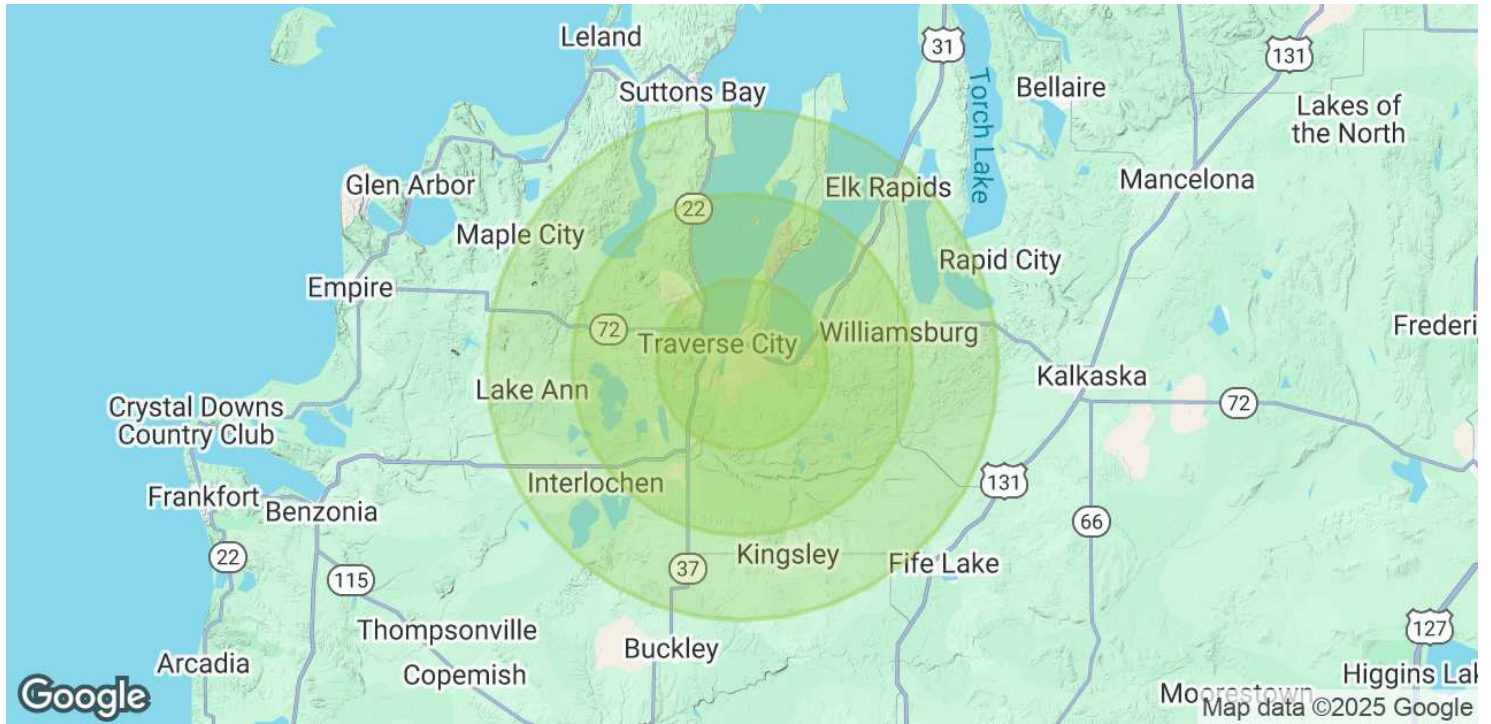
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## POPULATION

## 5 MILES

## 10 MILES

## 15 MILES

Total Population	49,691	87,875	113,283
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

## HOUSEHOLDS & INCOME

## 5 MILES

## 10 MILES

## 15 MILES

Total Households	22,401	37,652	47,837
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$85,663	\$89,946	\$91,705
Average House Value	\$407,283	\$415,698	\$414,815

Demographics data derived from AlphaMap

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