



RETAIL PROPERTY FOR SALE

527 E Eighth St

executive summary



527 E Eighth St | Traverse City, MI 49686

SALE PRICE:	\$1,650,000
LOT SIZE:	0.45 ACRES
BUILDING SIZE:	4,400 SF (VACANT) 1,600 SF (DETAILS SALON) ----- 6,000 SF TOTAL
YEAR BUILT:	1966
ZONING:	D2
PARKING SPACES:	41
MARKET:	NOBO - NORTH BOARDMAN NEIGHBORHOOD
TRAFFIC COUNT:	12,000+

PROPERTY OVERVIEW

Introducing an exceptional retail opportunity at 527 E Eighth St, Traverse City, MI. This impressive 6,000 SF commercial property, constructed in 1966, is ideally suited for retail or free-standing building users. Zoned D2, it offers a versatile space for various business ventures. The property boasts a large onsite parking area on the almost 1/2-Acre lot. With its prime Traverse City location in the up and coming NOBO District, this property is poised to deliver high profile visibility for any entrepreneur or business.

The front 4,400 SF space along Eighth Street will become vacant in July 2025. All other tenants are on a month-to-month basis.

PROPERTY HIGHLIGHTS

- Large 0.447 Acre Lot
- Up and Coming NOBO District location
- Zoned D2
- Large On-site Parking Lot
- 5 - 200 AMP Electric Panels - 2 with 3 Phase Power

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



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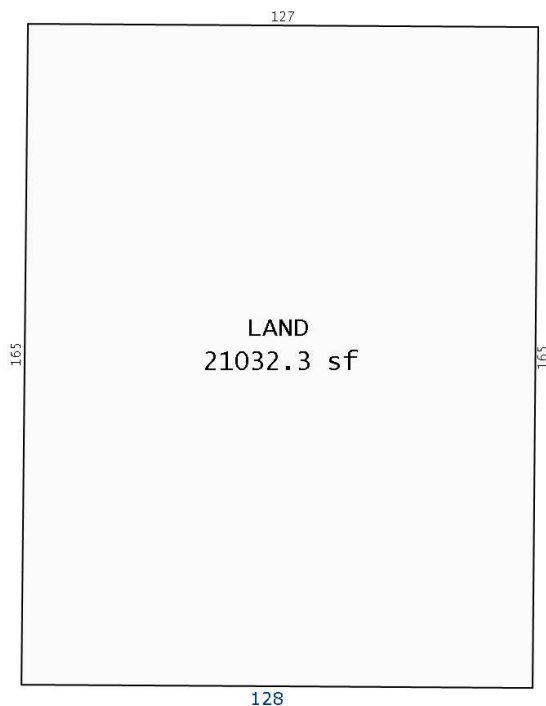
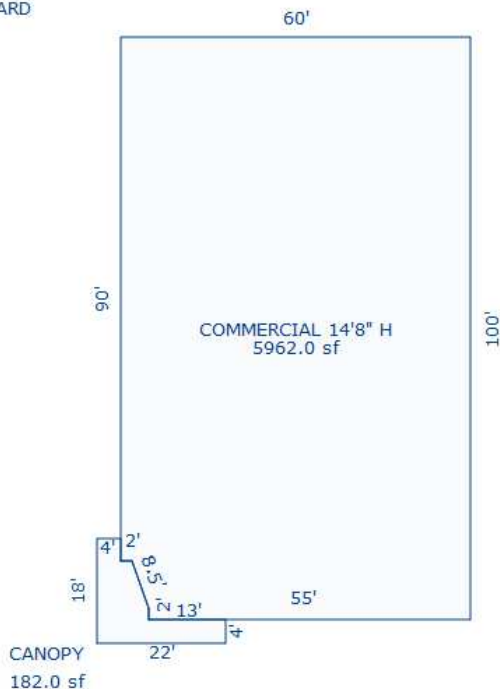


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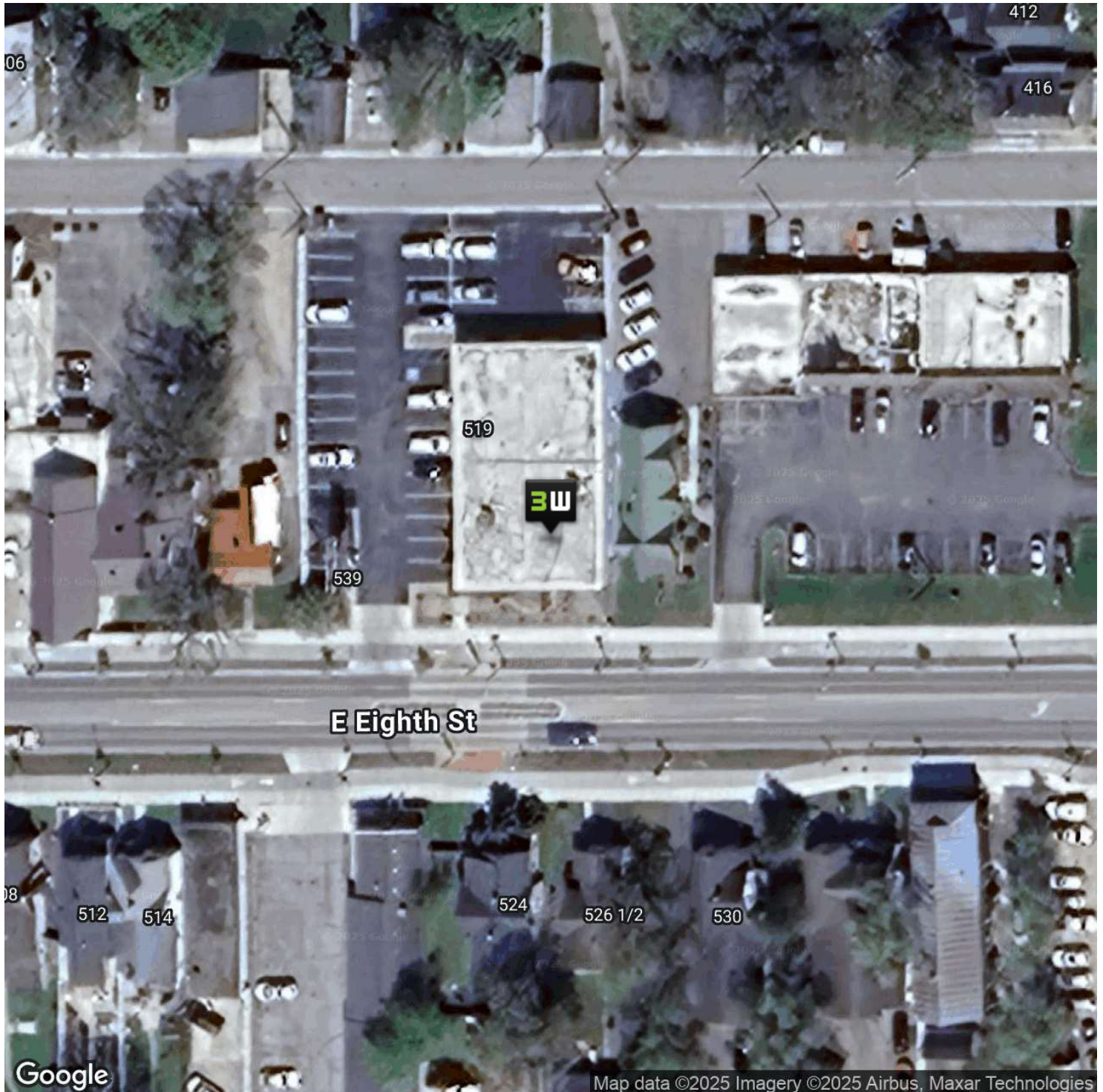


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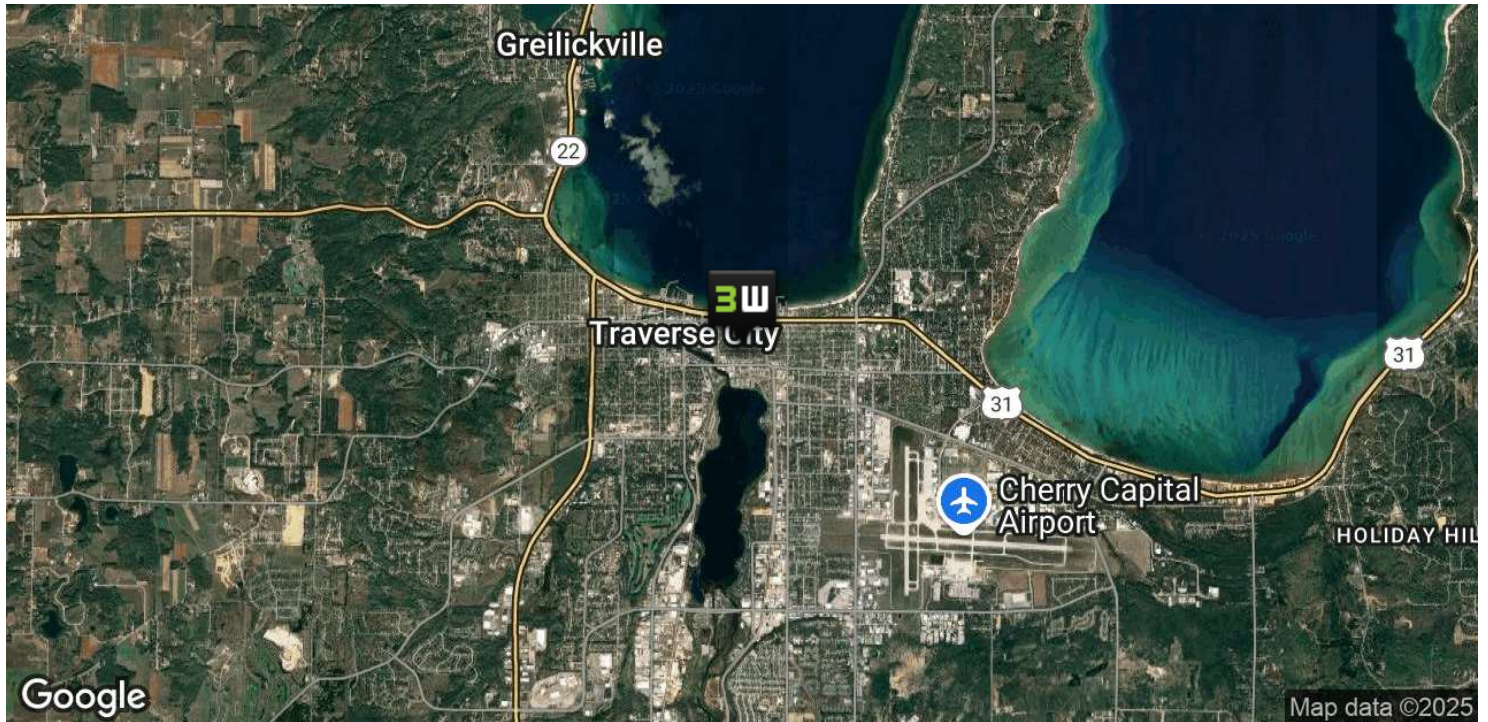
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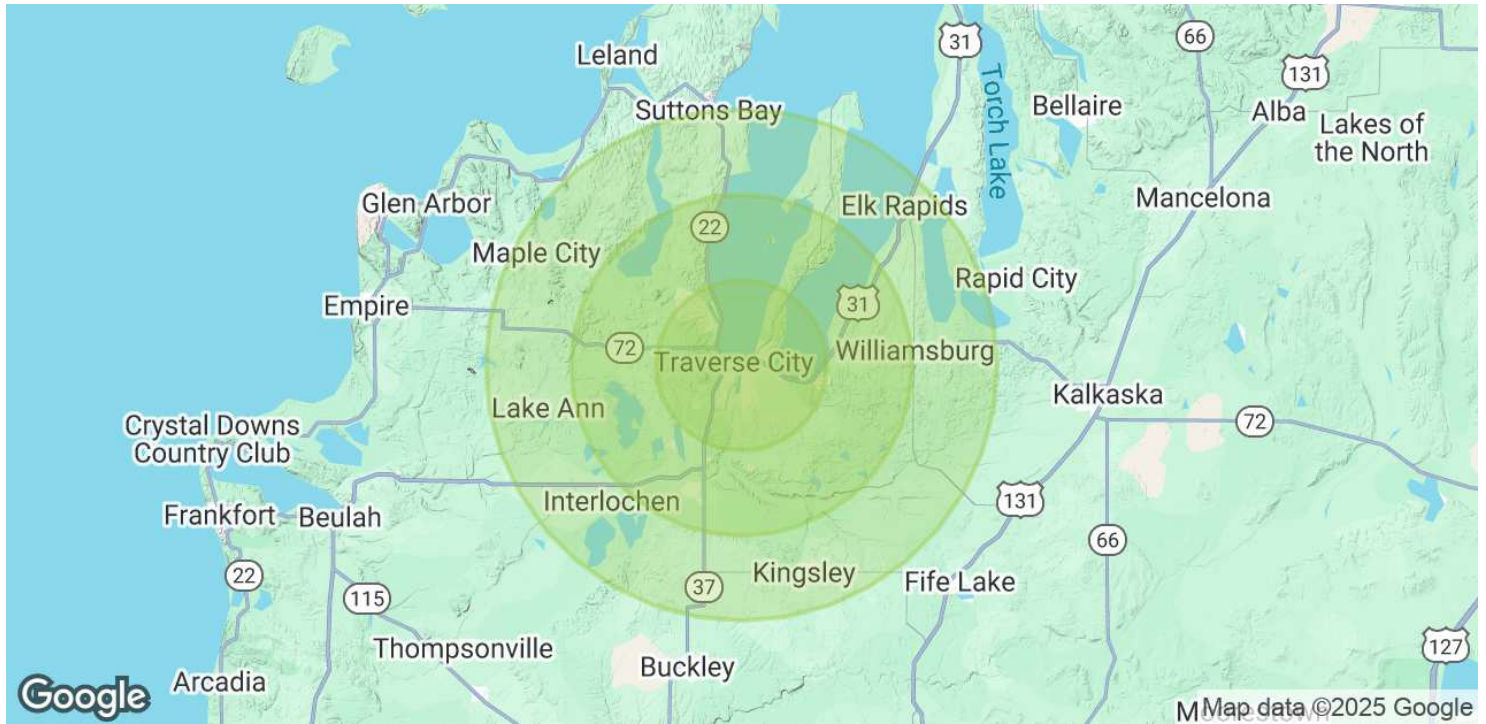
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	46,979	88,712	114,538
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	21,449	37,980	48,530
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,146	\$91,083	\$92,586
Average House Value	\$414,447	\$418,311	\$421,052

Demographics data derived from AlphaMap

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