



OFFICE FOR LEASE

3221 Logan Valley Rd

executive summary



3221 Logan Valley Rd | Traverse City, MI 49684

|               |                           |
|---------------|---------------------------|
| AVAILABLE SF: | 1,543 SF                  |
| LEASE RATE:   | \$1,995.00 PER MONTH (MG) |
| YEAR BUILT:   | 1990                      |
| ZONING:       | COMMERCIAL                |

#### PROPERTY OVERVIEW

Professional office suite in the Logan Place West office development on S. Airport Rd. Includes private entrance, large reception or open work area, six offices with windows, two restrooms and coffee area. Central Traverse City location with plenty of on-site parking. Possible to add sinks if needed for medical use. Tenant may place signage at suite entry and also add standard signage on sign at complex entrance.

#### PROPERTY HIGHLIGHTS

- Convenient Location
- Great Parking
- Private Entrance

**BILL SOMERVILLE** | Senior Associate | Commercial Realtor | 231.929.2955 | [bsomerville@threewest.com](mailto:bsomerville@threewest.com)

[www.threewest.com](http://www.threewest.com)

**3W** THREE WEST  
COMMERCIAL



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# OFFICE FOR LEASE

## 3221 Logan Valley Rd

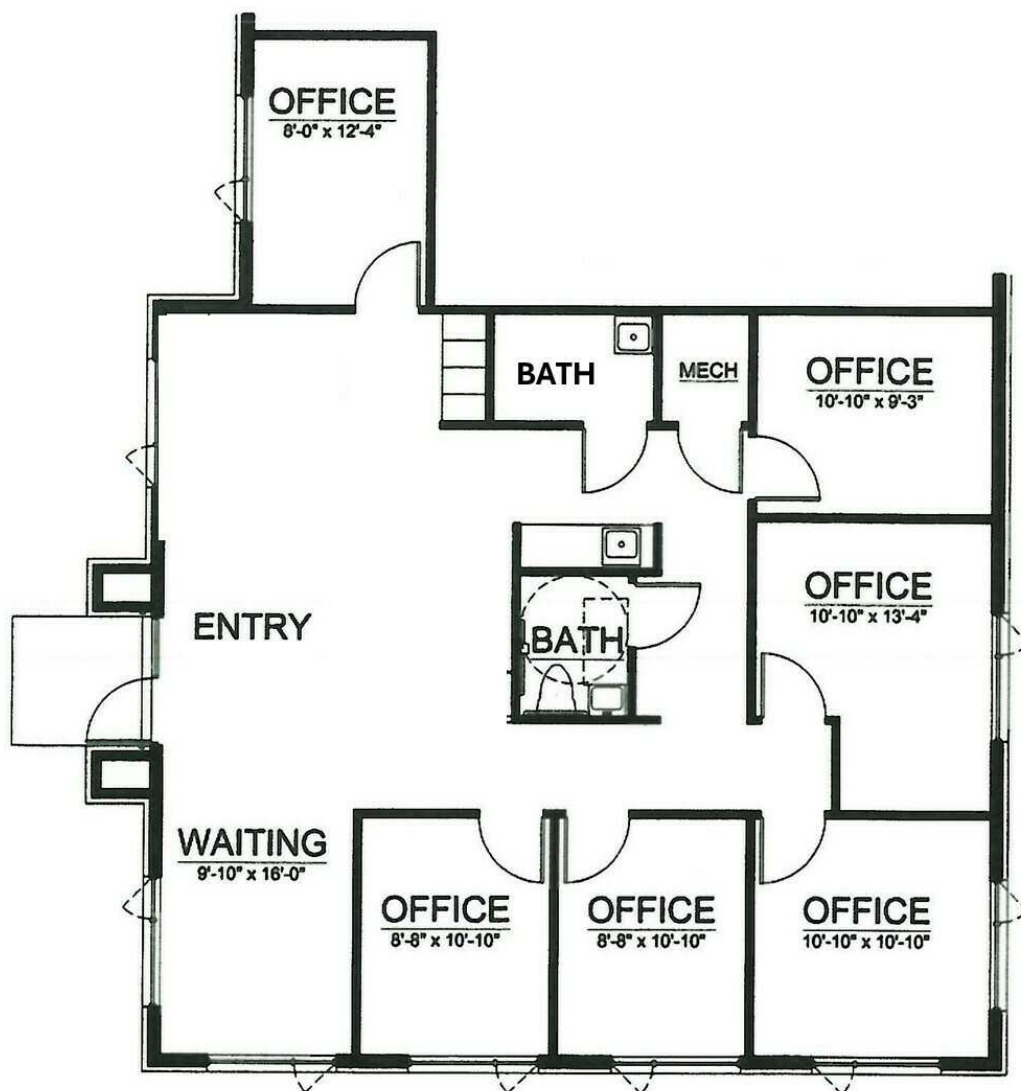


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OFFICE BUILDING FOR LEASE

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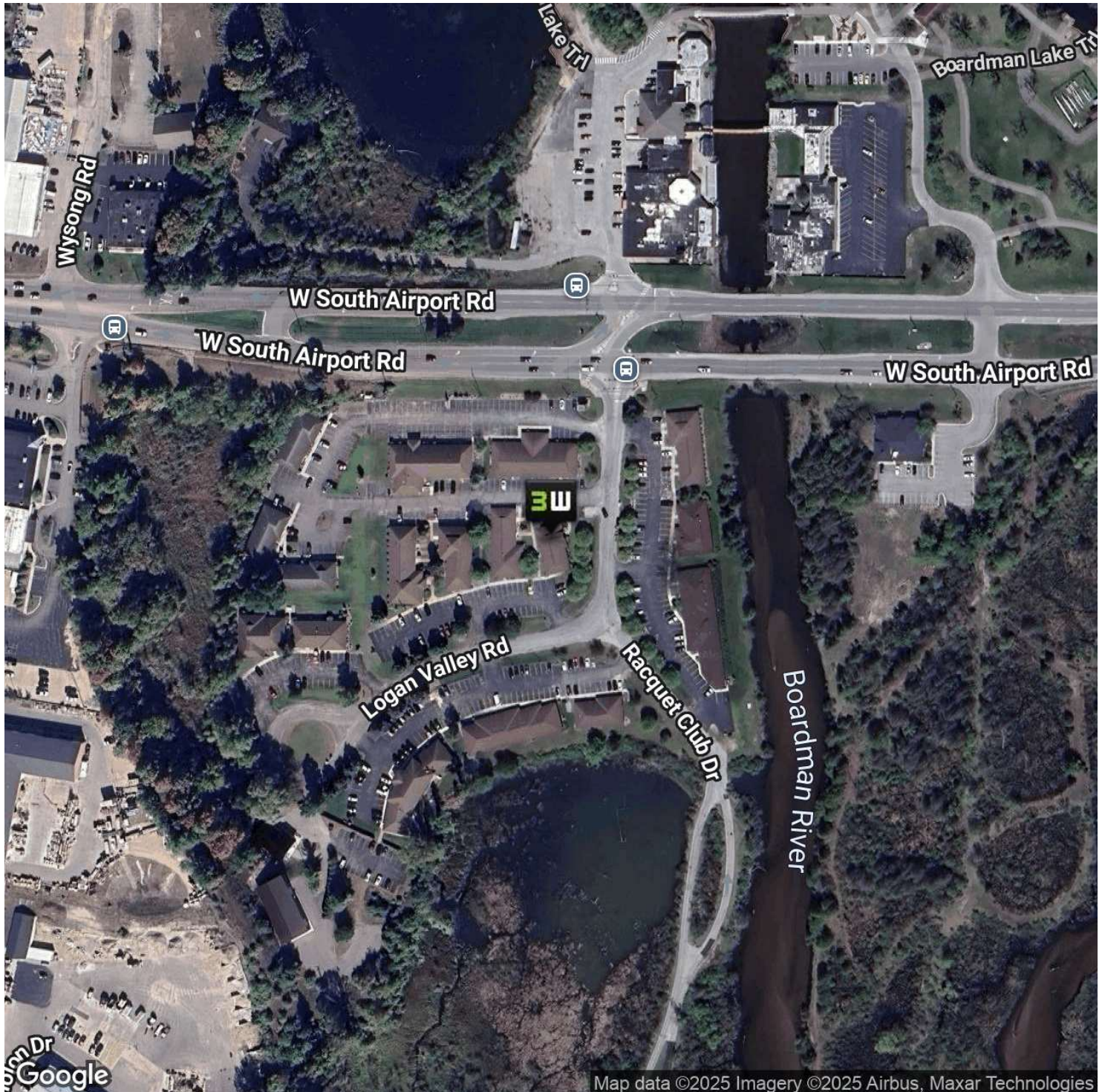
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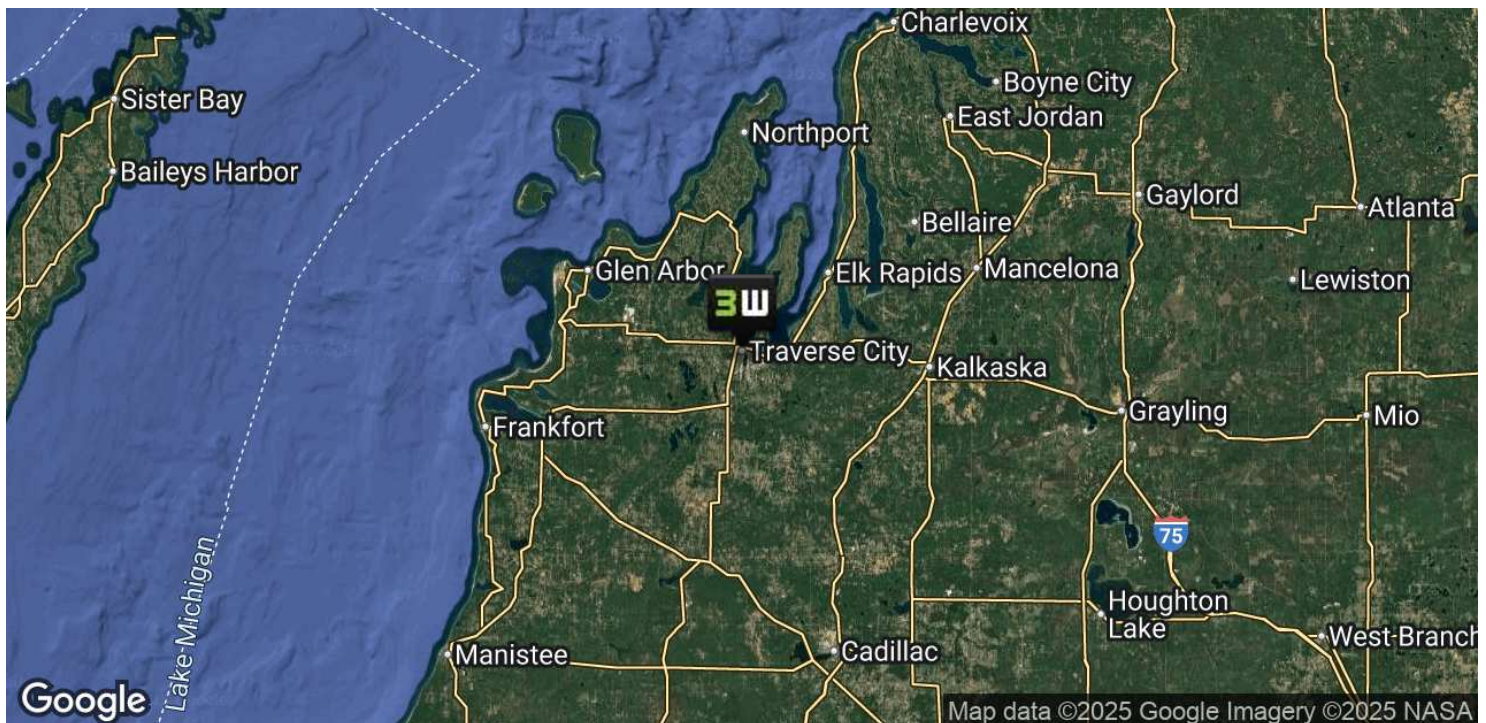
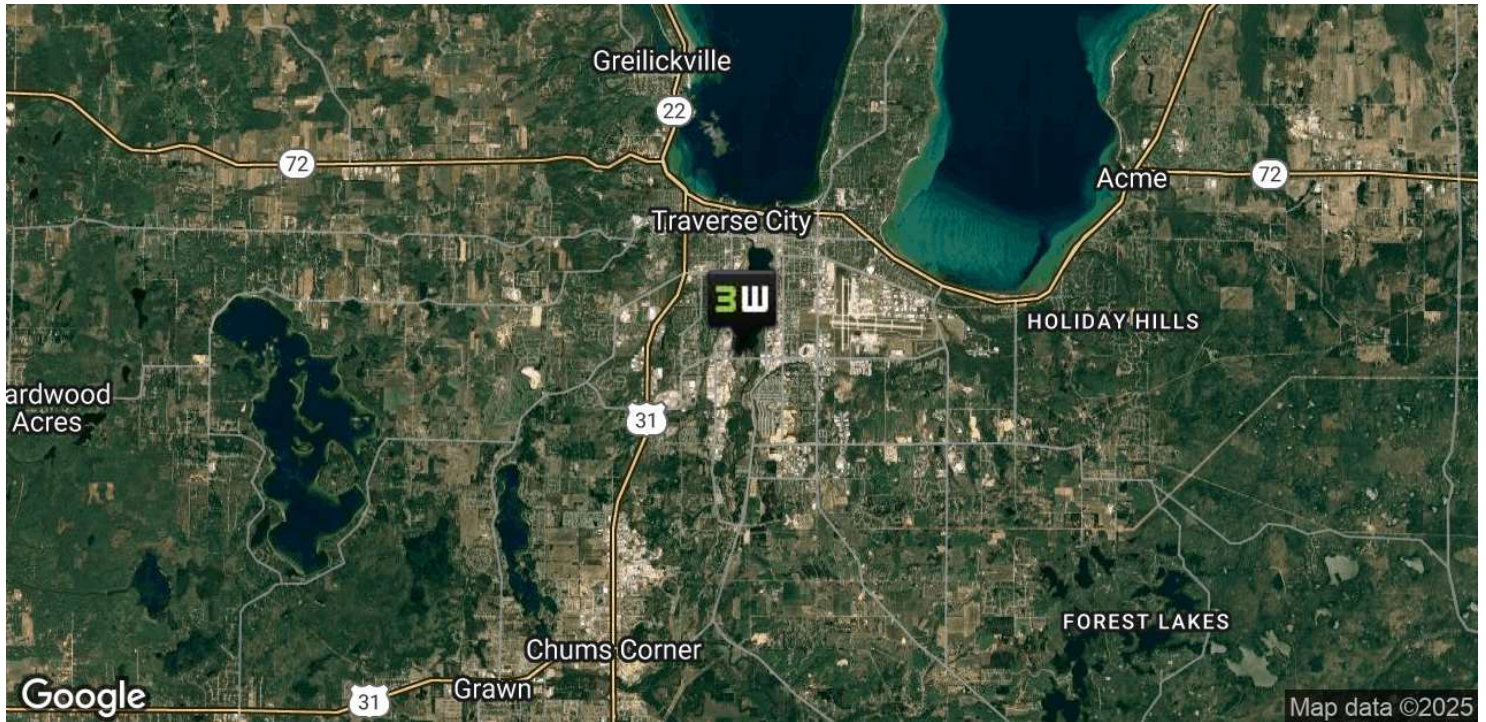
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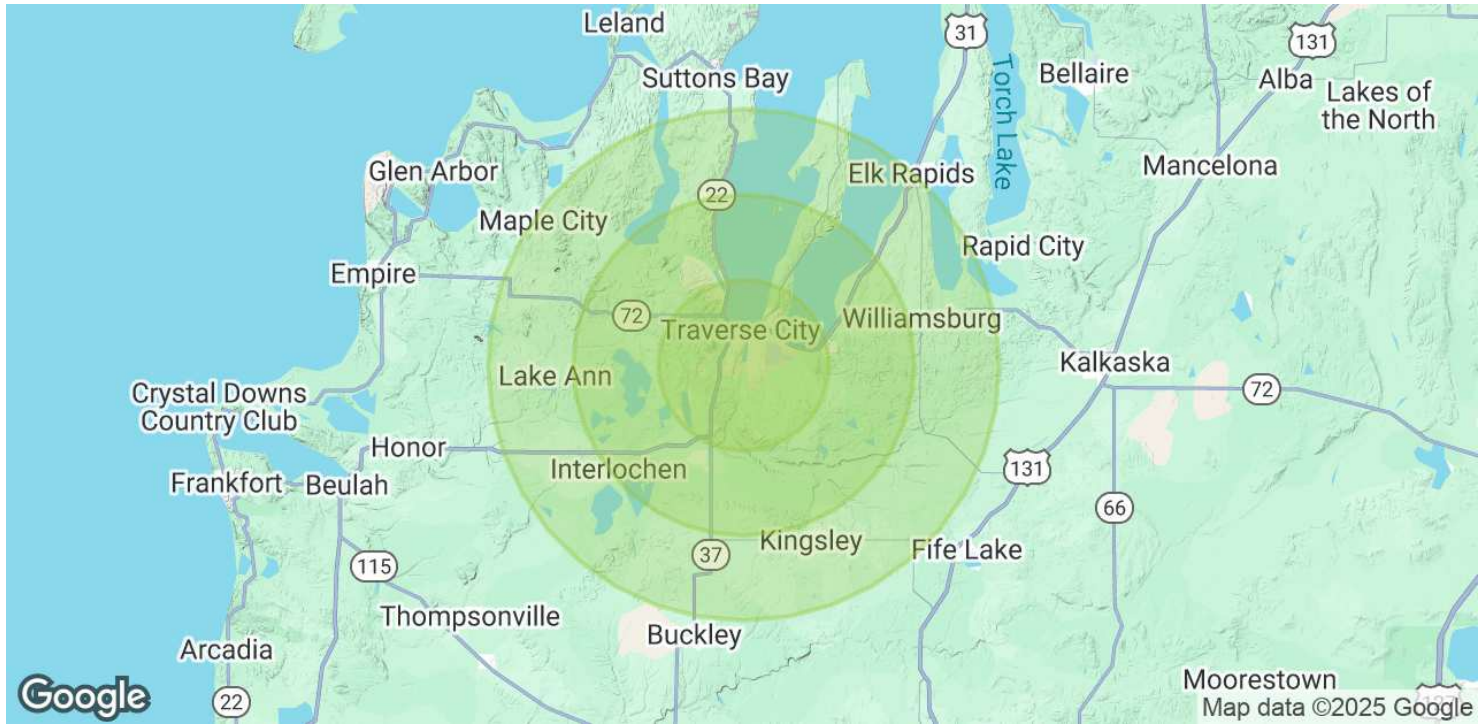
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COMMERCIAL**



## POPULATION

### 5 MILES

### 10 MILES

### 15 MILES

|                      |        |        |         |
|----------------------|--------|--------|---------|
| Total Population     | 50,398 | 91,998 | 114,406 |
| Average Age          | 44     | 44     | 44      |
| Average Age (Male)   | 42     | 43     | 43      |
| Average Age (Female) | 46     | 45     | 45      |

## HOUSEHOLDS & INCOME

### 5 MILES

### 10 MILES

### 15 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 22,607    | 39,167    | 48,295    |
| # of Persons per HH | 2.2       | 2.3       | 2.4       |
| Average HH Income   | \$85,104  | \$90,281  | \$91,731  |
| Average House Value | \$409,331 | \$412,970 | \$415,433 |

Demographics data derived from AlphaMap

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