



OFFICE BUILDING FOR LEASE

6170 US 31 N

executive summary



6170 US 31 N | Acme, MI 49610

AVAILABLE SF:	2,360 SF
LEASE RATE:	\$2145/MO/MG
LOT SIZE:	0.72 ACRES
YEAR BUILT:	1998
ZONING:	COMMERCIAL CORRIDOR
TRAFFIC COUNT:	13,000

PROPERTY OVERVIEW

High traffic count, great signage and visibility. Offers 8 offices, conference room, kitchen area, storage room & reception area. Plenty of natural lighting. Handicap accessible. Ample parking and nicely landscaped. Tenant pays rent plus utilities and half of grounds maintenance.

PROPERTY HIGHLIGHTS

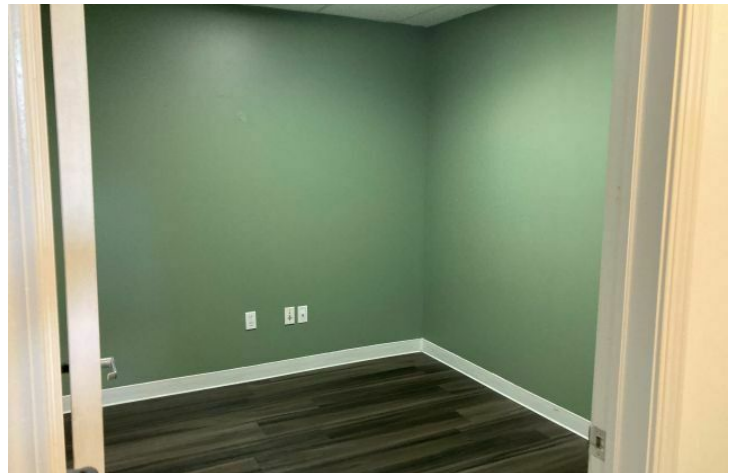
- High traffic count with excellent visibility
- Modern architecture inside and out
- Ideal as a medical office
- Abundant natural lighting.
- Large reception area.

DAVID J. FROST | Senior Associate | Commercial Realtor | 231.929.2955 | dfrost@threewest.com



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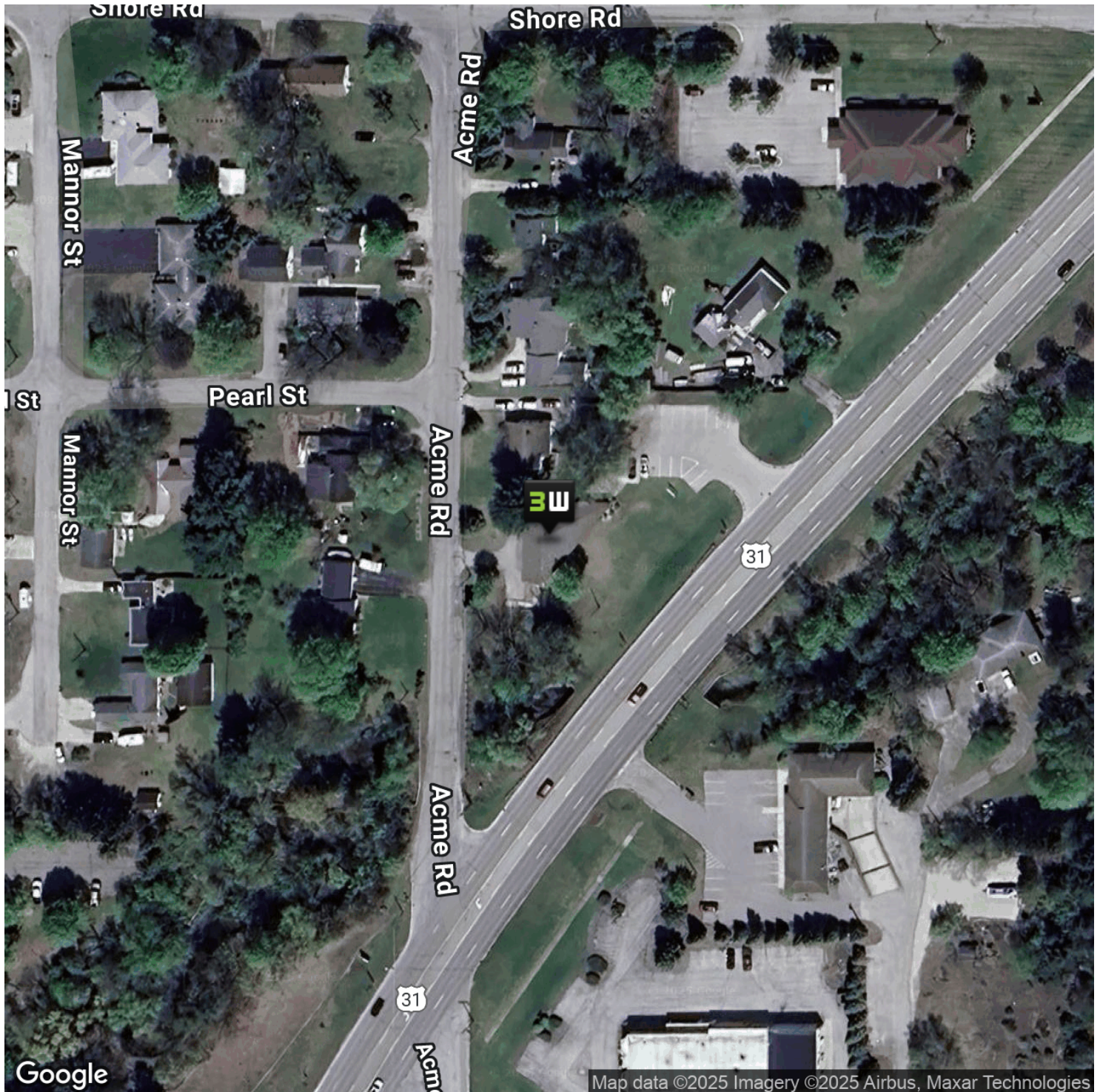
3W THREE WEST
COMMERCIAL





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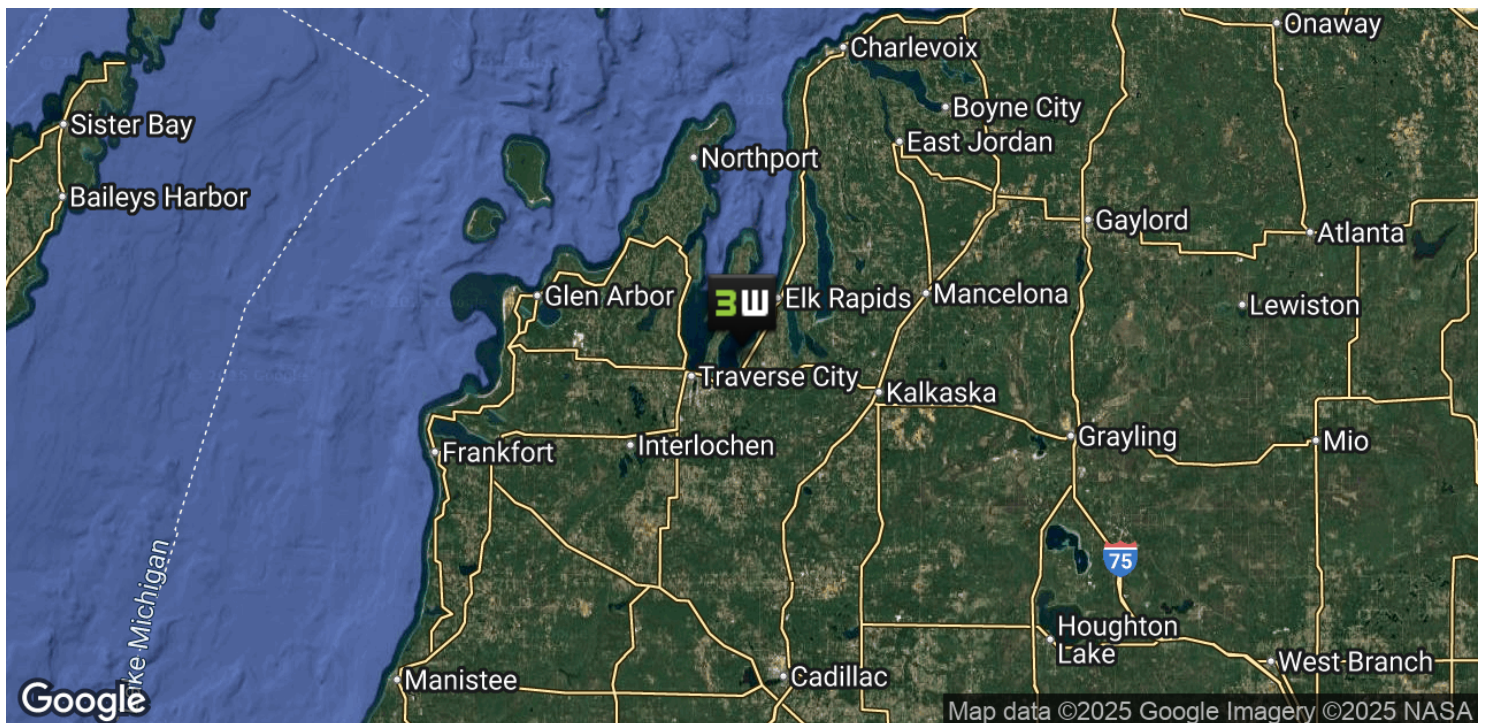
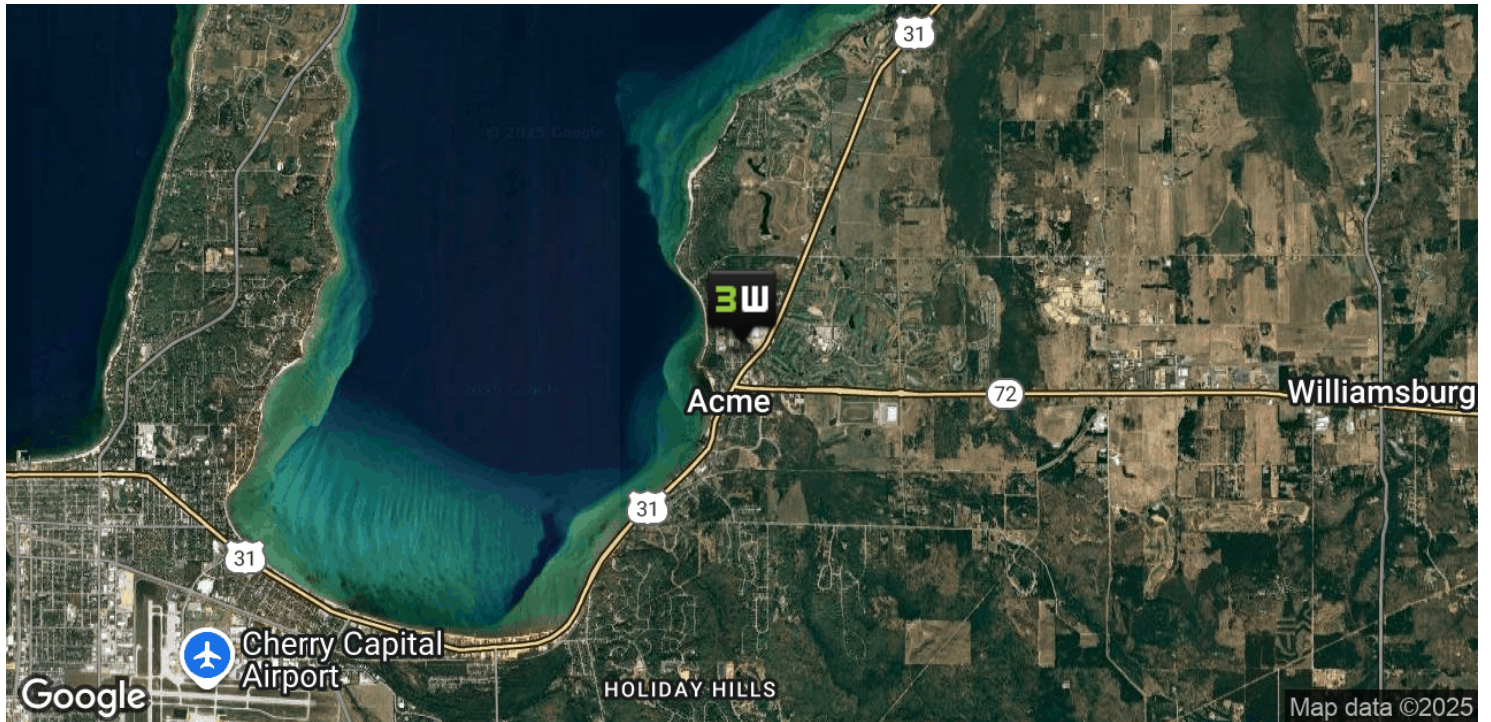
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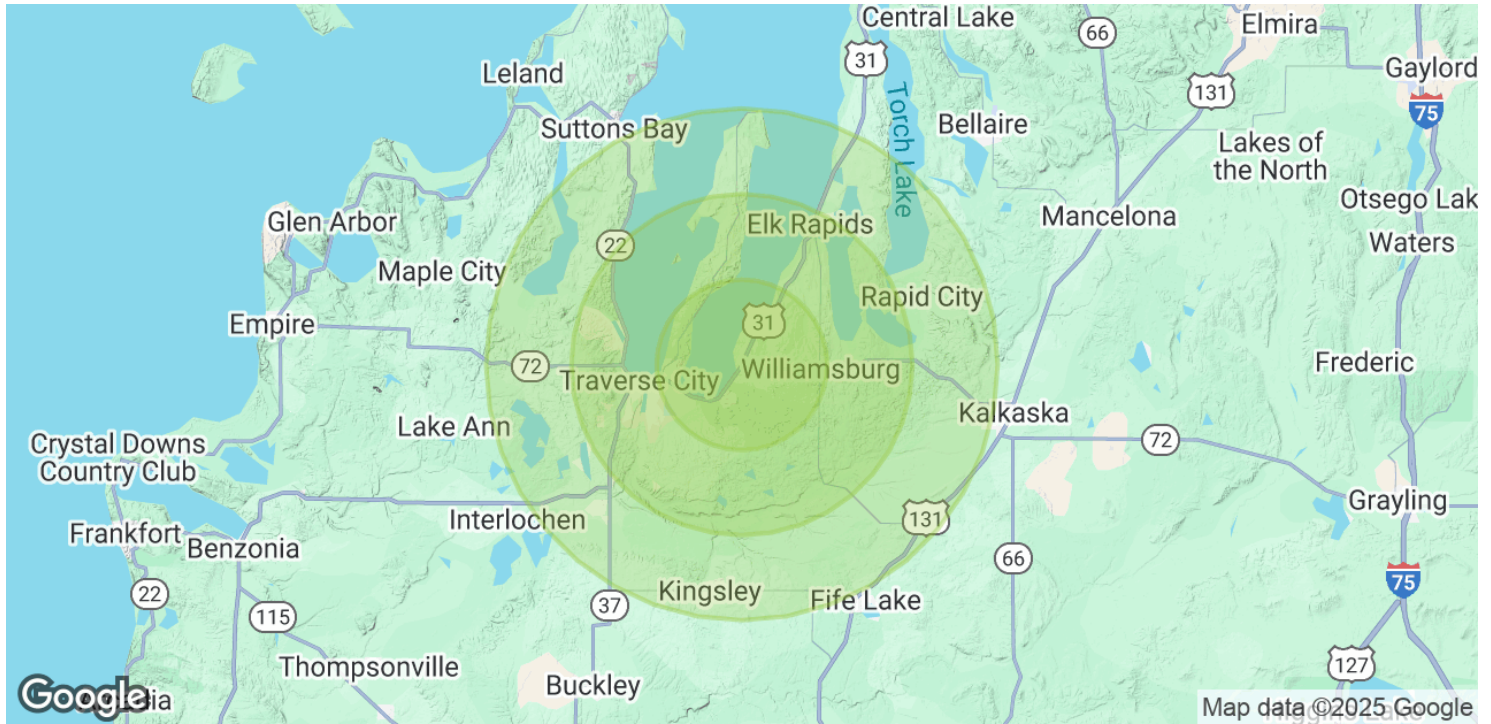


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	16,588	67,814	106,737
Average Age	46	46	45
Average Age (Male)	44	44	44
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	7,097	30,149	45,810
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$100,487	\$91,644	\$91,750
Average House Value	\$462,106	\$440,480	\$423,882

Demographics data derived from AlphaMap

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