



# OFFICE BUILDING FOR LEASE

## 3639 Cass Rd

### executive summary



3639 Cass Rd | Traverse City, MI 49684

|               |                                                                                                                 |
|---------------|-----------------------------------------------------------------------------------------------------------------|
| AVAILABLE SF: | NORTH HALF - 3,112 SF<br>SUITE 3 - 175 SF                                                                       |
| LEASE RATE:   | NORTH HALF - \$3500/MONTH<br>PLUS NNN FEES \$600/MONTH<br><br>SUITE 3 - \$350/MONTH<br>PLUS NNN FEES \$50/MONTH |
| ZONING:       | COMMERCIAL                                                                                                      |

#### PROPERTY OVERVIEW

##### North Half

A Prime Office Space boasting 3,112 SF, recently remodeled and ready to move in. An ideal space for a variety of business endeavors. Highly visible, centrally located on the Cass corridor in Traverse City. The space has a reception area, shared waiting area, 7 offices, large conference room or open work area and a shared kitchen. Plenty of on site parking. All Net expenses including utilities come to an additional \$600 monthly.

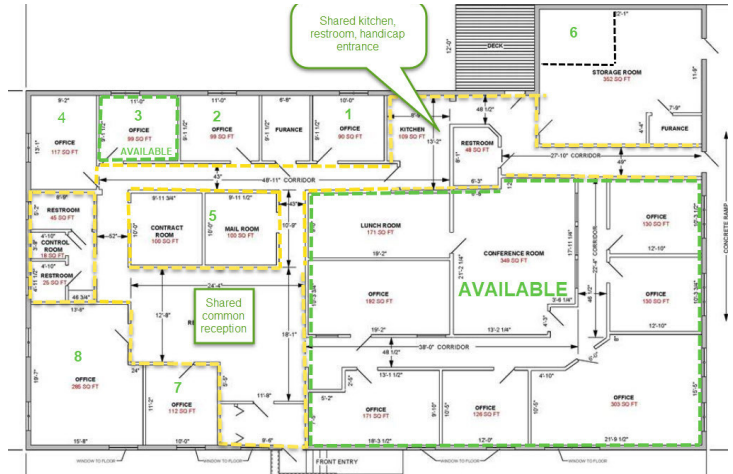
##### Suite 3

A Private Office Space with 175 SF is ready to move in. An ideal space for a variety of business endeavors. Highly visible, centrally located on the Cass corridor in Traverse City. The space has a shared waiting area and a shared kitchen. Plenty of on site parking. All Net expenses including utilities come to an additional \$50 monthly.

#### PROPERTY HIGHLIGHTS

- Convenient Location
- Easy Ingress /Egress
- Ample Parking

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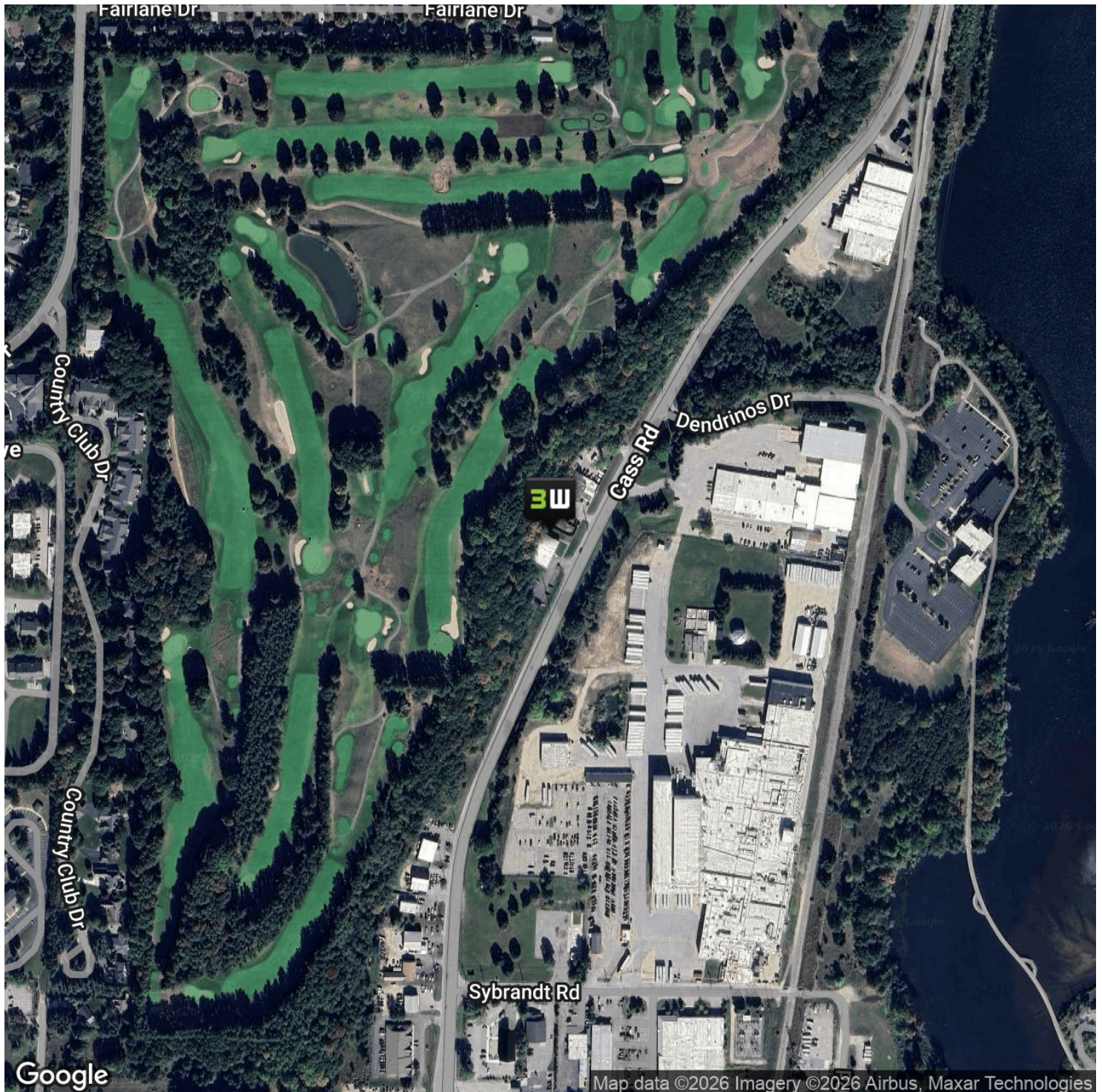
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**3W** THREE WEST  
COMMERCIAL



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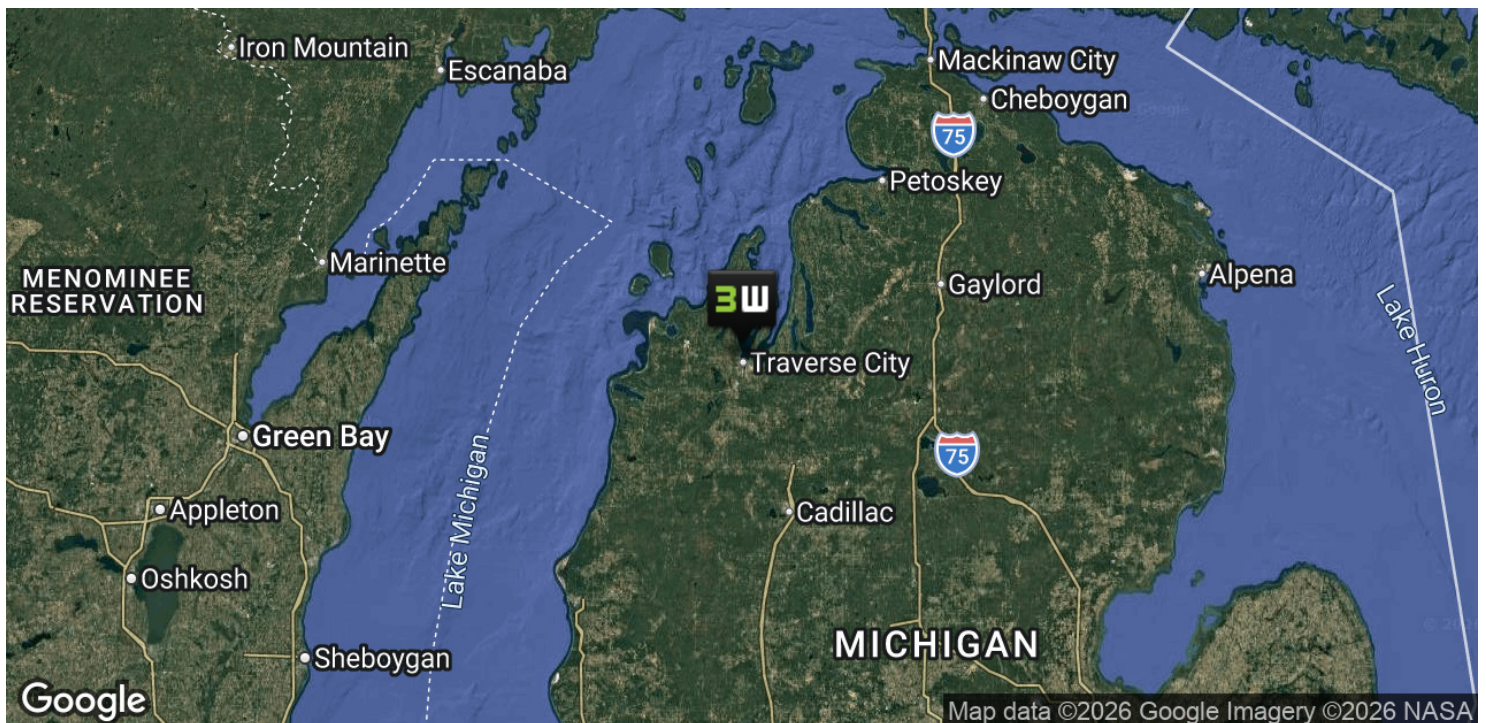
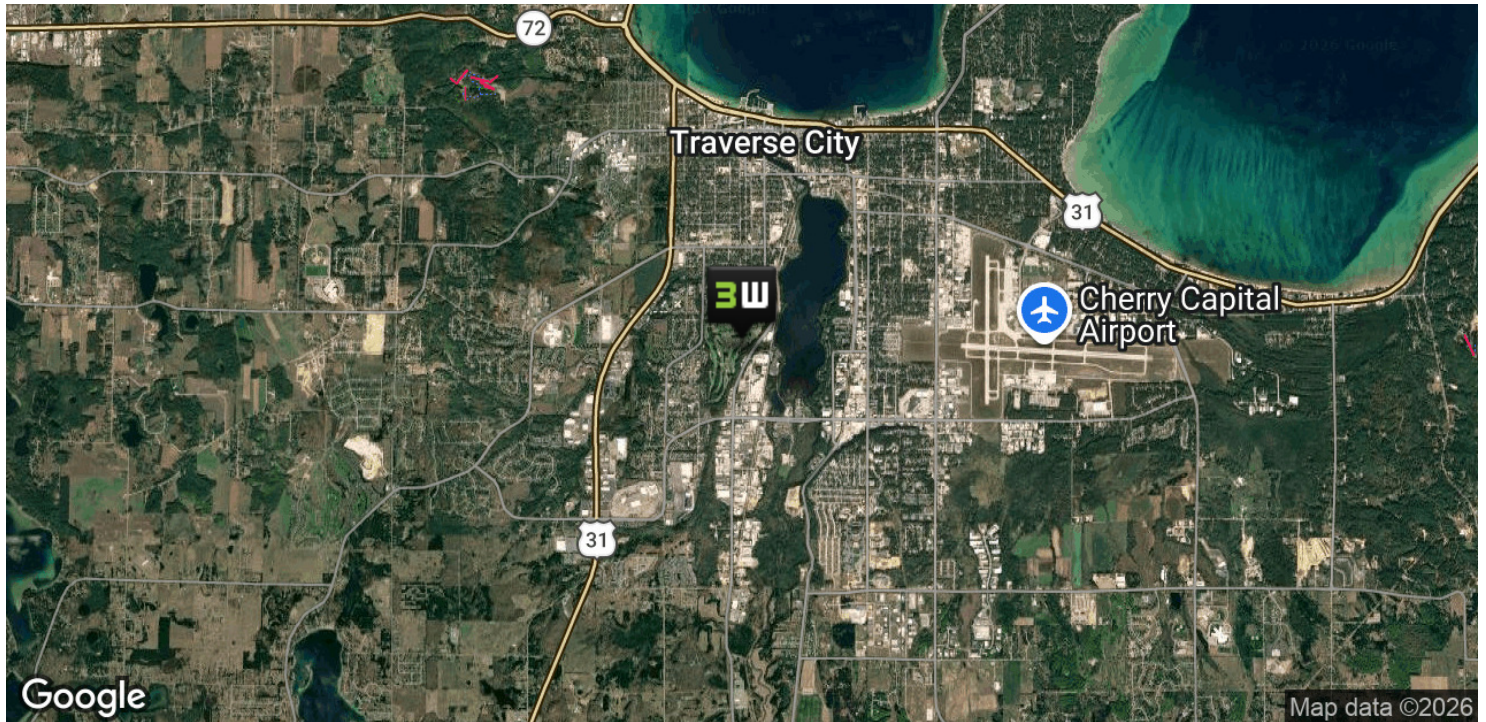
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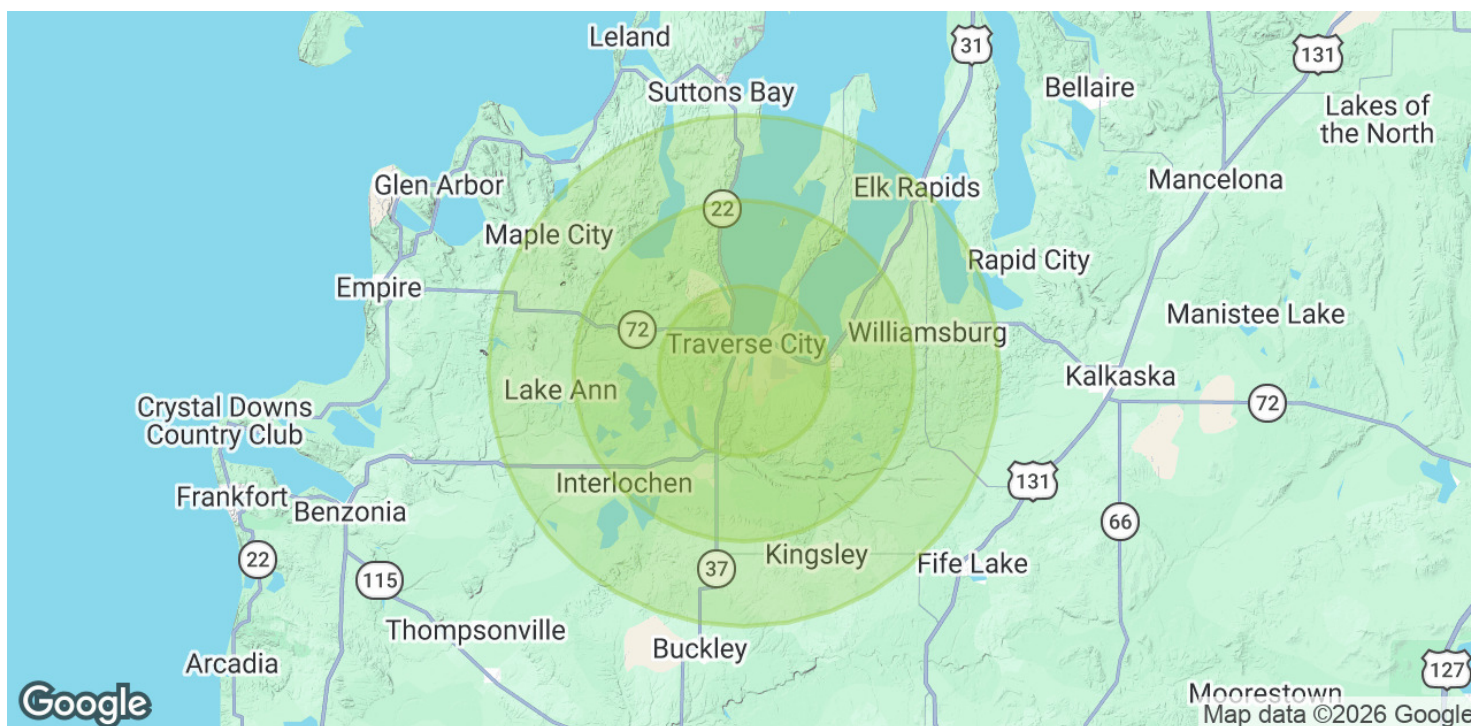
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### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

|                      |        |        |         |
|----------------------|--------|--------|---------|
| Total Population     | 50,302 | 91,998 | 113,795 |
| Average Age          | 44     | 44     | 44      |
| Average Age (Male)   | 43     | 43     | 43      |
| Average Age (Female) | 46     | 45     | 45      |

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 22,624    | 39,167    | 48,042    |
| # of Persons per HH | 2.2       | 2.3       | 2.4       |
| Average HH Income   | \$85,435  | \$90,281  | \$91,833  |
| Average House Value | \$409,095 | \$412,970 | \$416,037 |

2020 American Community Survey (ACS)

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