

# INVEST IN KINGSLEY, MI



## DOWNTOWN REVITALIZATION & GROWTH SUMMARY

- **Major Mixed-Use Redevelopment:** Downtown Kingsley is undergoing a major revitalization, with the Downtown Development Authority (DDA) initiating property demolition to clear a block-long footprint along the south side of Main Street between Brownson Ave and Elm Street.
- **Inflowing Foot Traffic & Density:** The upcoming development will introduce a mix of new retail storefronts and residential housing, significantly expanding the local customer base and boosting daily pedestrian activity in the heart of downtown.
- **Proactive Public Support:** The project is actively backed by the Kingsley DDA and the Grand Traverse County Land Bank, highlighting strong municipal investment to energize the local business corridor.

## **WHY INVEST IN KINGSLEY?**

Kingsley offers the ideal balance of small-town loyalty and strong regional economic momentum. Located just 15 minutes south of Traverse City, Kingsley serves as a thriving hub for local families, commuters, and regional consumers looking for convenient, quality services without the congestion. With aggressive local development support, zero downtown parking minimums, and direct access to M-113 traffic, opening a location in Kingsley puts your business in front of a loyal, growing customer base.

- **Strategic Location:** Direct visibility along primary thoroughfares connecting US-31 and M-37.
- **Business-Friendly Climate:** Capitalize on local DDA incentives, TIF re-development options, and streamlined planning processes.
- **Thriving Community Core:** Located steps from recent multi-million dollar investments in village infrastructure, public parks, and downtown enhancements.
- **Unmatched Value:** Secure premium commercial space at a fraction of downtown Traverse City lease rates.

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**Scott Hardy**  
(231) 492-5898



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# FOR LEASE

## TWO SUITES IN DOWNTOWN KINGSLEY

South Brownson Avenue Kingsley, MI 49649



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# FOR LEASE TWO SUITES IN DOWNTOWN KINGSLEY

South Brownson Avenue Kingsley, MI 49649



Lease Rate

**\$12 SF/YR &  
\$2,450 /MO**

## OFFERING SUMMARY

|                   |                               |
|-------------------|-------------------------------|
| Available SF:     | 1,288 - 2,450 SF              |
| Zoning:           | Office, Retail,<br>Commercial |
| Spaces Available: | 2                             |

## PROPERTY OVERVIEW

Two suites available for lease in Downtown Kingsley.

112 S Brownson: Attention medical and dental professionals seeking a unique practice location! Nestled in the heart of Kingsley, this exceptional property offers an unrivaled opportunity for medical and dental offices. With exclusive access to basement storage, it provides the ideal space for specialized equipment and supplies. The property's close proximity to public parking and The Village lot ensures convenient accessibility for patients. Notably, this is the only available medical office space in Downtown Kingsley, making it a rare and coveted opportunity. Elevate your practice in this prime location, and be the first to bring medical and dental services to this thriving community.

104 S Brownson: Kingsley is exploding and this a great location for a daycare, restaurant, or retail operation. 2,450 sq ft in the heart of downtown. The bathrooms to accommodate multiple uses.

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 4          | 21        | 89       |
| Total Population  | 18         | 73        | 297      |
| Average HH Income | \$122.665  | \$95.086  | \$90.647 |

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# DETAILS

## TWO SUITES IN DOWNTOWN KINGSLEY

South Brownson Avenue Kingsley, MI 49649

### AVAILABLE SPACES

| SUITE                     | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE        | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------|-----------|-----------|----------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 112 South Brownson Avenue | Available | 1,288 SF  | NNN            | \$12.00 SF/yr     | <p>Attention medical and dental professionals seeking a unique practice location! Nestled in the heart of Kingsley, this exceptional property offers an unrivaled opportunity for medical and dental offices. With exclusive access to basement storage, it provides the ideal space for specialized equipment and supplies. The property's close proximity to public parking and The Village lot ensures convenient accessibility for patients. Notably, this is the only available medical office space in Downtown Kingsley, making it a rare and coveted opportunity. Elevate your practice in this prime location, and be the first to bring medical and dental services to this thriving community.</p> <p>Contains basement storage space tenants can use<br/>Free and public street parking or The Village lot</p> |
| 107 South Brownson Avenue | Available | 2,450 SF  | Modified Gross | \$2,450 per month | <p>Kingsley is exploding and this a great location for a daycare, restaurant, or retail operation. 2,450 sq ft in the heart of downtown. The bathrooms to accommodate multiple uses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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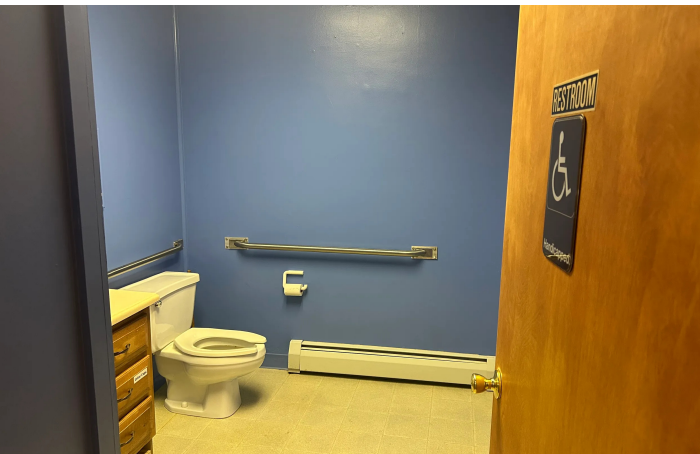


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# 112 S BROWNSON PHOTOS

TWO SUITES IN DOWNTOWN KINGSLEY

South Brownson Avenue Kingsley, MI 49649



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# 107 S BROWNSON PHOTOS

TWO SUITES IN DOWNTOWN KINGSLEY

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# LOCATION MAPS

## TWO SUITES IN DOWNTOWN KINGSLEY

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South Brownson Avenue Kingsley, MI 49649

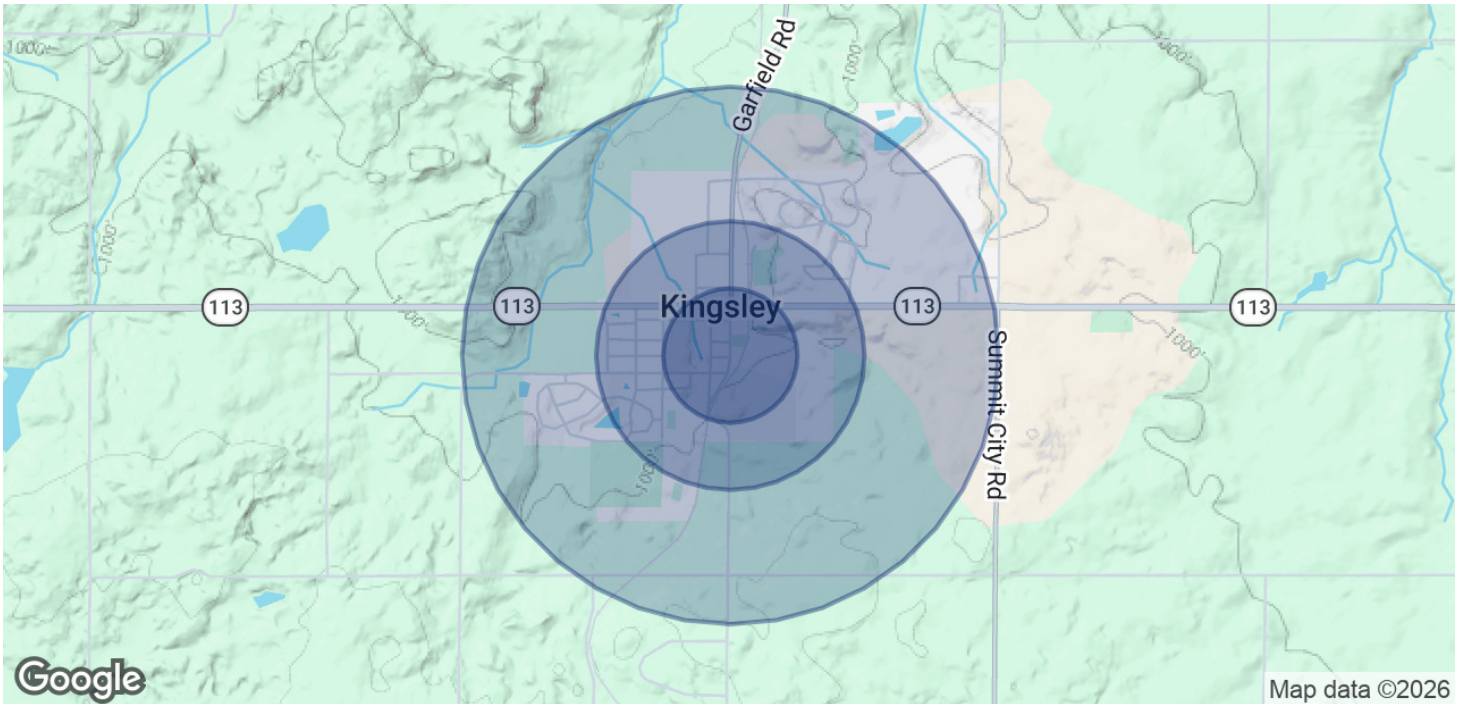


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# DEMOGRAPHICS

## TWO SUITES IN DOWNTOWN KINGSLEY

South Brownson Avenue Kingsley, MI 49649



### POPULATION

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

|                      |      |      |      |
|----------------------|------|------|------|
| Total Population     | 18   | 73   | 297  |
| Average Age          | 29.9 | 30.9 | 31.2 |
| Average Age (Male)   | 25.5 | 26.6 | 27   |
| Average Age (Female) | 31   | 33   | 33.8 |

### HOUSEHOLDS & INCOME

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4         | 21        | 89        |
| # of Persons per HH | 4.5       | 3.5       | 3.3       |
| Average HH Income   | \$122,665 | \$95,086  | \$90,647  |
| Average House Value | \$287,010 | \$257,861 | \$252,461 |

2023 American Community Survey (ACS)

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# CONTACT

## TWO SUITES IN DOWNTOWN KINGSLEY

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### SCOTT HARDY

Commercial Realtor

[scott.hardy@cbgreatlakes.com](mailto:scott.hardy@cbgreatlakes.com)

Direct: (231) 492-5898 | Cell: (231) 492-5898

### PROFESSIONAL BACKGROUND

Scott is a lifelong resident of the Traverse City area with deep roots in community involvement. He is a current member of the Downtown Development Authority, the TC Rotary Club, The Traverse City Opera House Board, The TC Chamber Govt. Affairs Committee, and recently finished 8 years on the Traverse City Area Public School Board, The TC City Commission, the City and County Planning Commissions, and the Women's Resource Center board.

Inducted into Traverse City Area Public Schools (TCAPS) Hall of Fame.

### EDUCATION

Traverse City Central High School (1971), BA Western Michigan Univ. (1976)

### MEMBERSHIPS

TC DDA, TC Chamber, TC Rotary, TCAPS School Board, TC City Commission, TC Opera House, Grand Traverse County Planning Commission, Women's Resource Center Board.

### PROFESSIONAL

Chairman's Club designation for sales exceeding \$6.0 million.

Member of the Multi-Million Dollar Roundtable

Two-time Community Steward Award winner with Aspire North

Registered agent of Aspire North

Registered agent with National Association of Realtors

**Schmidt Realtors**  
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