



440 E Front St | Traverse City, MI 49684

AVAILABLE SF:	2,300 - 4,620 SF
LEASE RATE:	4620 SF - \$30 SF/YR (NNN) 2300 SF - \$35 SF/YR (NNN)
ZONING:	C-4B

PROPERTY OVERVIEW

Street level retail/office space in great downtown Traverse City location on Front St. Good foot traffic with location next to Little Fleet. Plenty of parking with 15 on-site parking spaces. Remodeled and HVAC replaced in 2023. Includes 4 offices/conference rooms, kitchen/ break room, 3 restrooms and plenty of open retail or work space. Extra storage with a partial basement. Excellent Front St signage opportunities. Located one block east of Hardy parking deck and close to Tart Trail. Works well for many uses including restaurant (DDA liquor license available), retail or office. Flexible space options available from 2,300 - 4,620 sq. ft. to suit tenant requirements.

PROPERTY HIGHLIGHTS

- On Site Parking
- Downtown Front Street Location
- Flexible Floorplan

BILL SOMERVILLE | Senior Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com



RETAIL PROPERTY FOR LEASE

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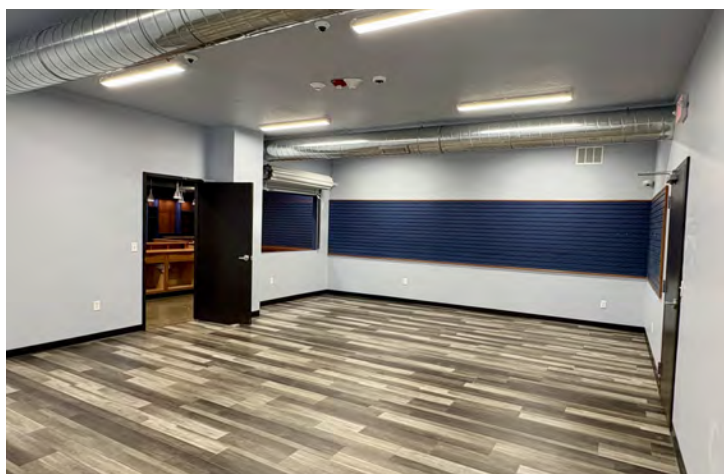
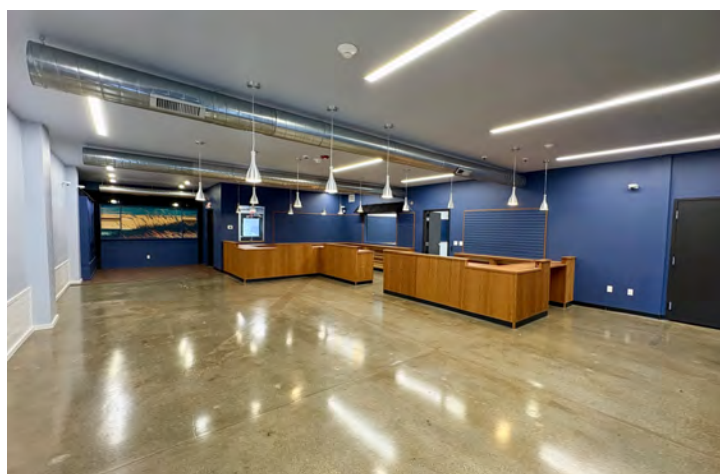
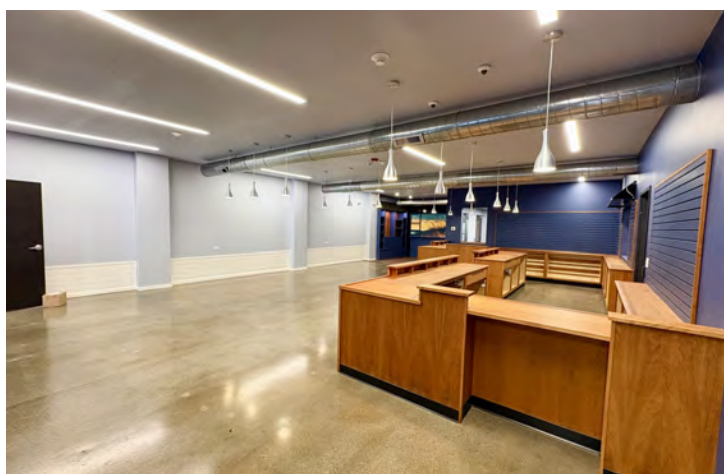
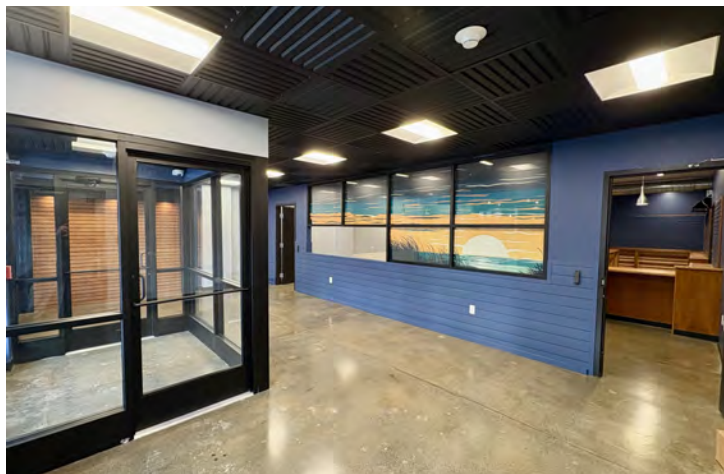


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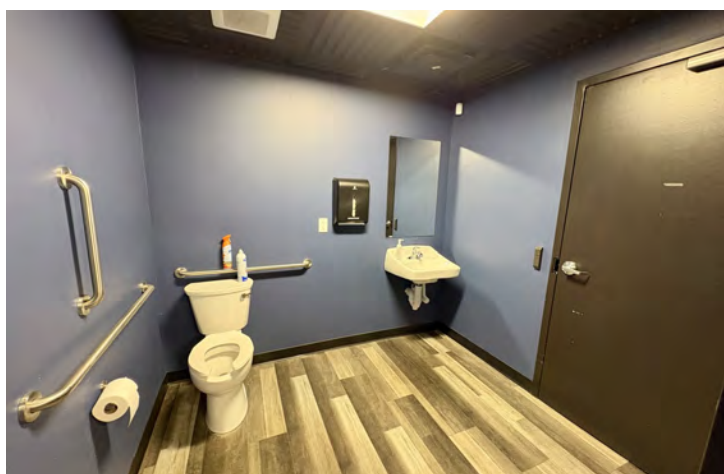
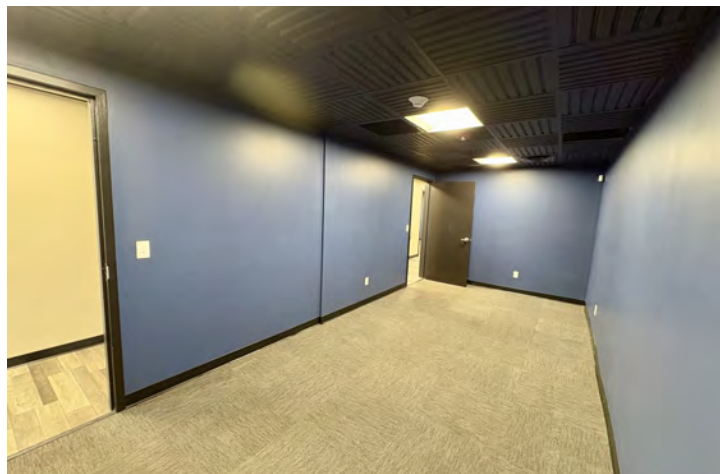
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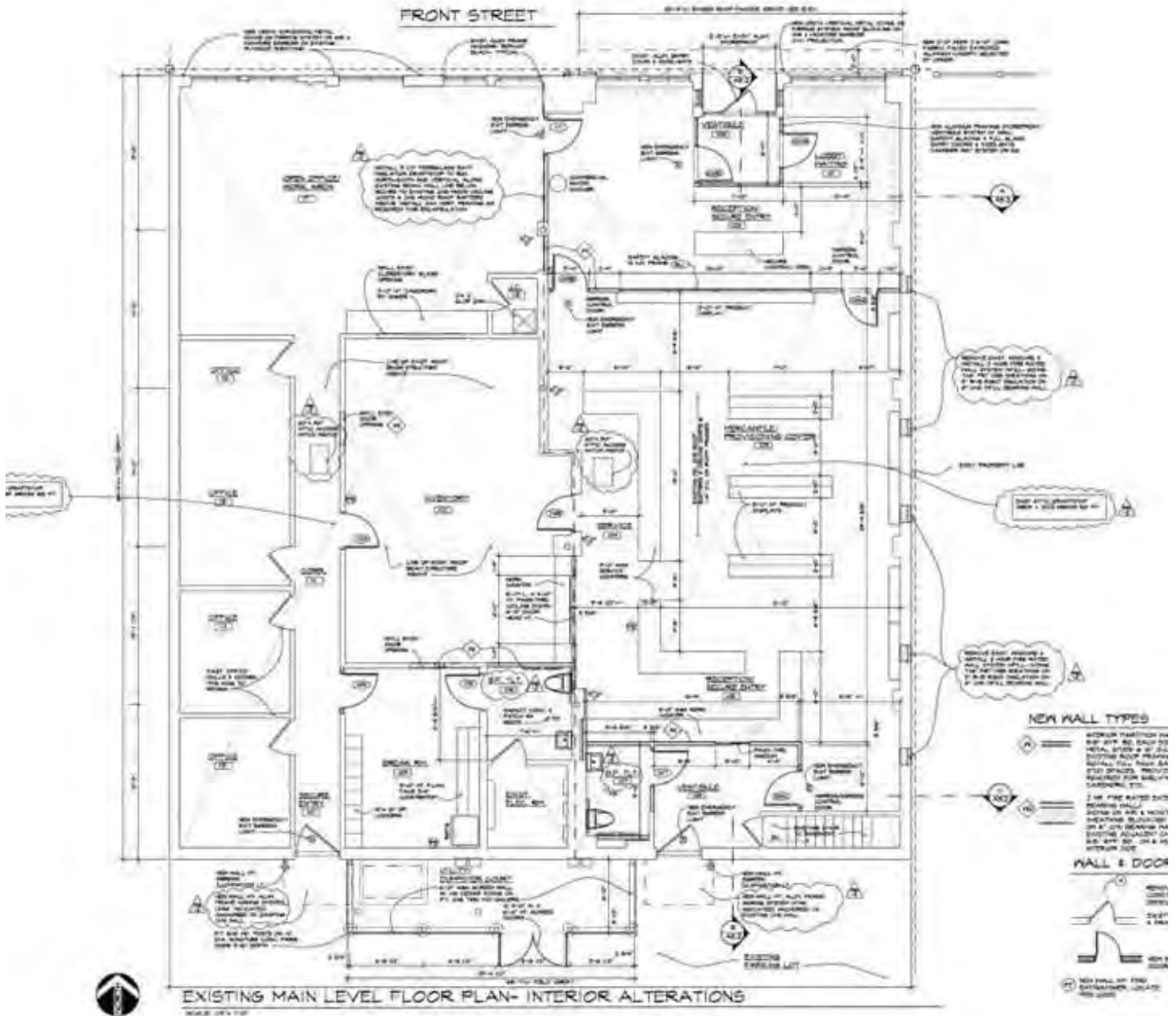


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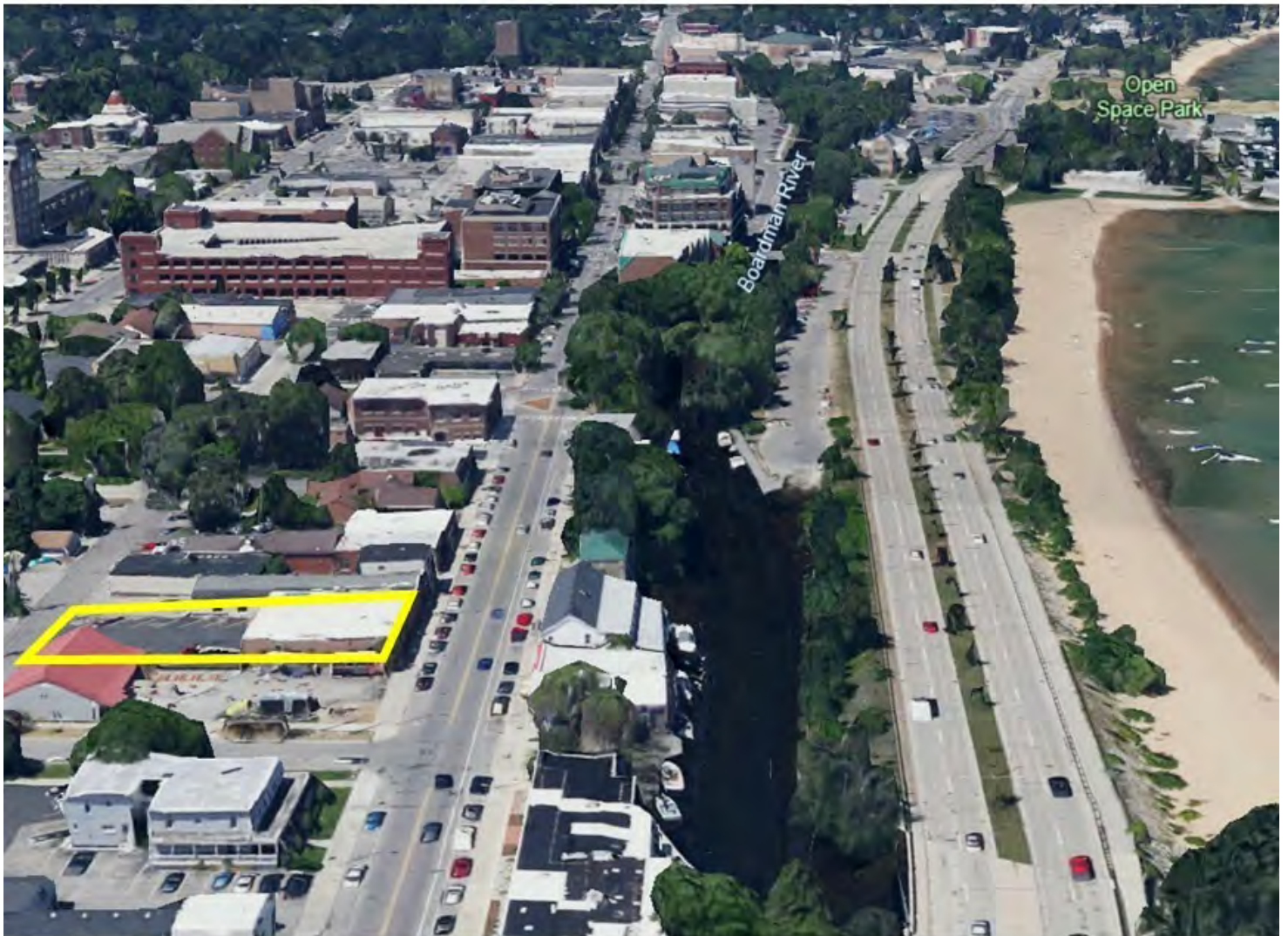


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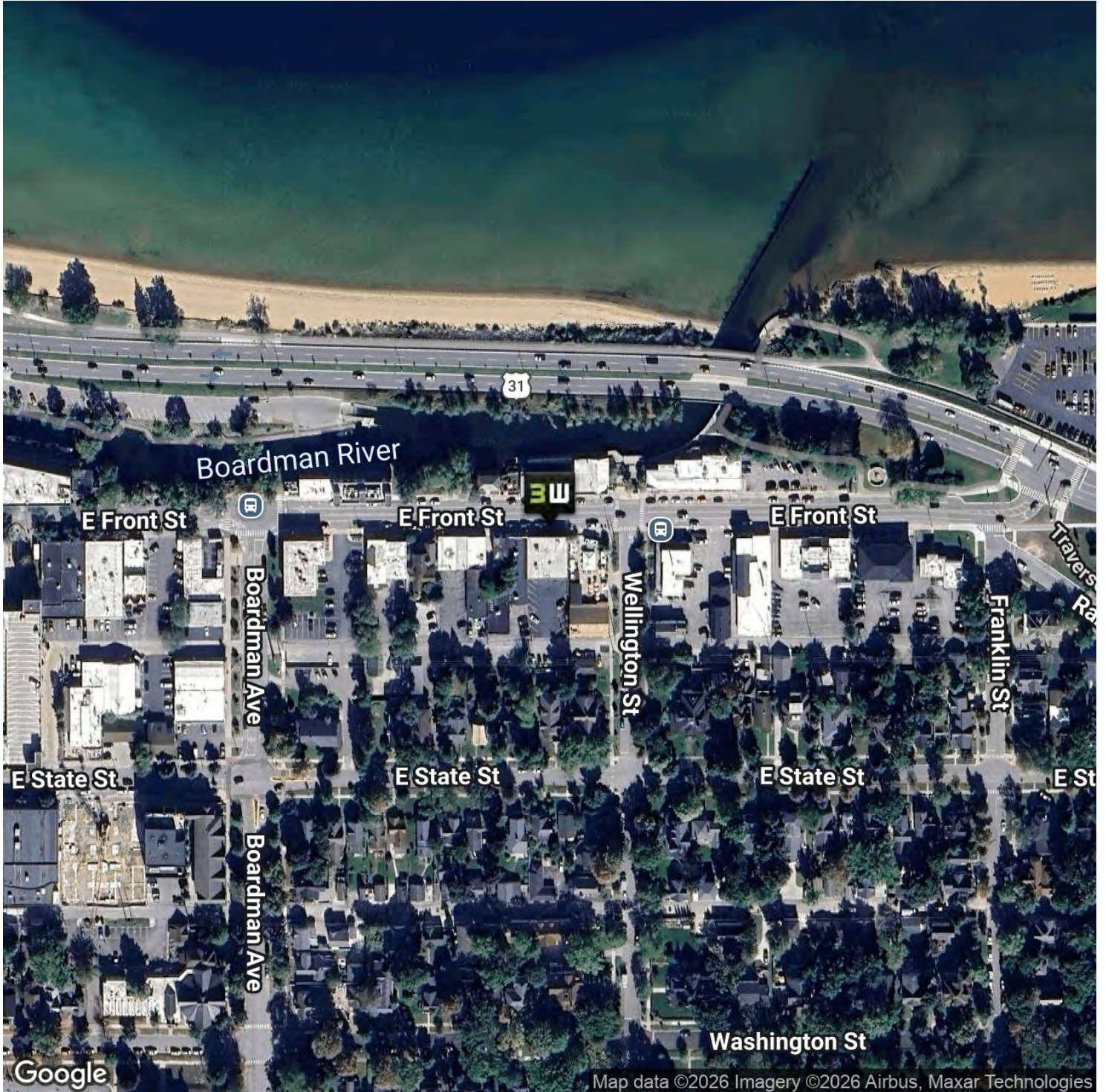
LOT LINES ARE APPROXIMATE

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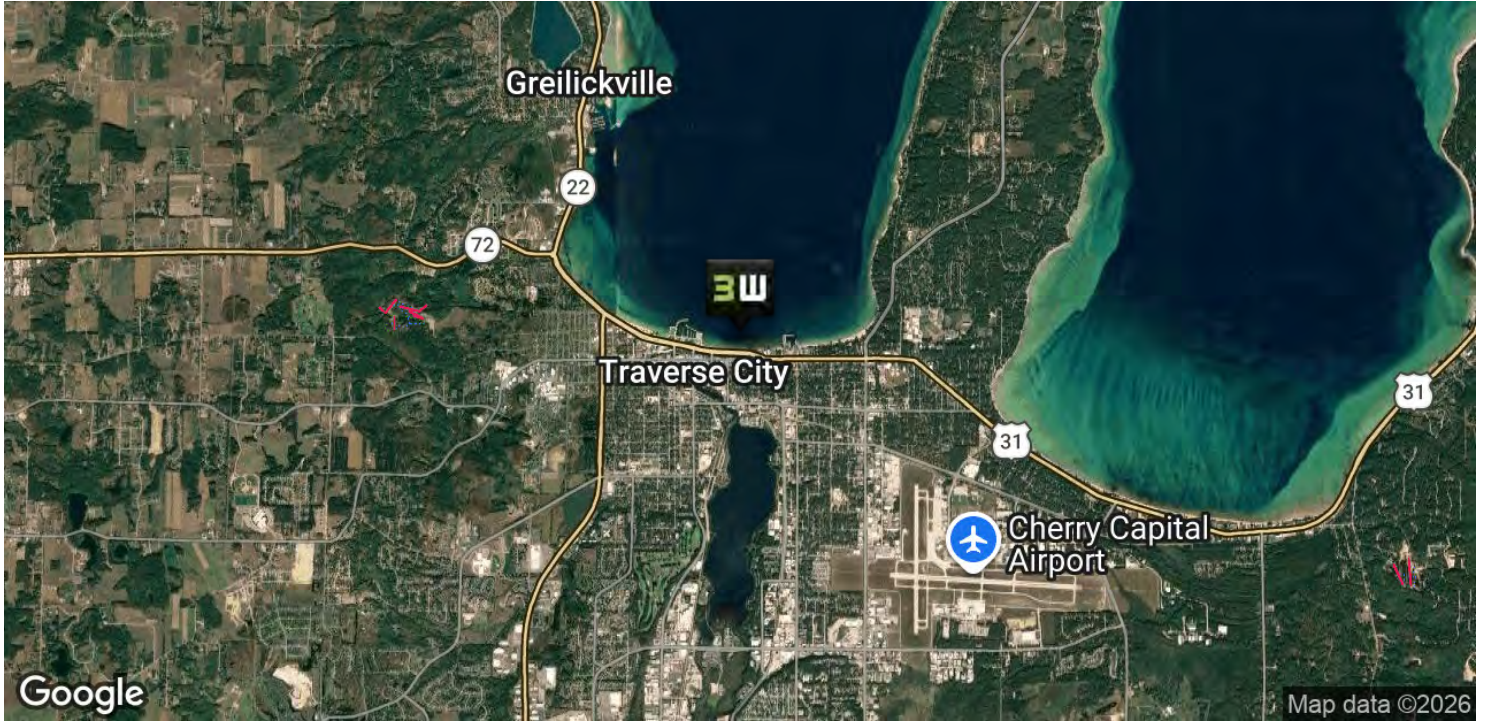
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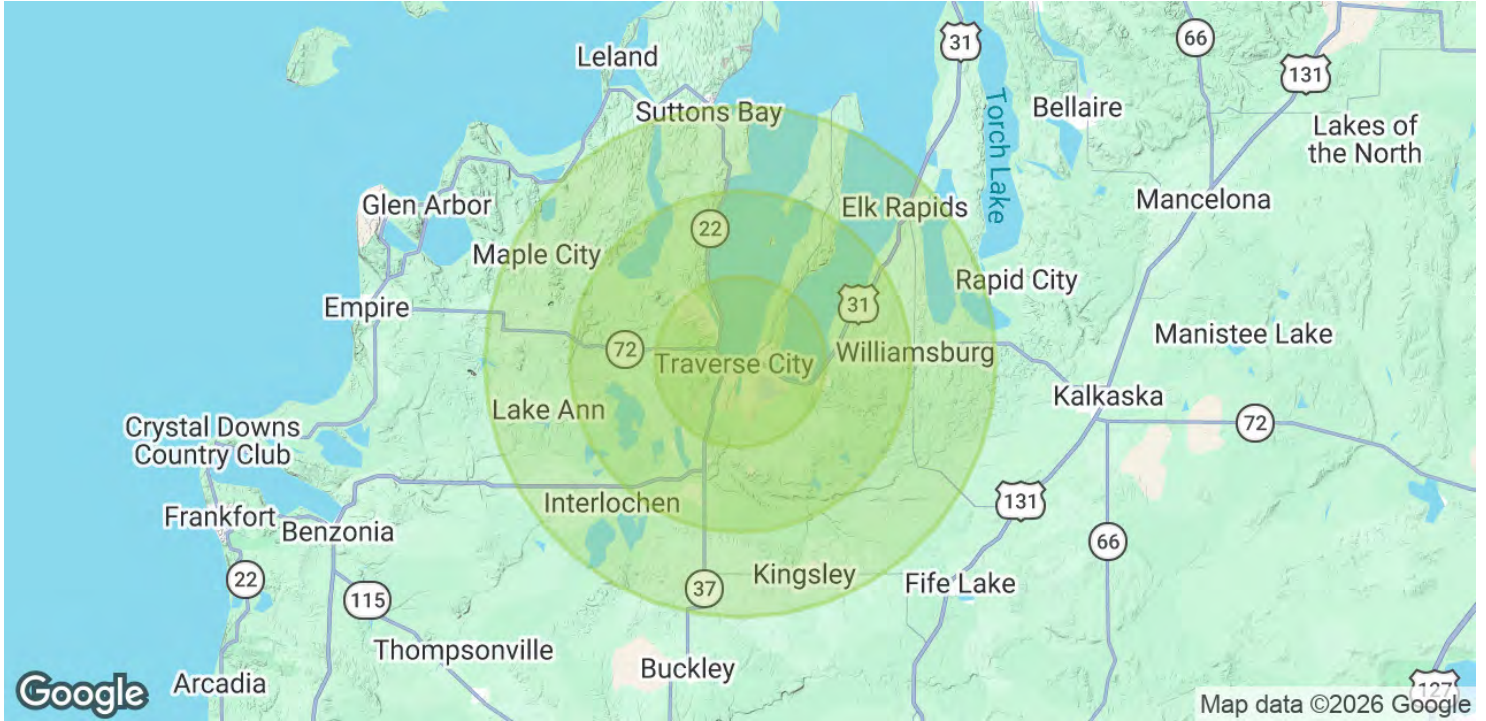


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	39,850	78,462	107,446
Average Age	44.2	43.8	44.5
Average Age (Male)	41.7	42.1	43.1
Average Age (Female)	47.1	45.8	46.3

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	19,773	37,515	53,186
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$72,458	\$74,210	\$71,900
Average House Value	\$266,830	\$260,020	\$261,547

* Demographic data derived from 2020 ACS - US Census

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