



# OFFICE BUILDING FOR LEASE

## 317B - 319 E Front Street

executive summary



317B - 319 E Front Street | Traverse City, MI 49684

|               |                 |
|---------------|-----------------|
| AVAILABLE SF: | 2,800 SF        |
| LEASE RATE:   | \$22 SF/YR (MG) |
| YEAR BUILT:   | 1993            |
| ZONING:       | C-4A            |

### PROPERTY OVERVIEW

Prime retail/office space in the River Front Plaza, a distinguished four-story professional building prominently situated in the heart of downtown Traverse City, offering exceptional, unobstructed views of the Boardman River and West Grand Traverse Bay.

The building is located directly across from the parking structure, providing easy parking for employees and street parking for customers. The building presents a rare combination of premier waterfront positioning and immediate proximity to the amenities, services, and accessibility of East Front Street.

This Suite consists of approx. 2800 SF currently configured currently as a Yoga studio. The tenant pays base rent, separately metered electric, and a pro-rata share of gas.

### PROPERTY HIGHLIGHTS

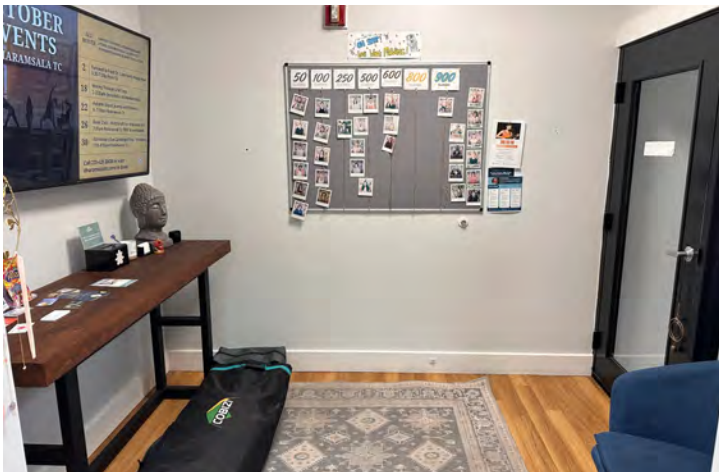
- Downtown Location w/ Public Parking Structure directly across the street
- Unobstructed Water Views

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



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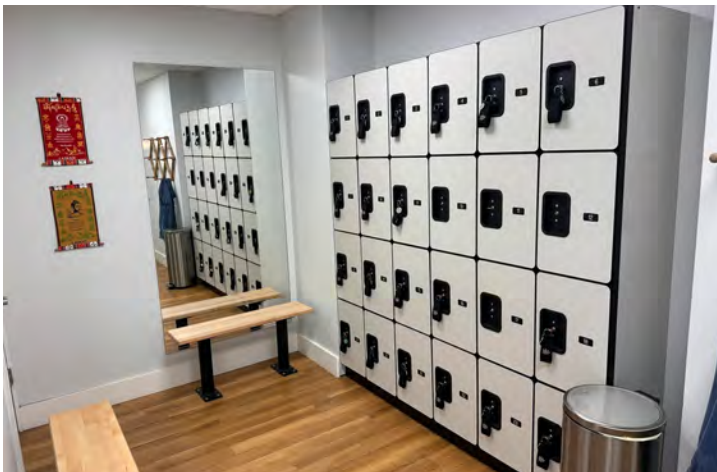


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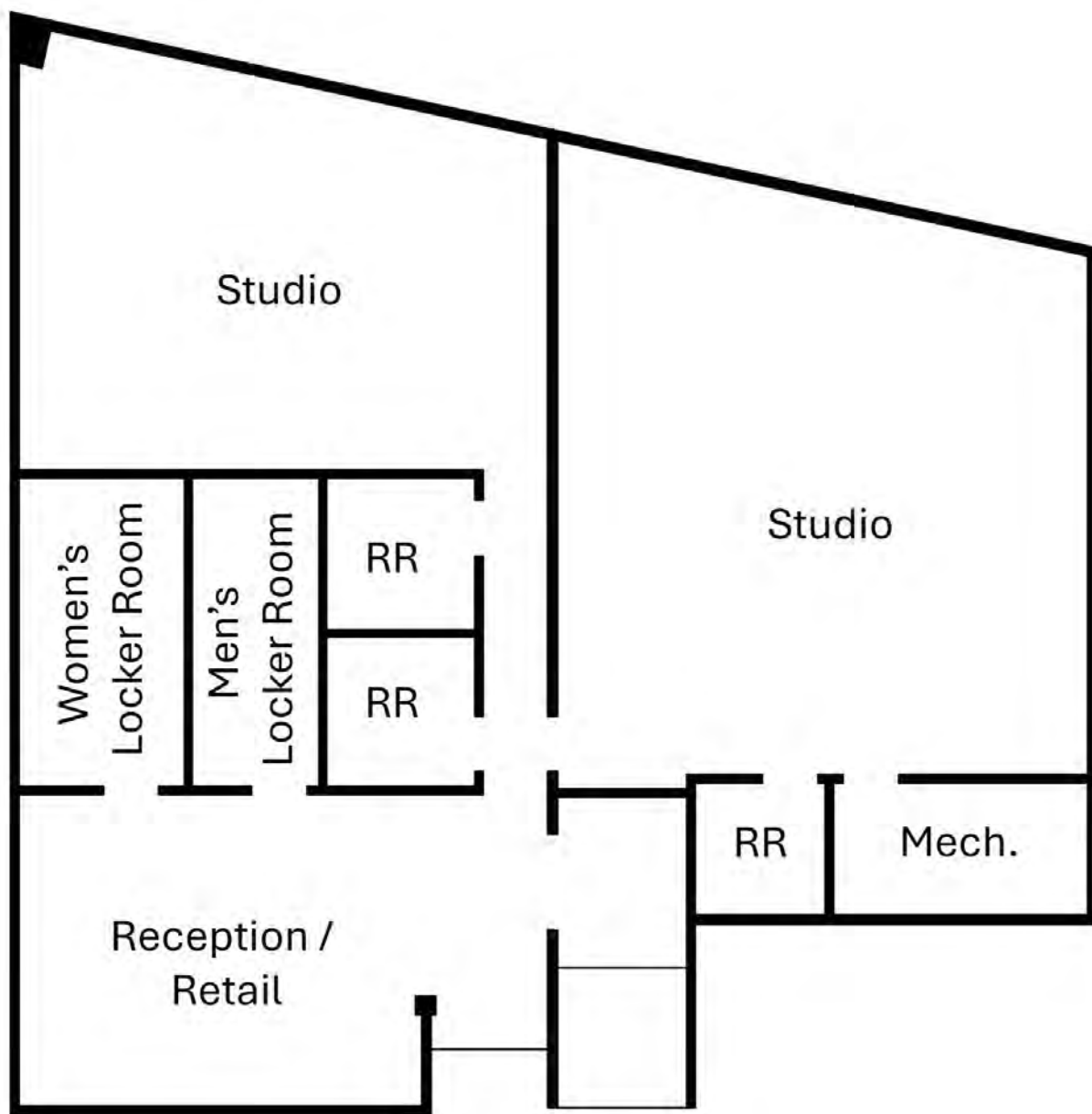


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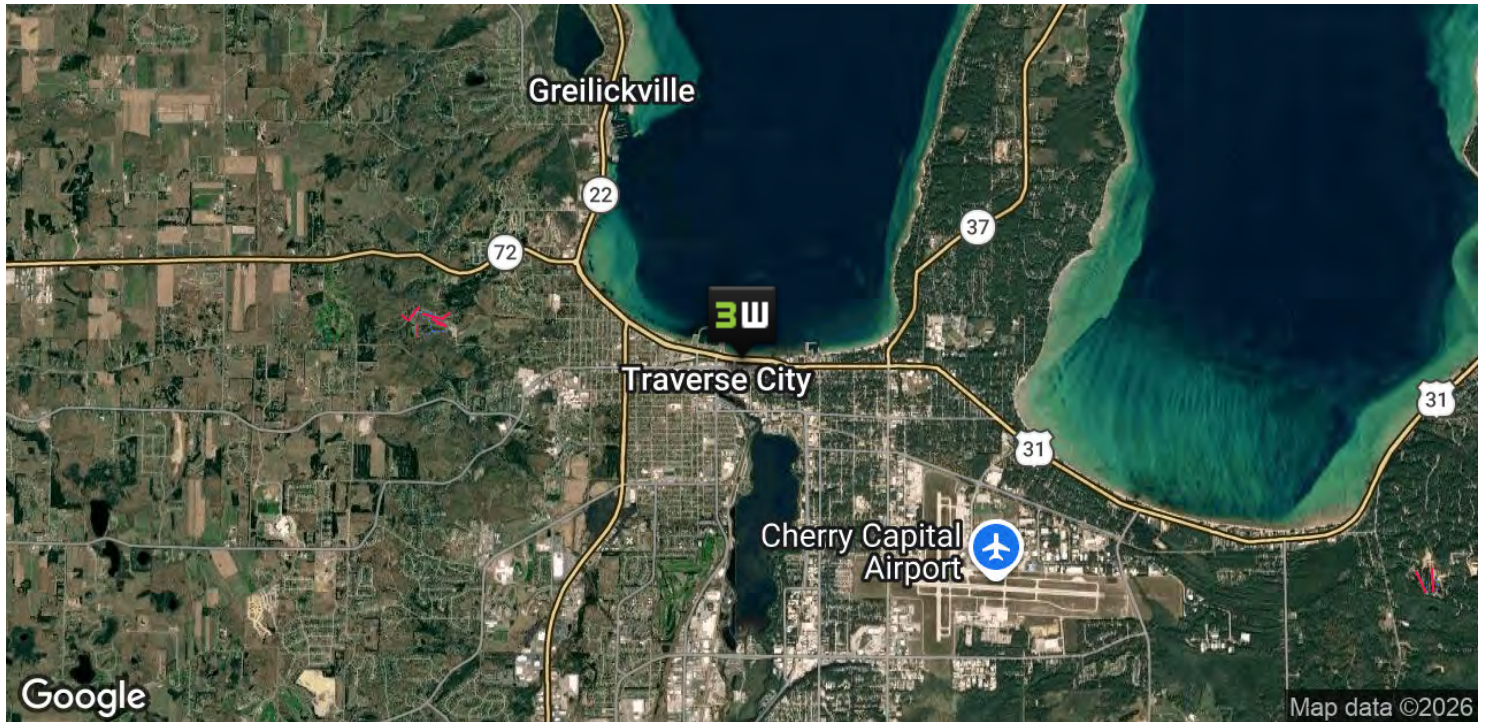


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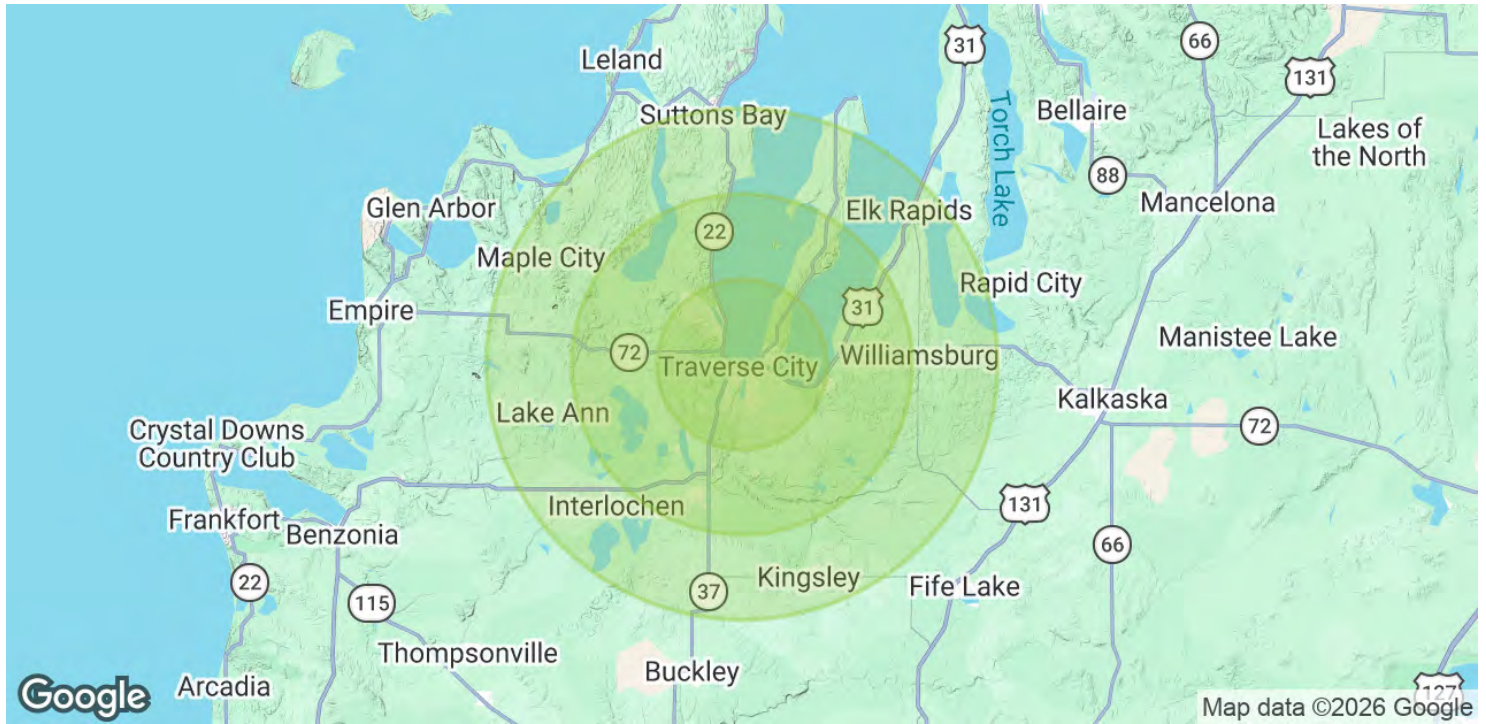


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### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

|                      |        |        |         |
|----------------------|--------|--------|---------|
| Total Population     | 42,529 | 81,660 | 111,397 |
| Average Age          | 43.8   | 44.2   | 44.9    |
| Average Age (Male)   | 41.8   | 42.8   | 43.6    |
| Average Age (Female) | 46.9   | 46.6   | 46.7    |

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 19,063    | 34,523    | 46,333    |
| # of Persons per HH | 2.2       | 2.4       | 2.4       |
| Average HH Income   | \$100,830 | \$104,187 | \$104,520 |
| Average House Value | \$372,104 | \$361,590 | \$363,337 |

2023 American Community Survey (ACS)

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