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

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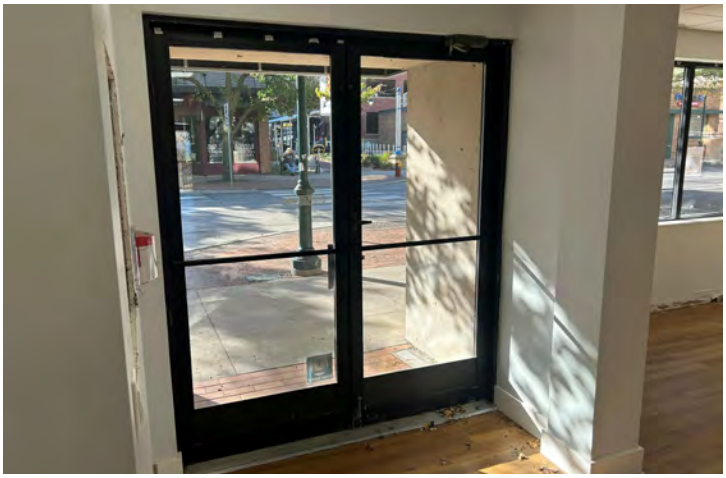

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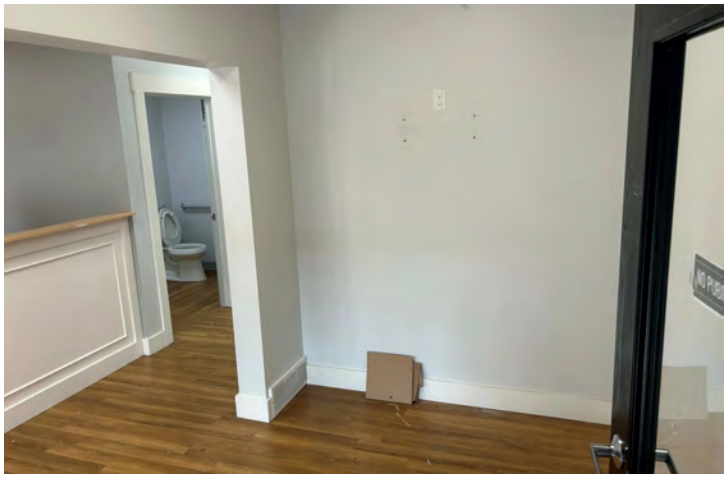



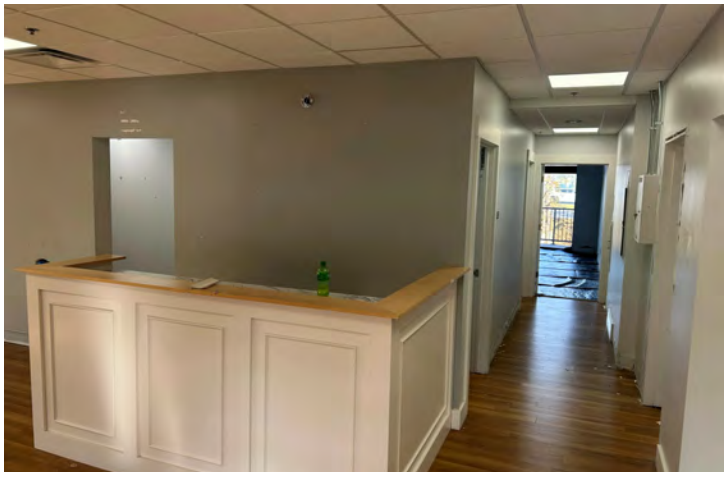

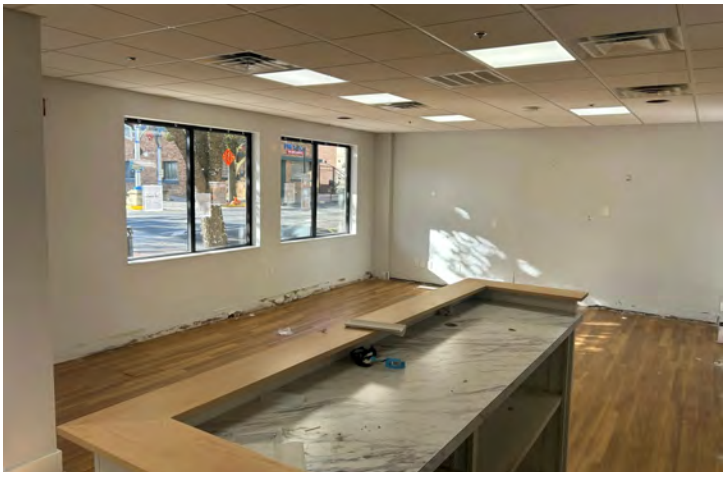



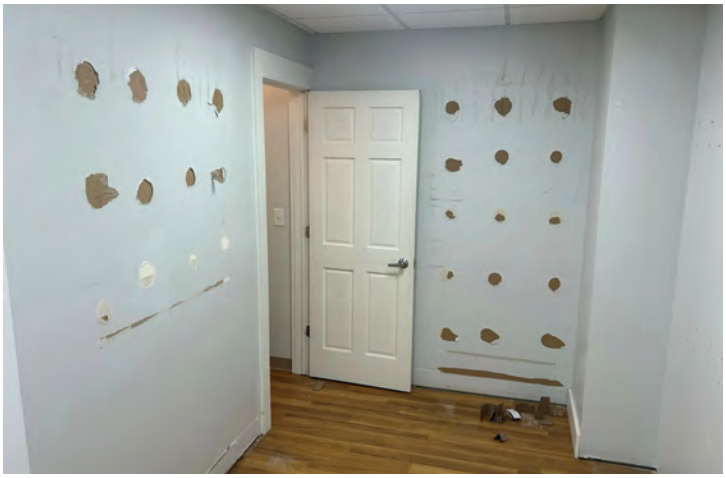

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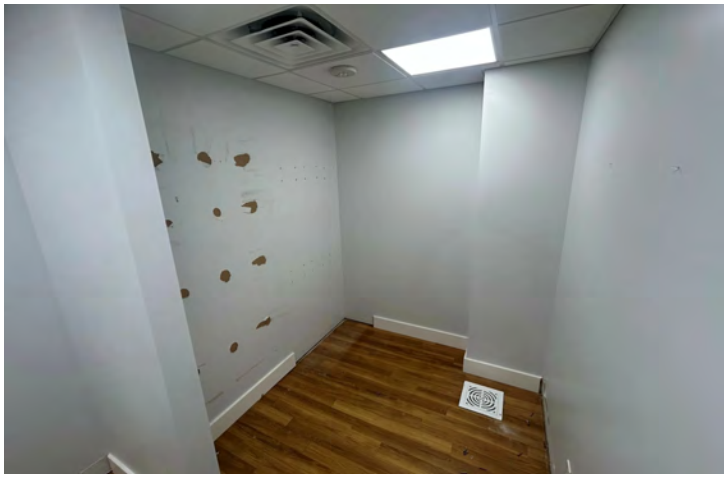









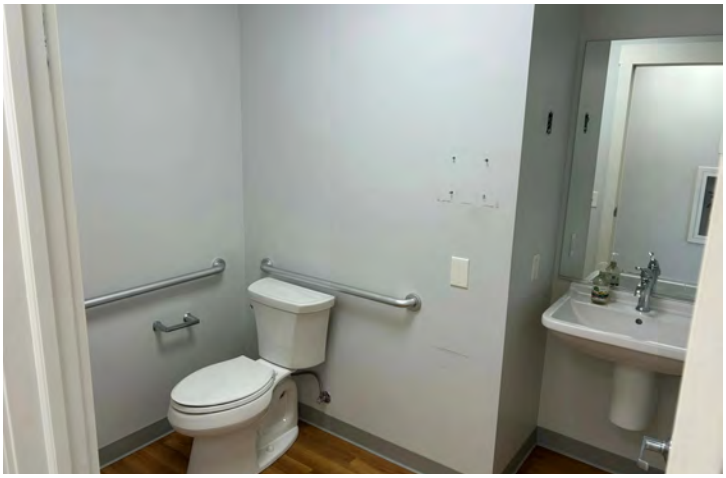

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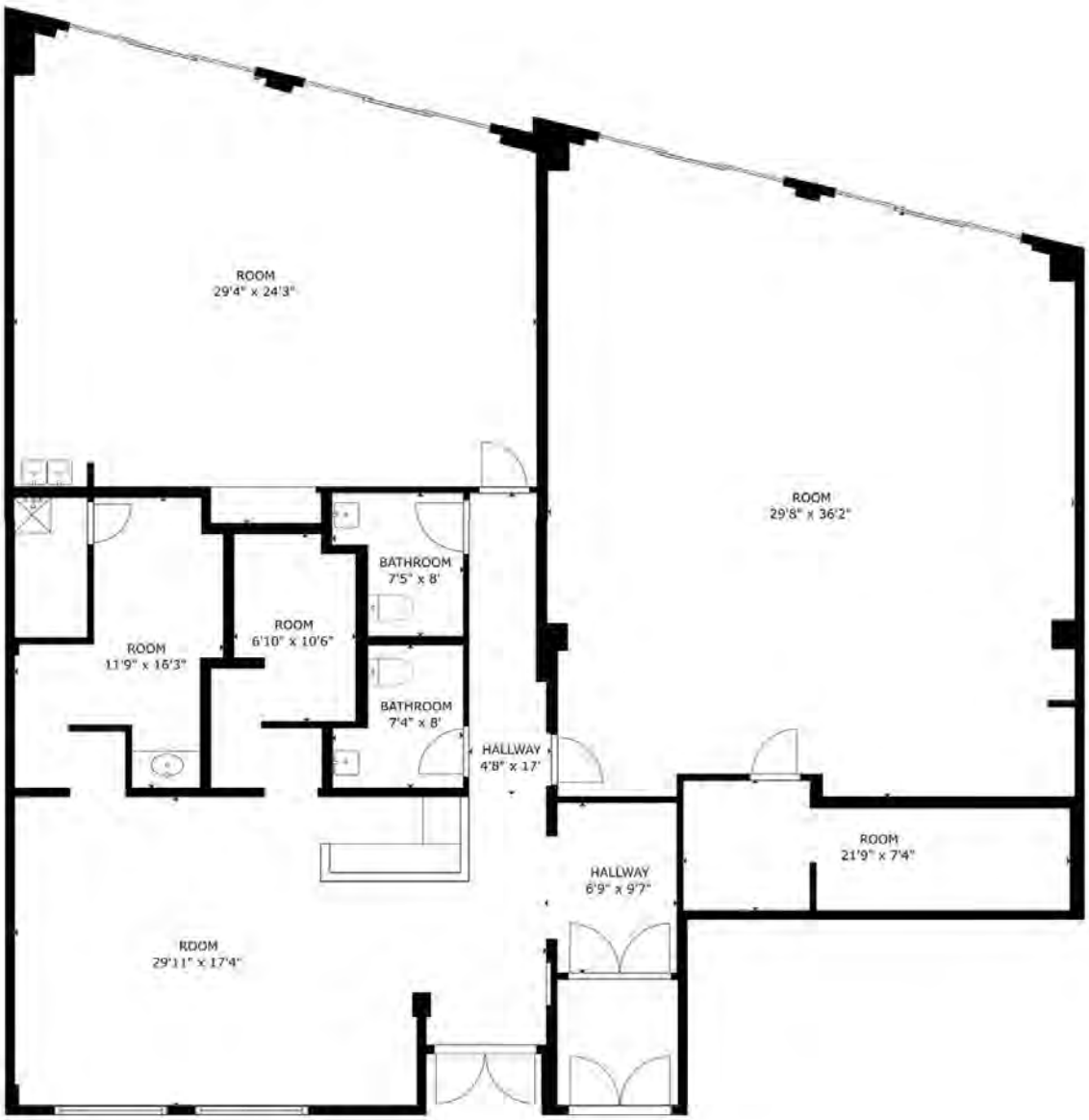

GROSS INTERNAL AREA
FLOOR 1 : 2964 sq ft
TOTAL: 2964 sq ft

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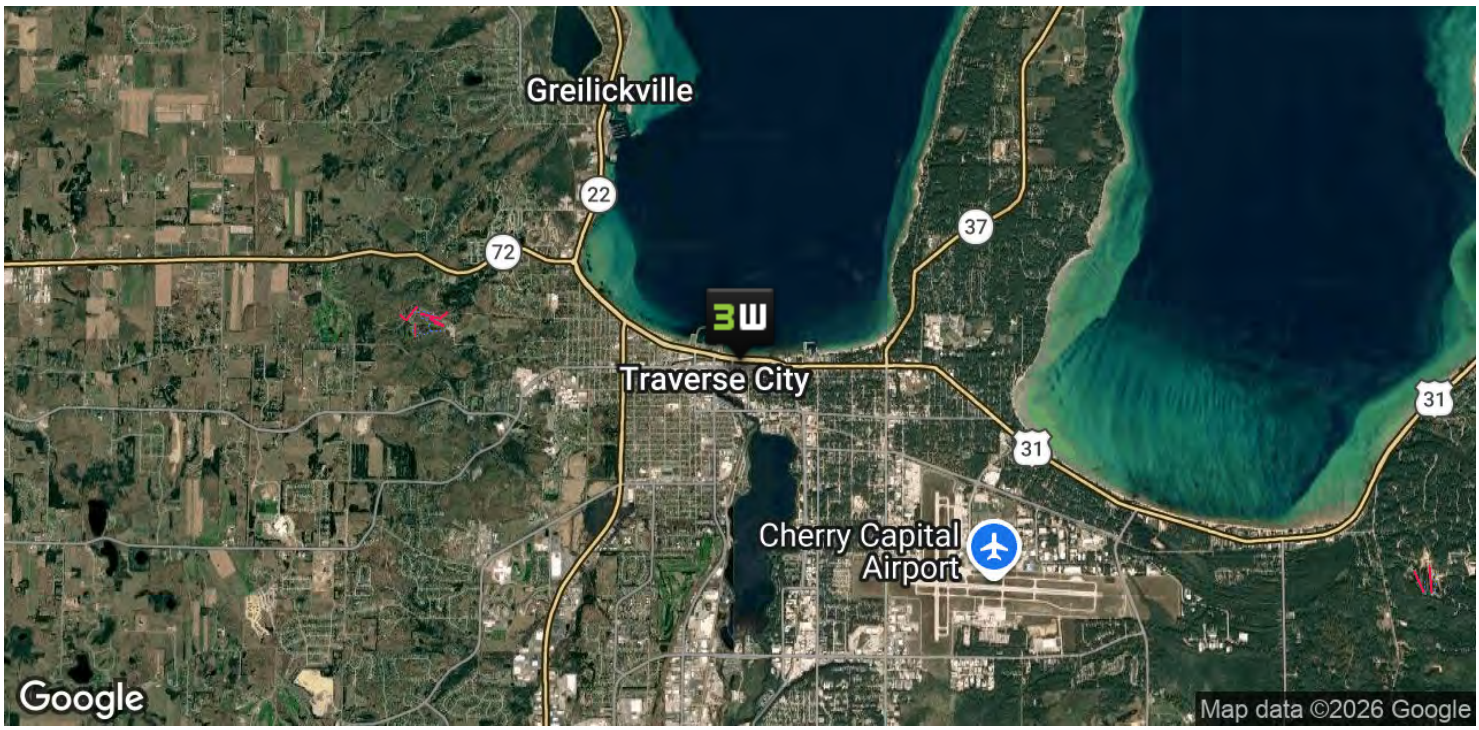



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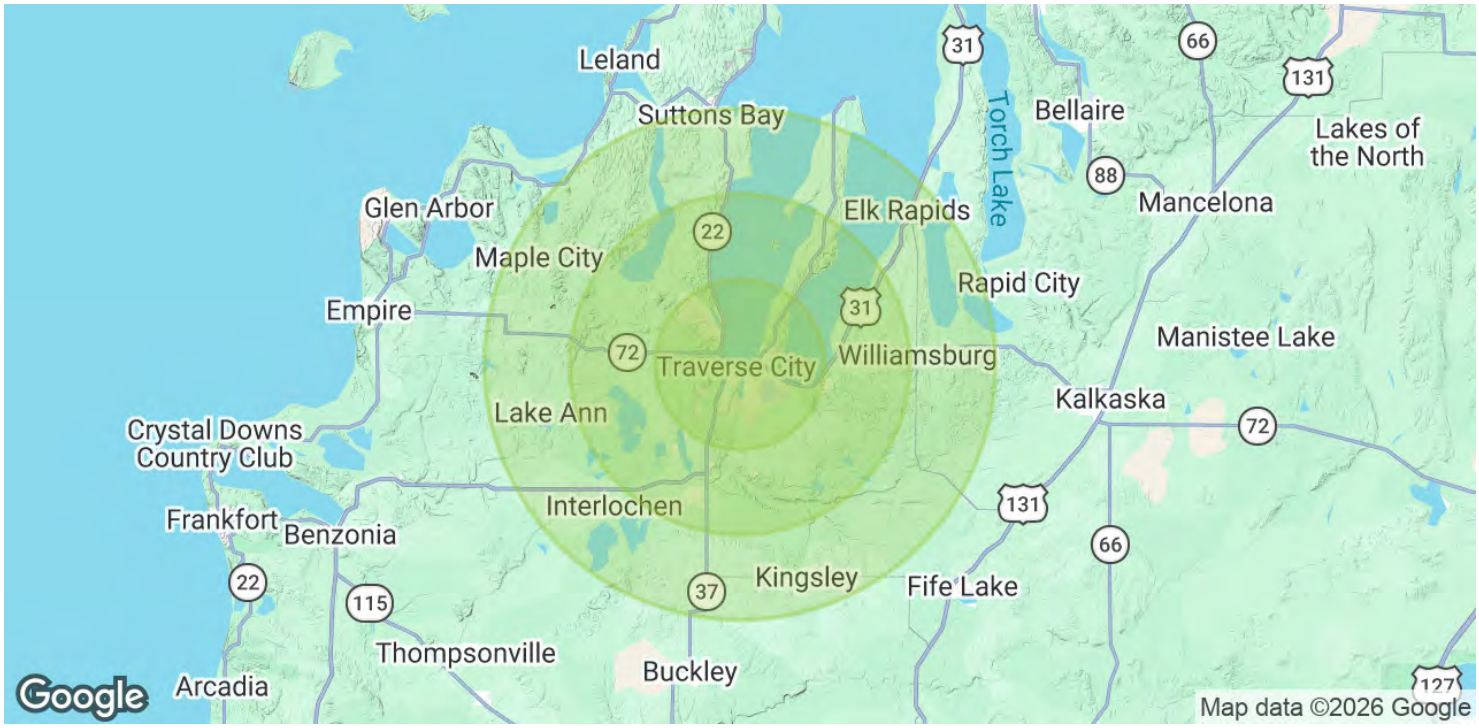

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	42,529	81,660	111,397
Average Age	43.8	44.2	44.9
Average Age (Male)	41.8	42.8	43.6
Average Age (Female)	46.9	46.6	46.7

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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