



RETAIL PROPERTY FOR LEASE

308 River St, Lower Level

executive summary



308 River St, Lower Level | Manistee, MI 49660

PROPERTY OVERVIEW

Lease opportunity in the vibrant downtown area of Manistee. This prime location offers a picturesque setting alongside the Manistee River and the popular River Walk boardwalk. The available space features a spacious lower level spanning 3,000 square feet, offering ample room for various business activities. With a generous ceiling height of 10 feet, the space provides an open atmosphere and natural light, allowing for creative interior design and flexible utilization of the area. Accessibility is made easy with an 8-foot overhead door, allowing for convenient loading and unloading of goods and supplies. This feature is particularly advantageous for businesses requiring logistical operations or regular deliveries. Use this space in conjunction with the upper level suite, also available for lease, for maximum potential. Ask about boat slip availability. Whether you are considering a retail space, office, or a unique commercial venture, this property offers countless possibilities for your business to thrive in the heart of downtown Manistee.

PROPERTY HIGHLIGHTS

- Downtown Manistee
- River Walk Access
- Overhead Door

AVAILABLE SF:	3,000 SF
LEASE RATE:	\$6.00 SF/YR (MG)
YEAR BUILT:	1927

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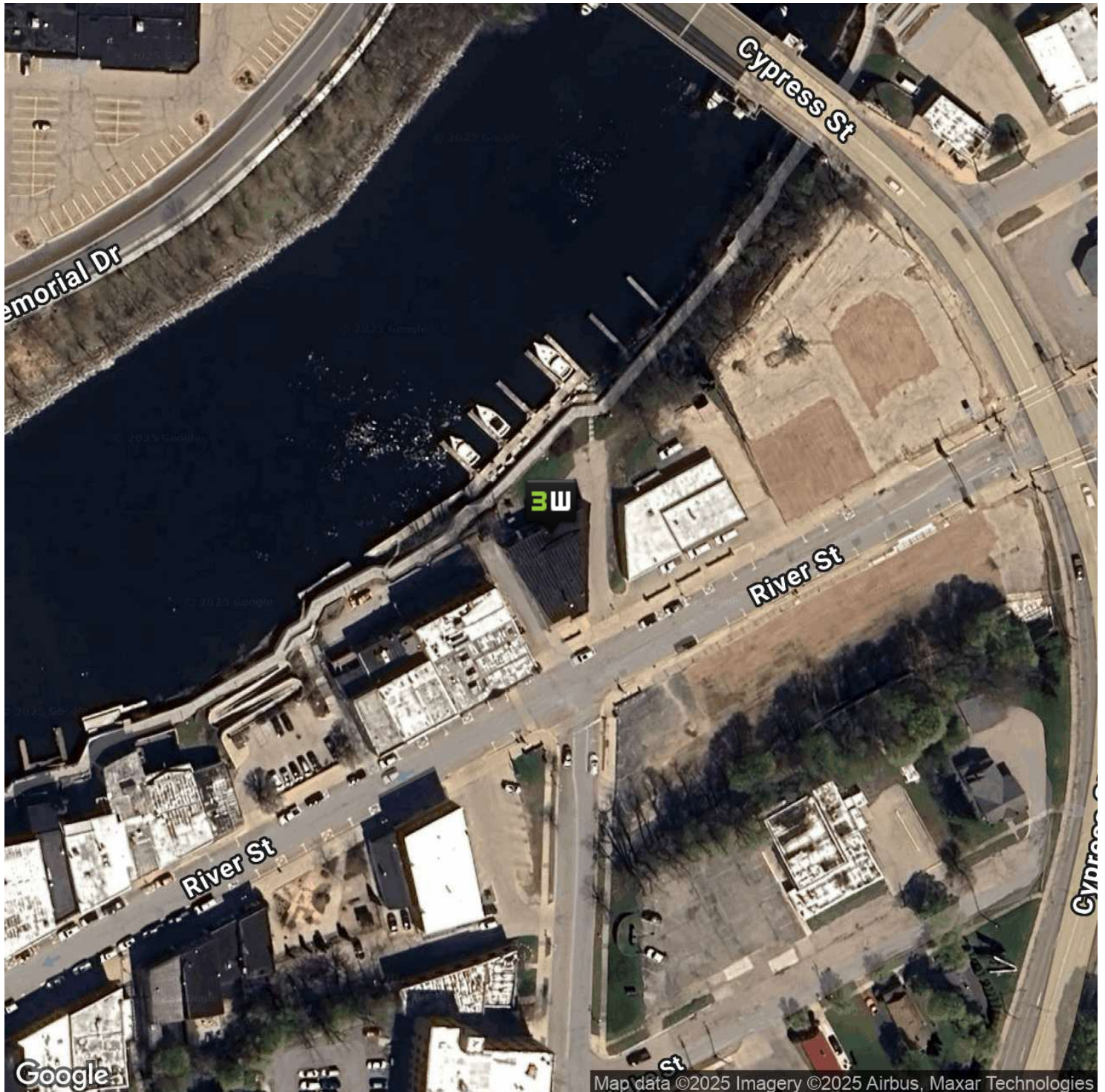


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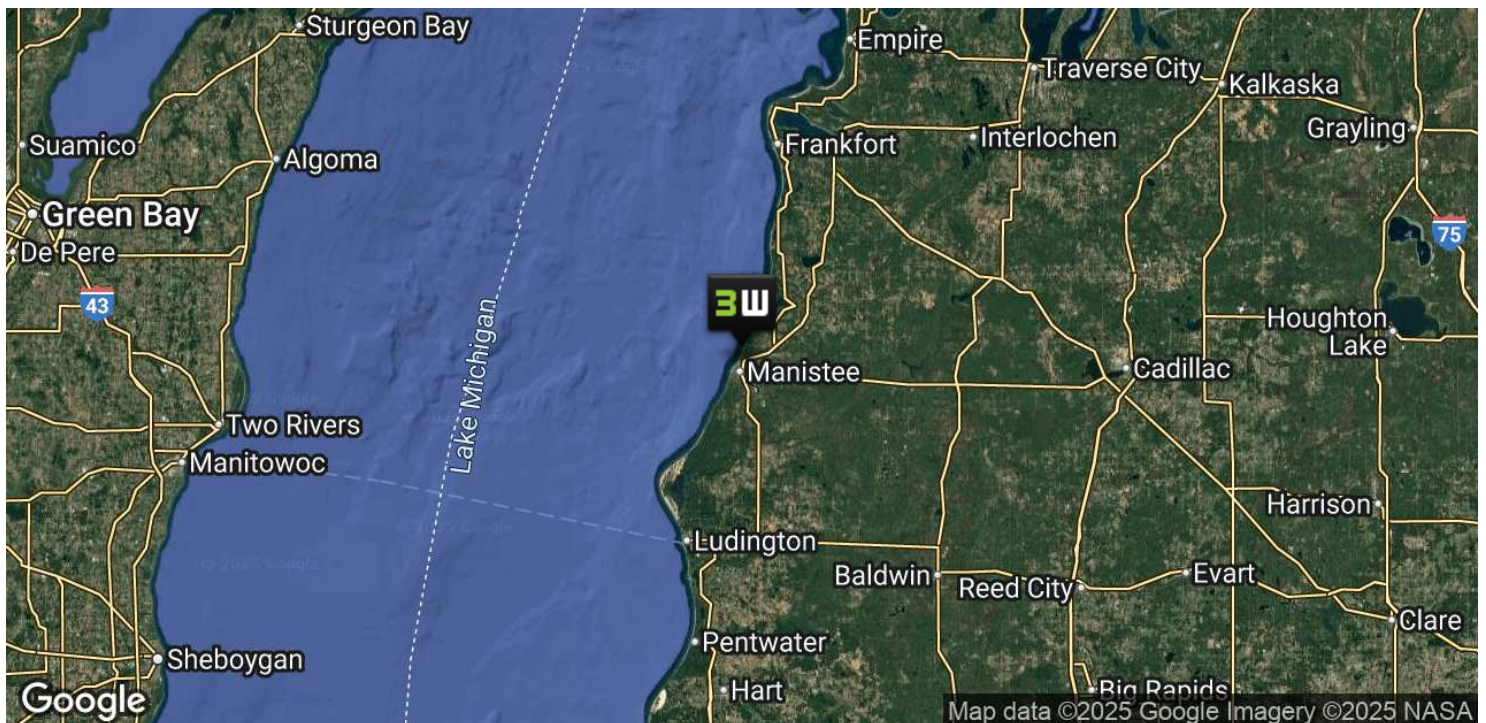
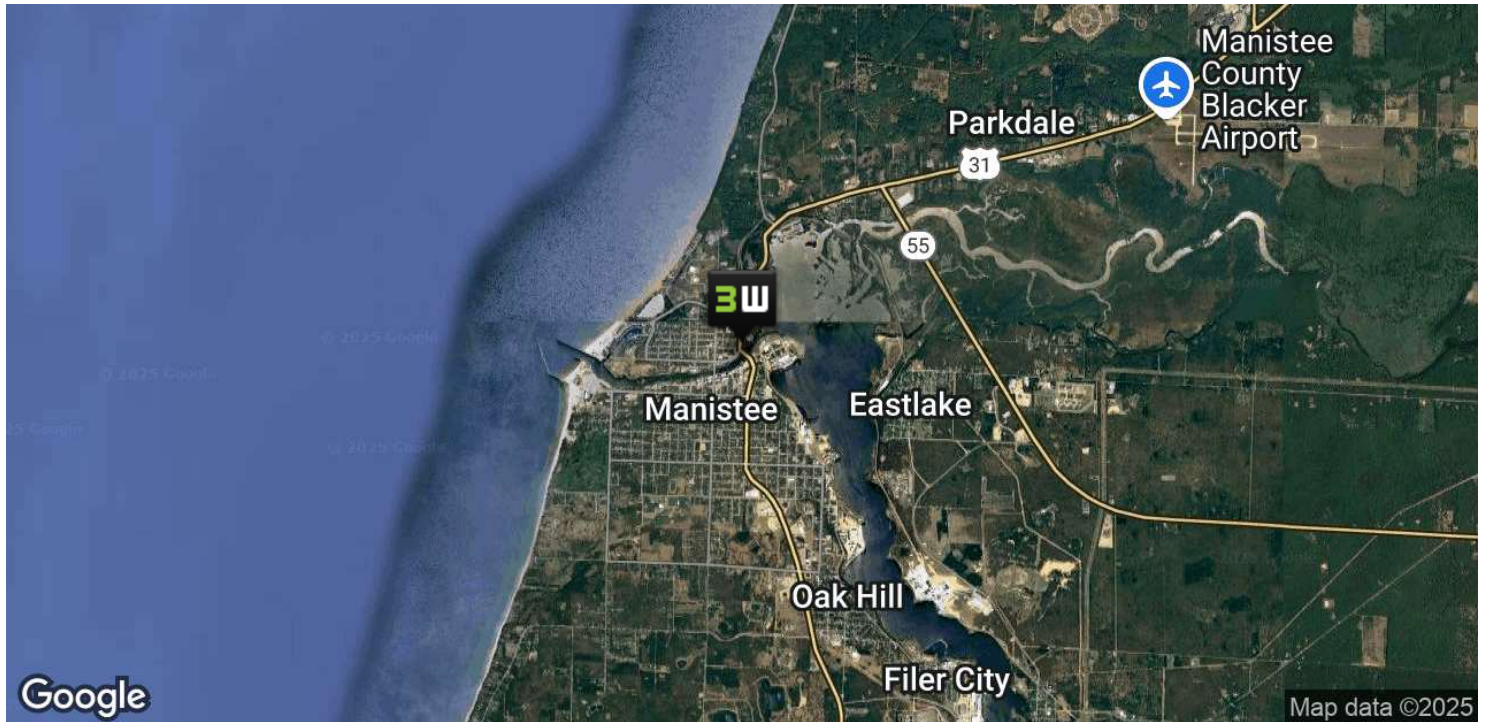


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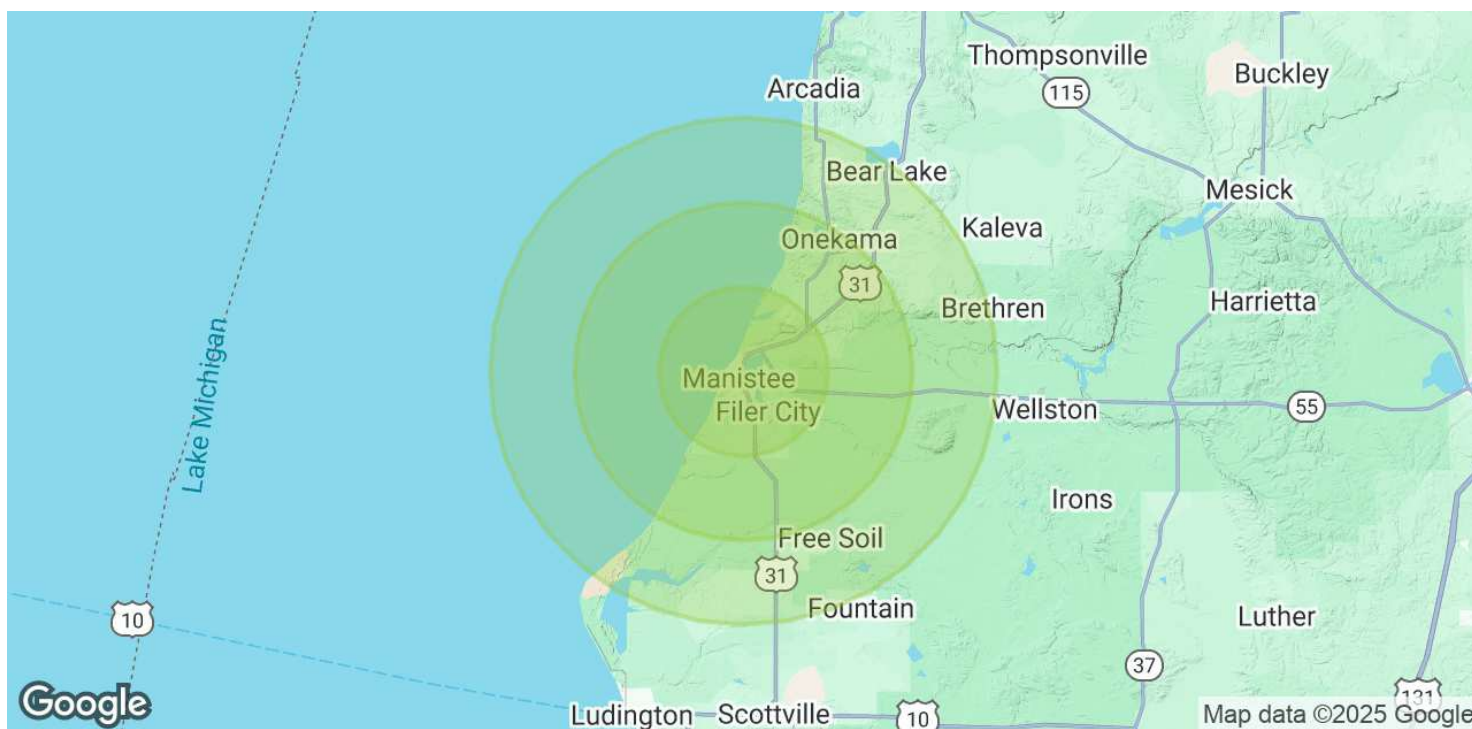


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	10,866	14,756	20,793
Average Age	48.5	49.7	50.3
Average Age (Male)	48.3	49.2	49.7
Average Age (Female)	48.5	50.8	51.8

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	6,112	8,517	12,633
# of Persons per HH	1.8	1.7	1.6
Average HH Income	\$48,357	\$48,373	\$46,178
Average House Value	\$146,527	\$163,457	\$171,844

2020 American Community Survey (ACS)

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