



RETAIL PROPERTY FOR LEASE

117 S Union St

executive summary



117 S Union St | Traverse City, MI 49684

AVAILABLE SF:	2,586 SF
LEASE RATE:	\$28 SF/YR (NNN)
YEAR BUILT:	1900
ZONING:	C-4C

PROPERTY OVERVIEW

Downtown, first floor, bar, restaurant, retail or office space. Located in the heart of Downtown, just off Front Street in the active 100 block of Union Street. Formally the Union Street Station. The magnificent wood bar is still intact, adding character whether used for serving or retail display. Open feeling with tall ceiling, plenty of glass and exposed brick. The property is cleared out and ready to be remodeled to meet the new Tenants needs. Owner is willing to participate in remodel costs depending on use and final terms of the lease. Taxes and Insurance approx. \$3.25 per sq ft.

PROPERTY HIGHLIGHTS

- Iconic 2,586 sq ft landmark building with full basement
- Highly visible, active Downtown Location
- Versatile, tall, open space for Restaurant, Bar, Retail or Office
- Zoned C-4c allowing a wide range of uses

DAVID J. FROST | Senior Associate | Commercial Realtor | 231.929.2955 | dfrost@threewest.com

www.threewest.com

3W THREE WEST
COMMERCIAL



RETAIL PROPERTY FOR LEASE

117 S Union St



DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com

www.threewest.com

3W THREE WEST
COMMERCIAL



RETAIL PROPERTY FOR LEASE

117 S Union St



DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com

www.threewest.com

3W THREE WEST
COMMERCIAL



RETAIL PROPERTY FOR LEASE

117 S Union St



DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com

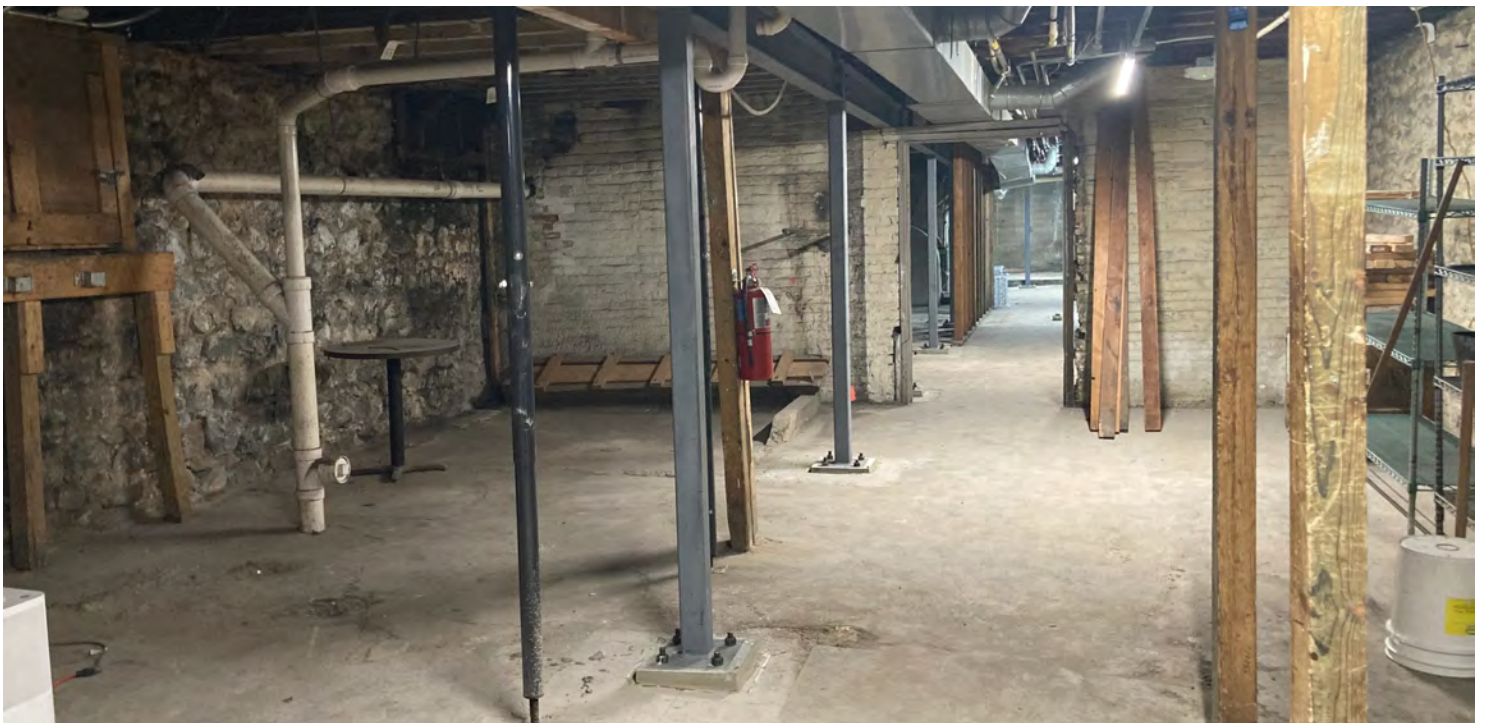
www.threewest.com

3W THREE WEST
COMMERCIAL



RETAIL PROPERTY FOR LEASE

117 S Union St



DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com

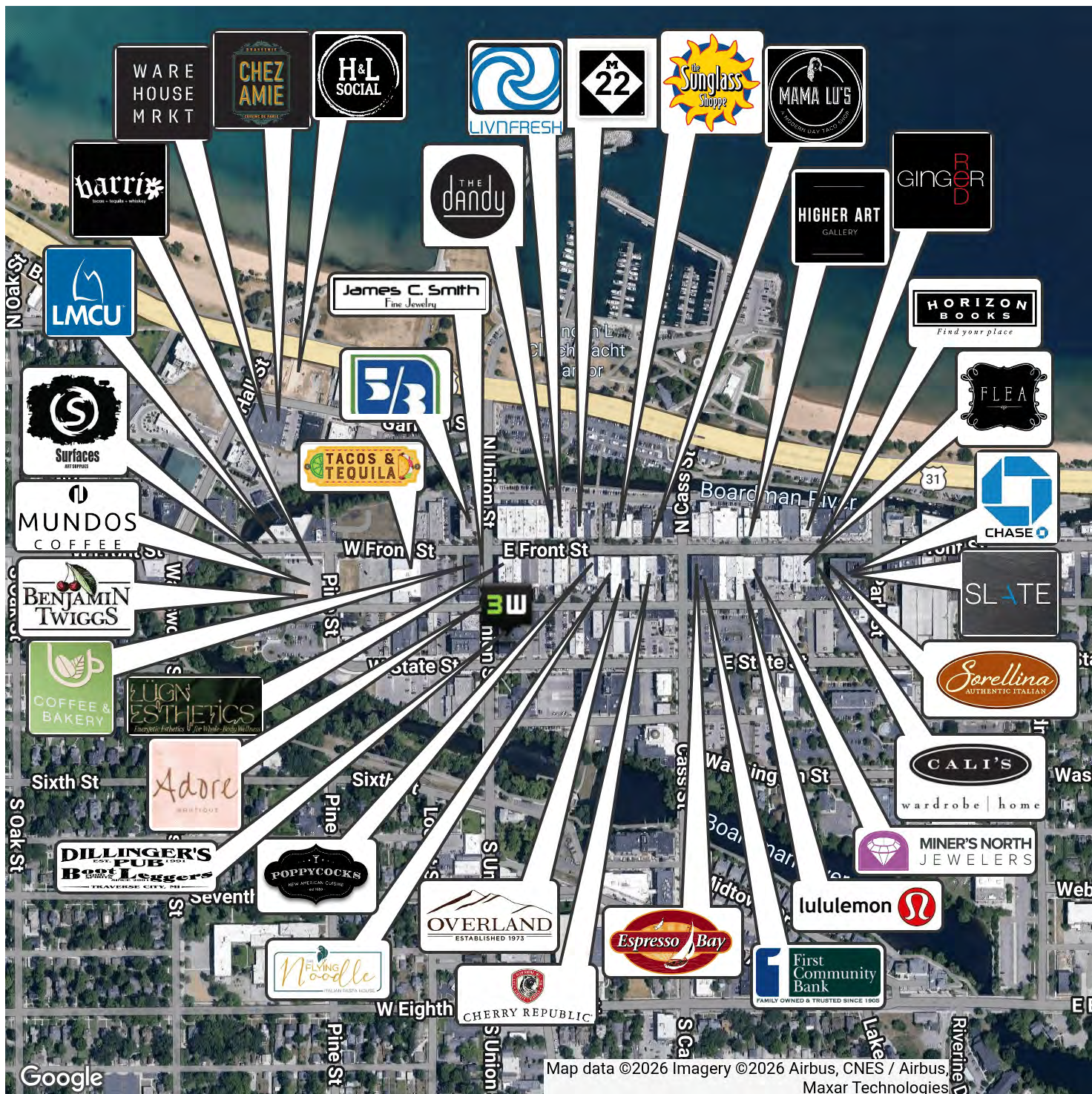
www.threewest.com

**3W THREE WEST
COMMERCIAL**



RETAIL PROPERTY FOR LEASE

117 S Union St

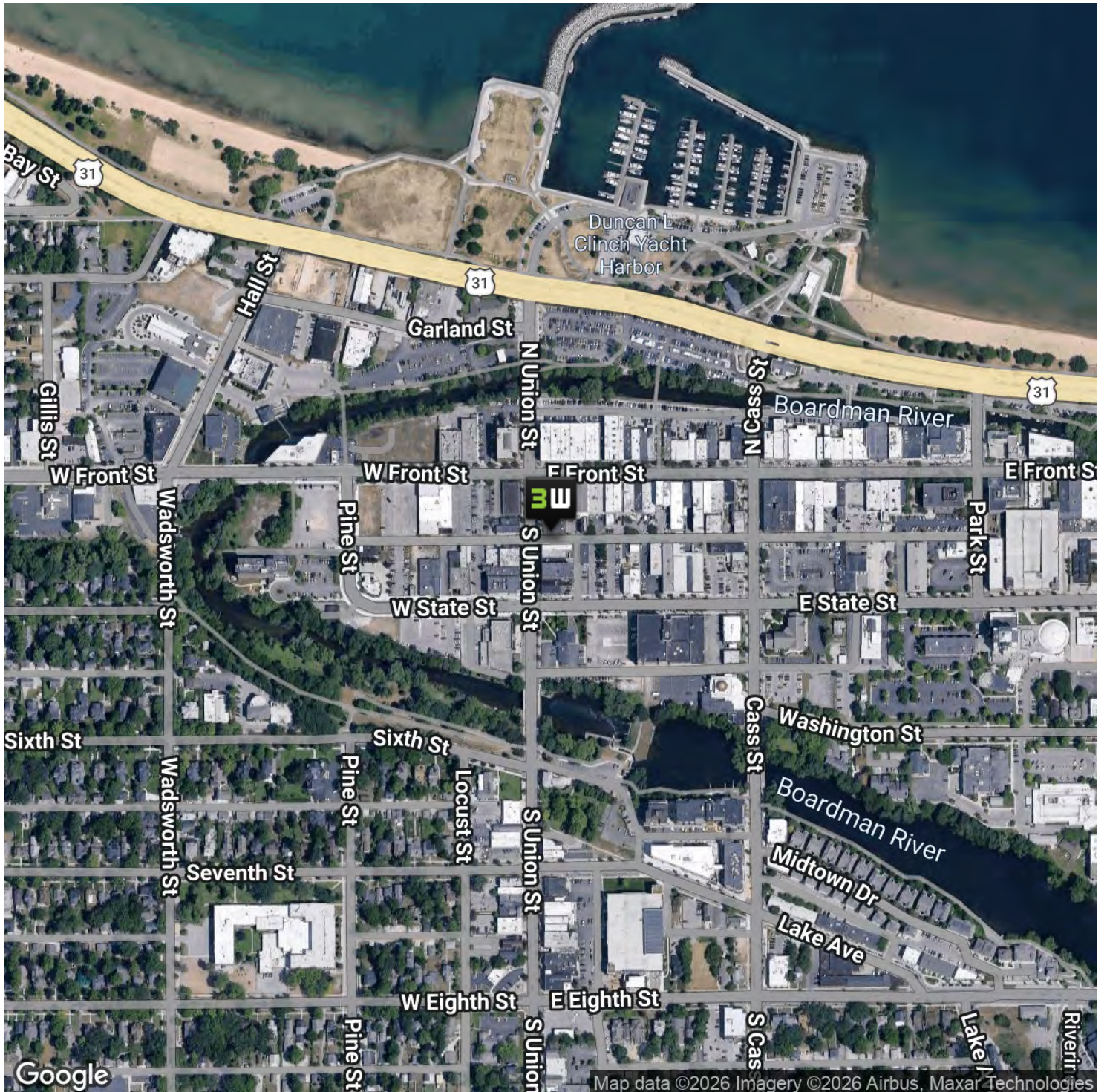


DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com



RETAIL PROPERTY FOR LEASE

117 S Union St



DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com

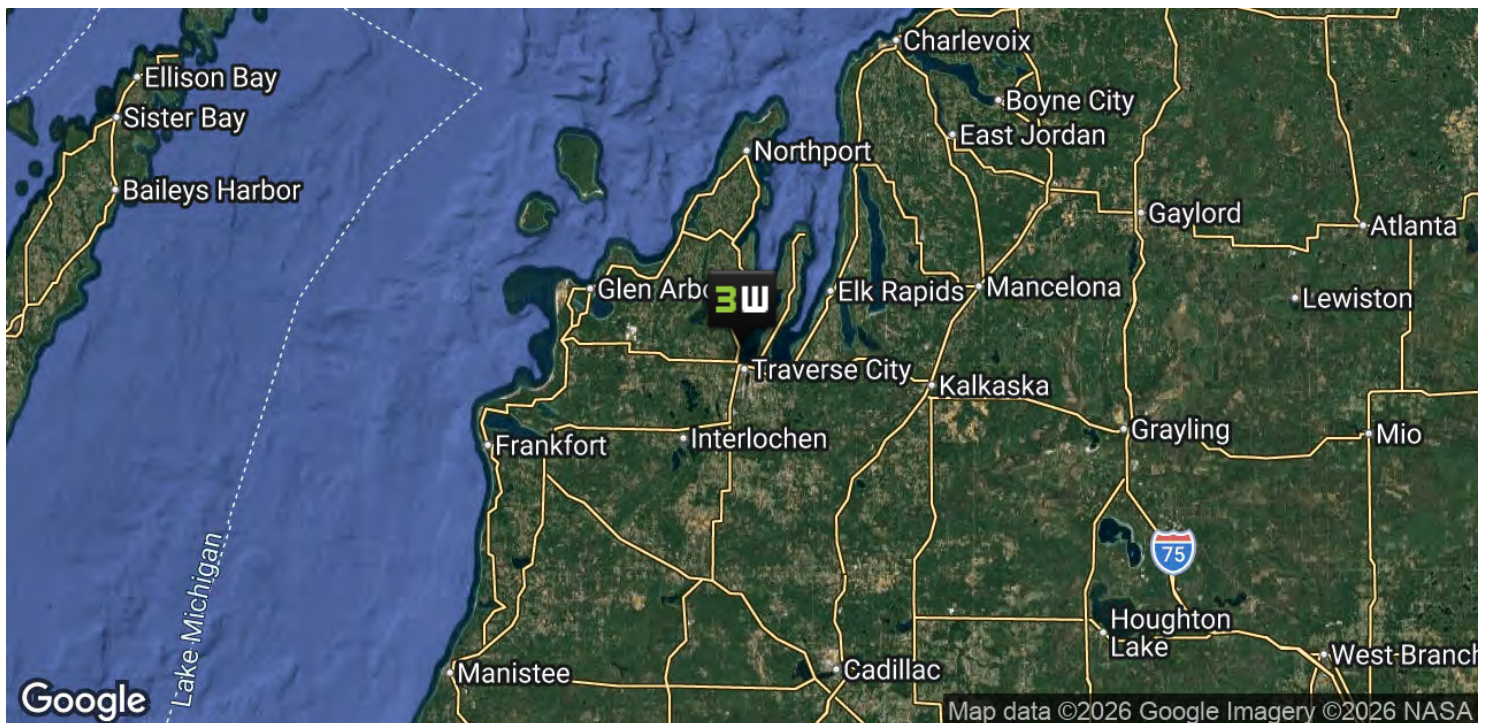
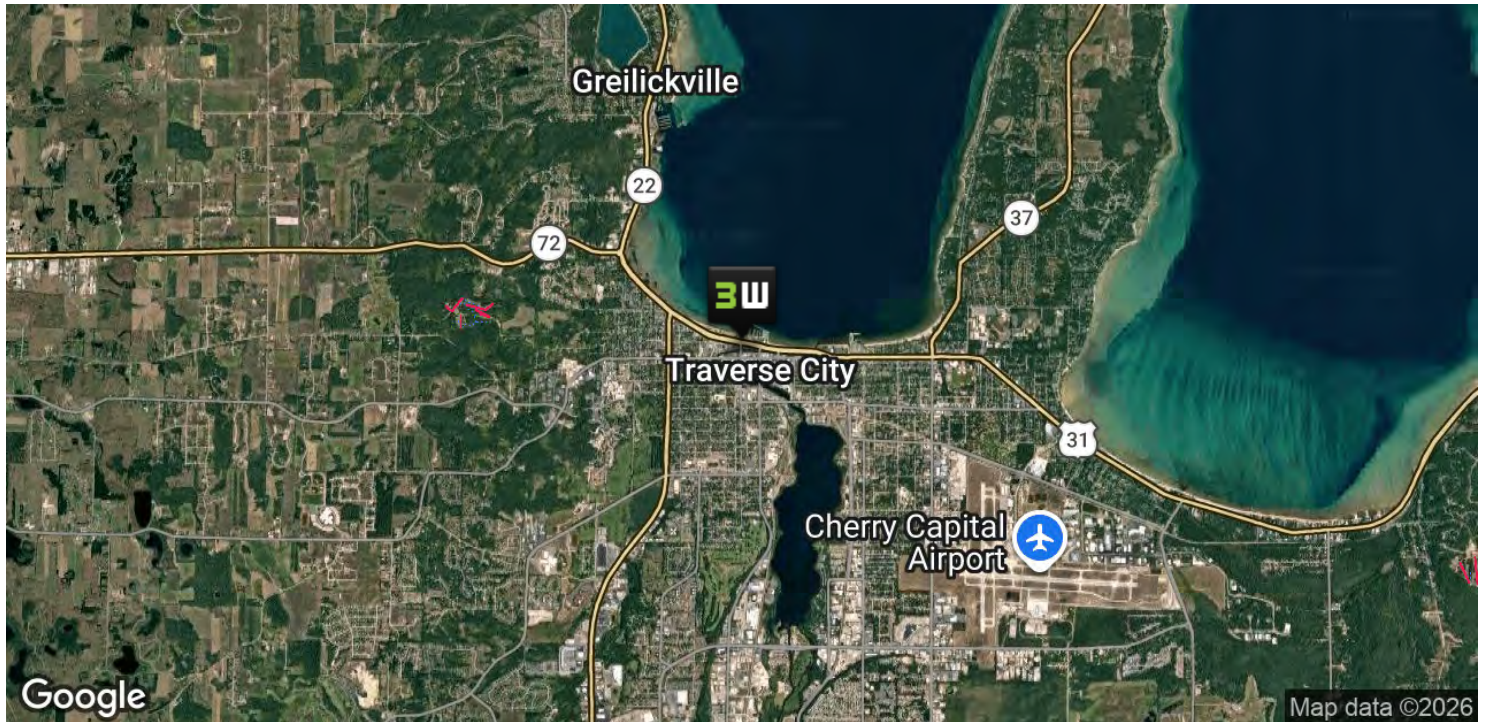
www.threewest.com

3W THREE WEST
COMMERCIAL



RETAIL PROPERTY FOR LEASE

117 S Union St



DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com

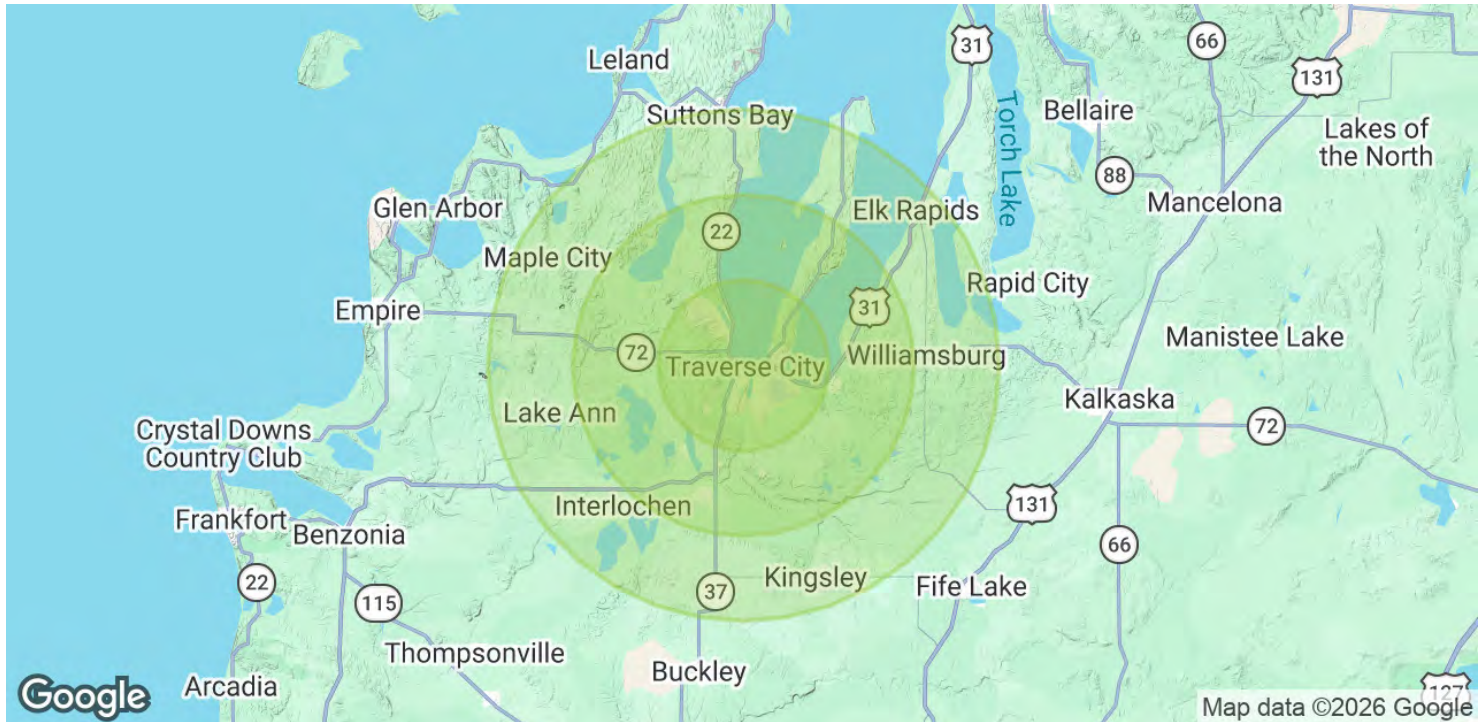
www.threewest.com

3W THREE WEST
COMMERCIAL



RETAIL PROPERTY FOR LEASE

117 S Union St



POPULATION

5 MILES

10 MILES

15 MILES

Total Population	46,323	89,370	115,058
Average Age	45	44	45
Average Age (Male)	43	43	43
Average Age (Female)	47	45	46

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	21,220	38,259	48,743
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,729	\$91,161	\$92,663
Average House Value	\$416,906	\$418,723	\$420,954

2020 American Community Survey (ACS)

DAVID J. FROST // Senior Associate | Commercial Realtor // 231.929.2955 // dfrost@threewest.com