



232 E State St, Unit B | Traverse City, MI 49684

SALE PRICE:	\$654,750
LEASE PRICE:	\$22.00/SF/YR/NNN
CONDO SIZE:	2,182.5 SF
CONDO ASSOCIATION FEE:	ESTIMATED \$300/MO
REAL ESTATE TAXES:	ESTIMATED \$4.00/SF
YEAR BUILT:	2025
YEAR BUILT:	2025
ZONING:	C-4C

PROPERTY OVERVIEW

Downtown retail/office opportunity in the heart of Traverse City, Michigan. This 2,182.5 SF commercial condo space, constructed in 2025, offers an ideal canvas for retail or professional office space. With high visibility this property presents an exceptional prospect for those looking to capitalize on the dynamic landscape of Traverse City.

LOCATION OVERVIEW

South side of E State St between Cass St and Park St.

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

NOAH ENDRES | Associate | Commercial Realtor | 231.929.2955 | nendres@threewest.com

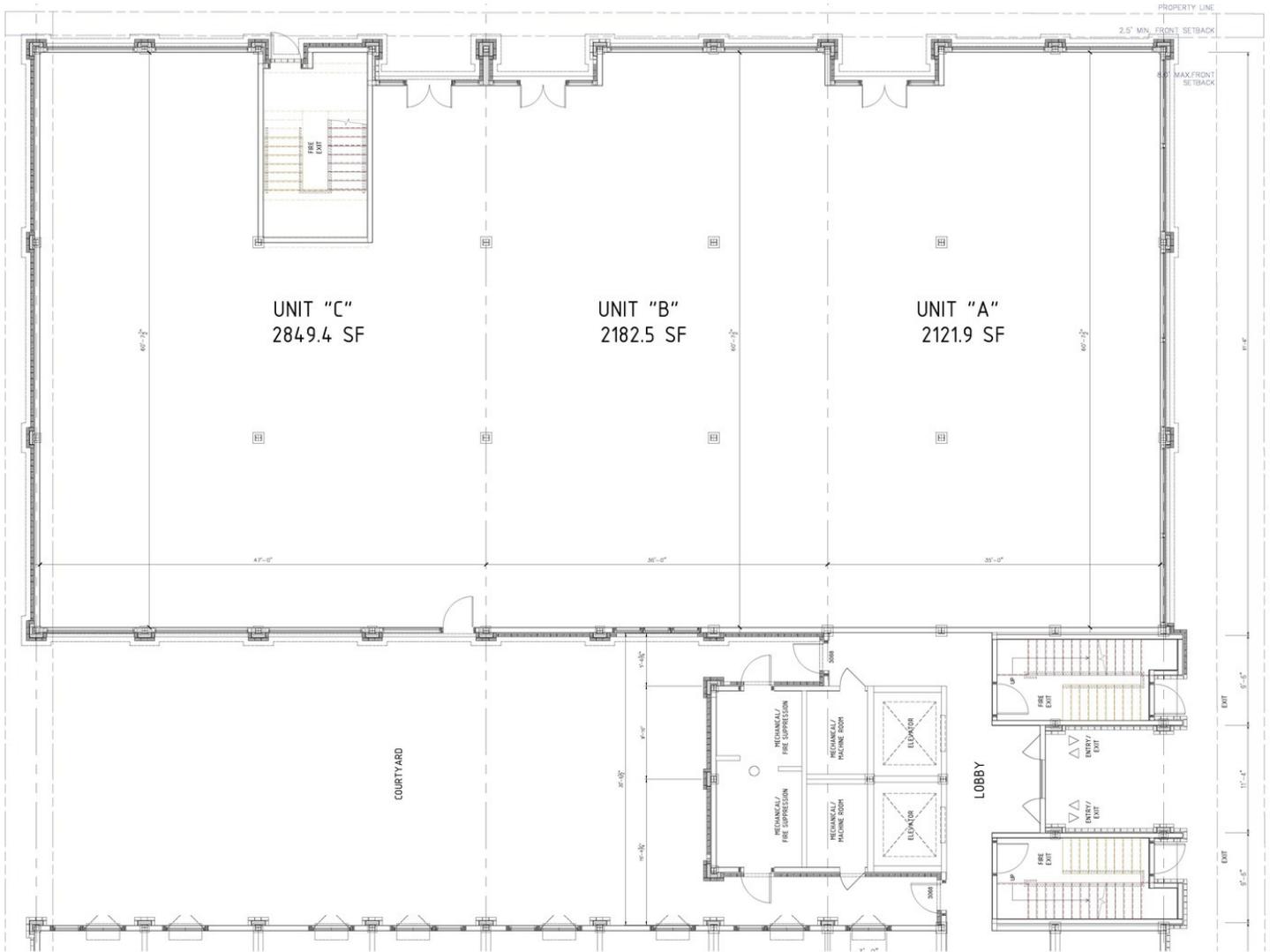


OFFICE/RETAIL CONDO FOR SALE OR LEASE

232 E State St, Unit B



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com
NOAH ENDRES // Associate | Commercial Realtor // 231.929.2955 // nendres@threewest.com

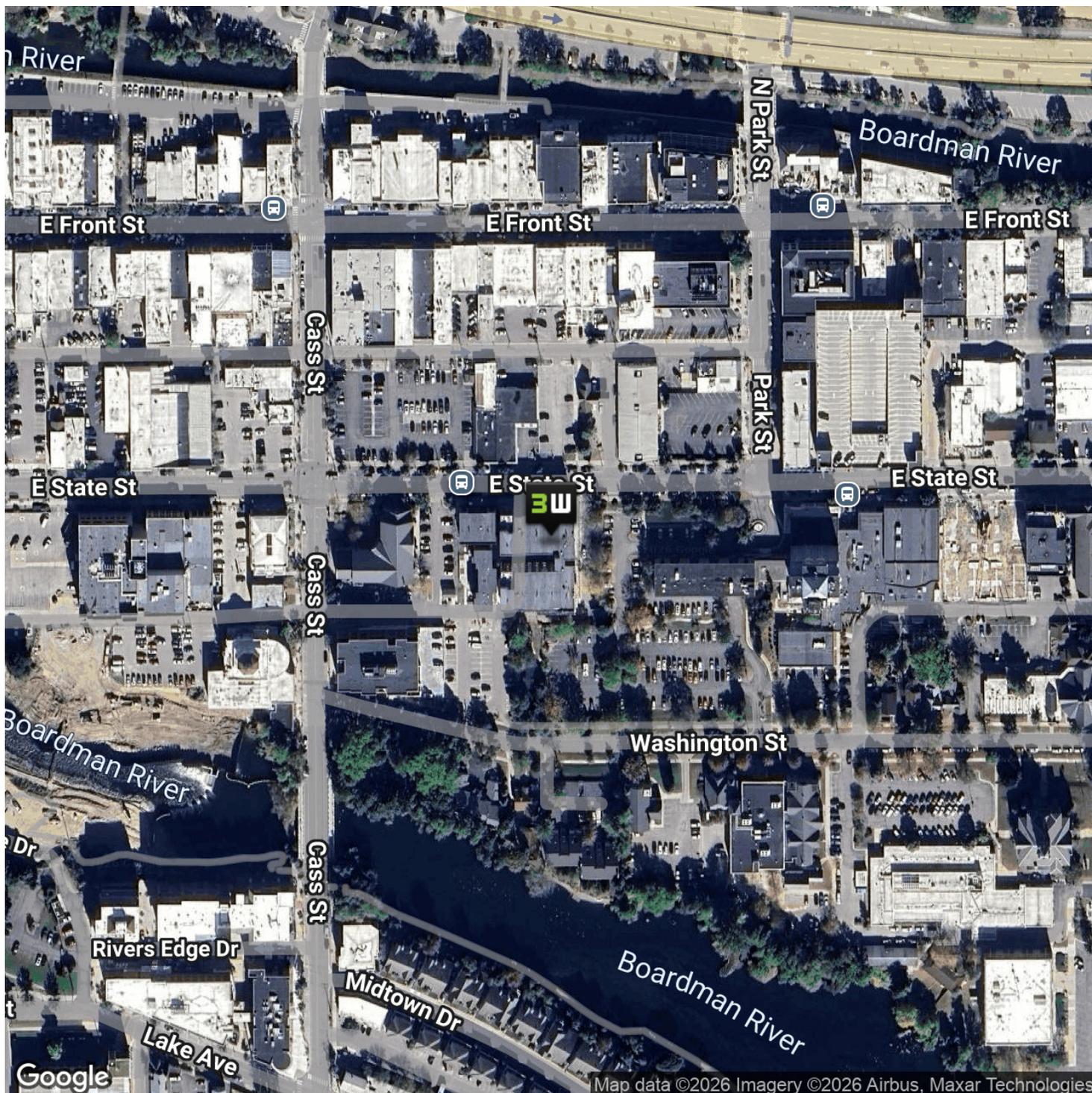


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com
NOAH ENDRES // Associate | Commercial Realtor // 231.929.2955 // nendres@threewest.com



OFFICE/RETAIL CONDO FOR SALE OR LEASE

232 E State St, Unit B



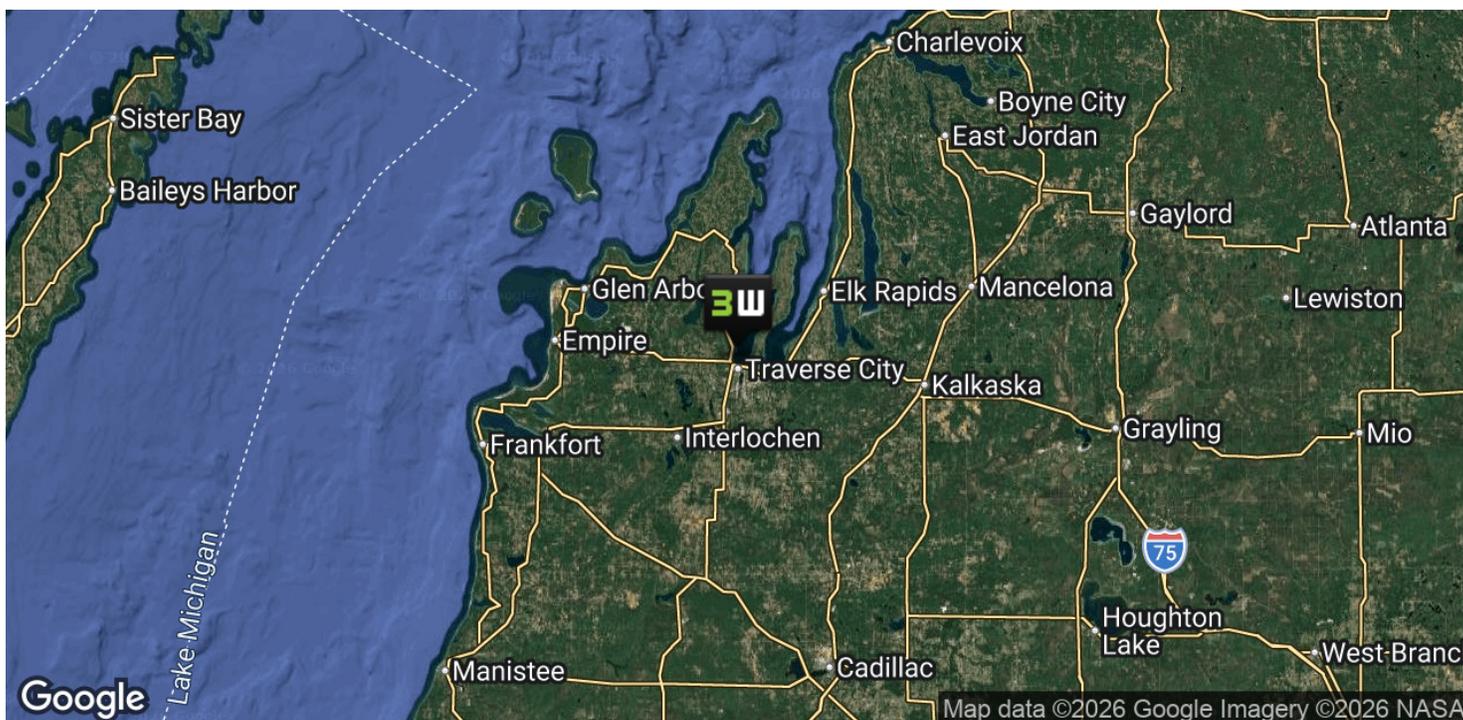
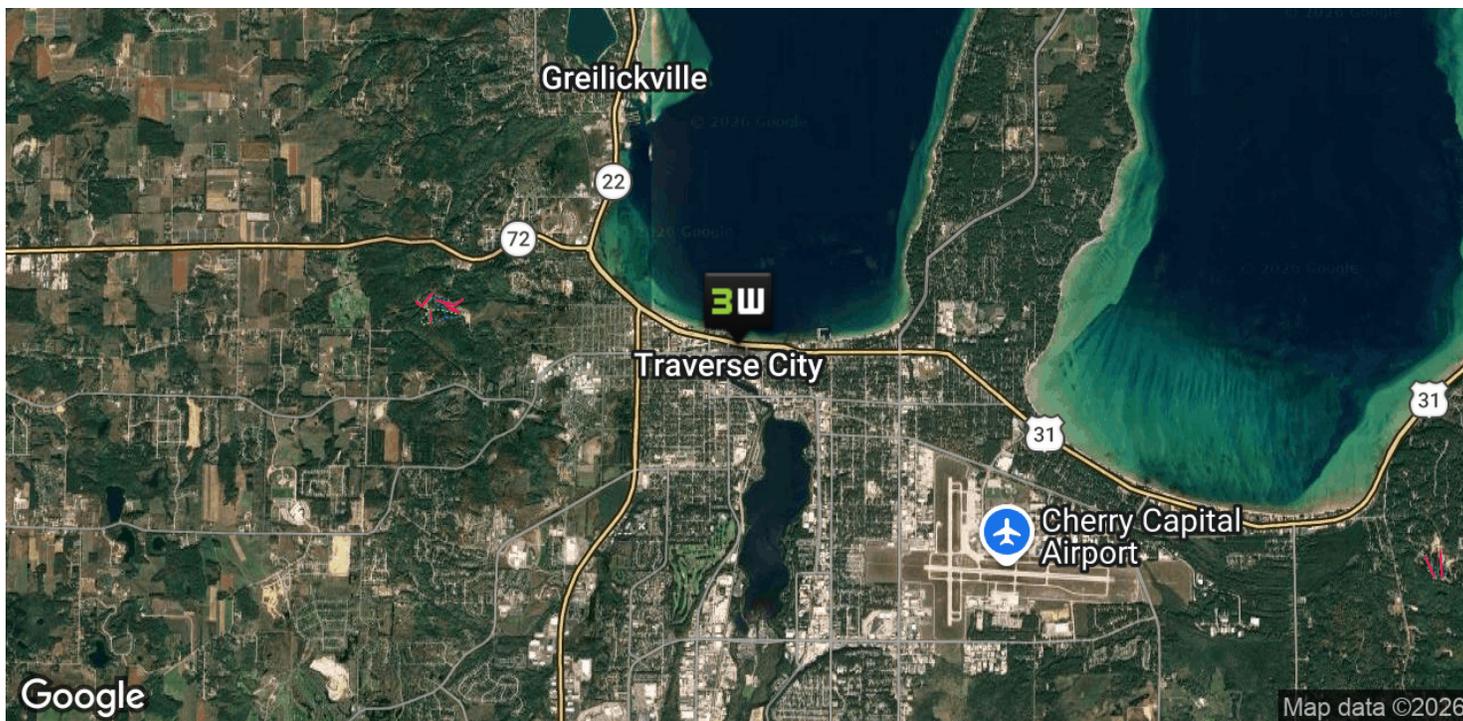
KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

NOAH ENDRES // Associate | Commercial Realtor // 231.929.2955 // nendres@threewest.com



OFFICE/RETAIL CONDO FOR SALE OR LEASE

232 E State St, Unit B



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

NOAH ENDRES // Associate | Commercial Realtor // 231.929.2955 // nendres@threewest.com



OFFICE/RETAIL CONDO FOR SALE OR LEASE

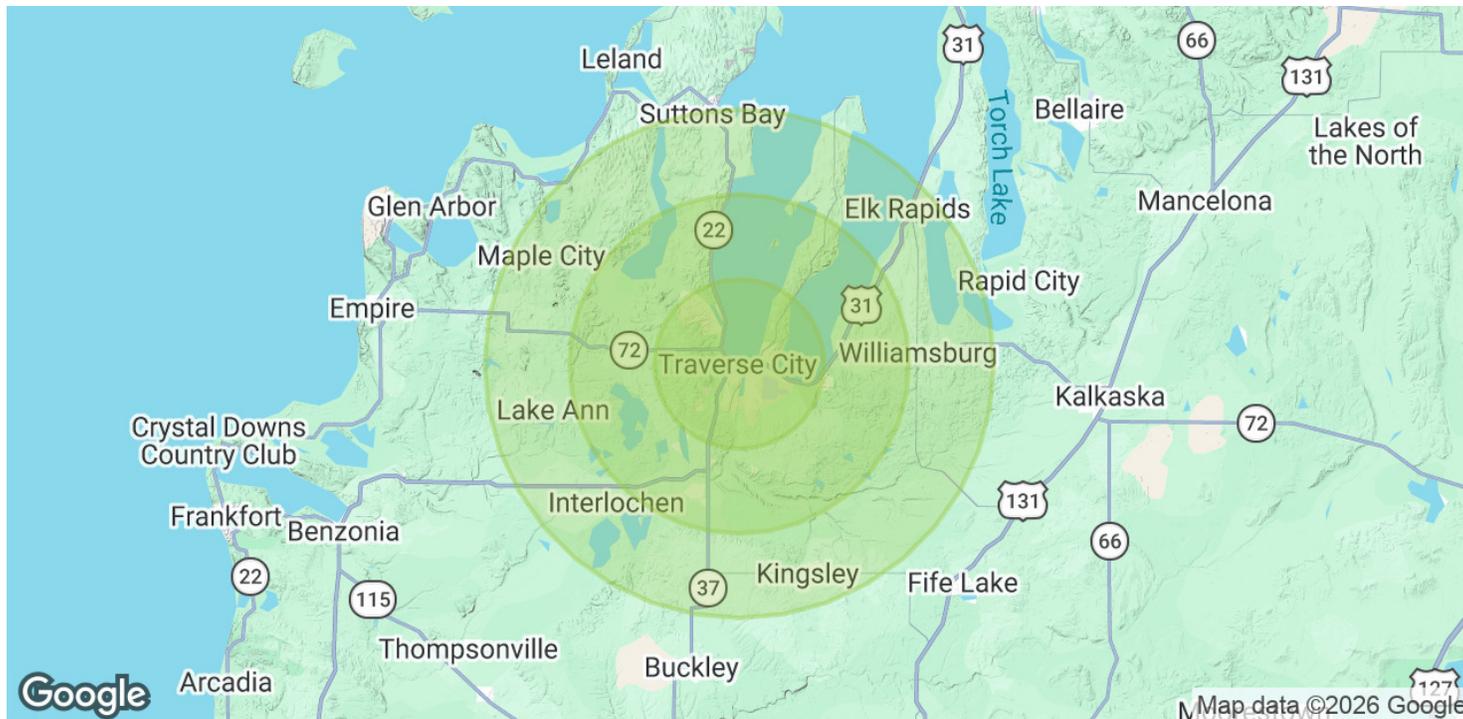
232 E State St, Unit B



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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

NOAH ENDRES // Associate | Commercial Realtor // 231.929.2955 // nendres@threewest.com



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	46,224	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	21,210	38,259	48,743
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,299	\$91,161	\$92,663
Average House Value	\$416,020	\$418,723	\$420,954

Demographics data derived from AlphaMap

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

NOAH ENDRES // Associate | Commercial Realtor // 231.929.2955 // nendres@threewest.com