



RETAIL PROPERTY FOR SALE OR LEASE

137 Pine St, Unit 101

executive summary



137 Pine St, Unit 101 | Traverse City, MI 49684

SALE PRICE:	\$1,138,200
LEASE PRICE:	\$24.00/SF/YR NNN
LOT SIZE:	0.02 ACRES
UNIT SIZE:	3,794 SF
COMPLETION DATE:	FALL OF 2026
ZONING:	C-4C

PROPERTY OVERVIEW

Introducing a prime retail opportunity in downtown Traverse City. This 3,794 SF condo unit, scheduled to be completed in June of 2026, offers a strategic location in the heart of Traverse City, with C-4c zoning catering perfectly to retail businesses. Boasting modern amenities and a versatile layout, this property is tailor-made for businesses seeking a prime retail space in an area primed for growth. With its sleek design and unbeatable location, 137 Pine St presents an unmissable chance to secure a foothold in Traverse City's thriving retail landscape.

PROPERTY HIGHLIGHTS

- Zoned C-4c
- Prime Traverse City location
- High-traffic area
- Excellent visibility
- Versatile retail space

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

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



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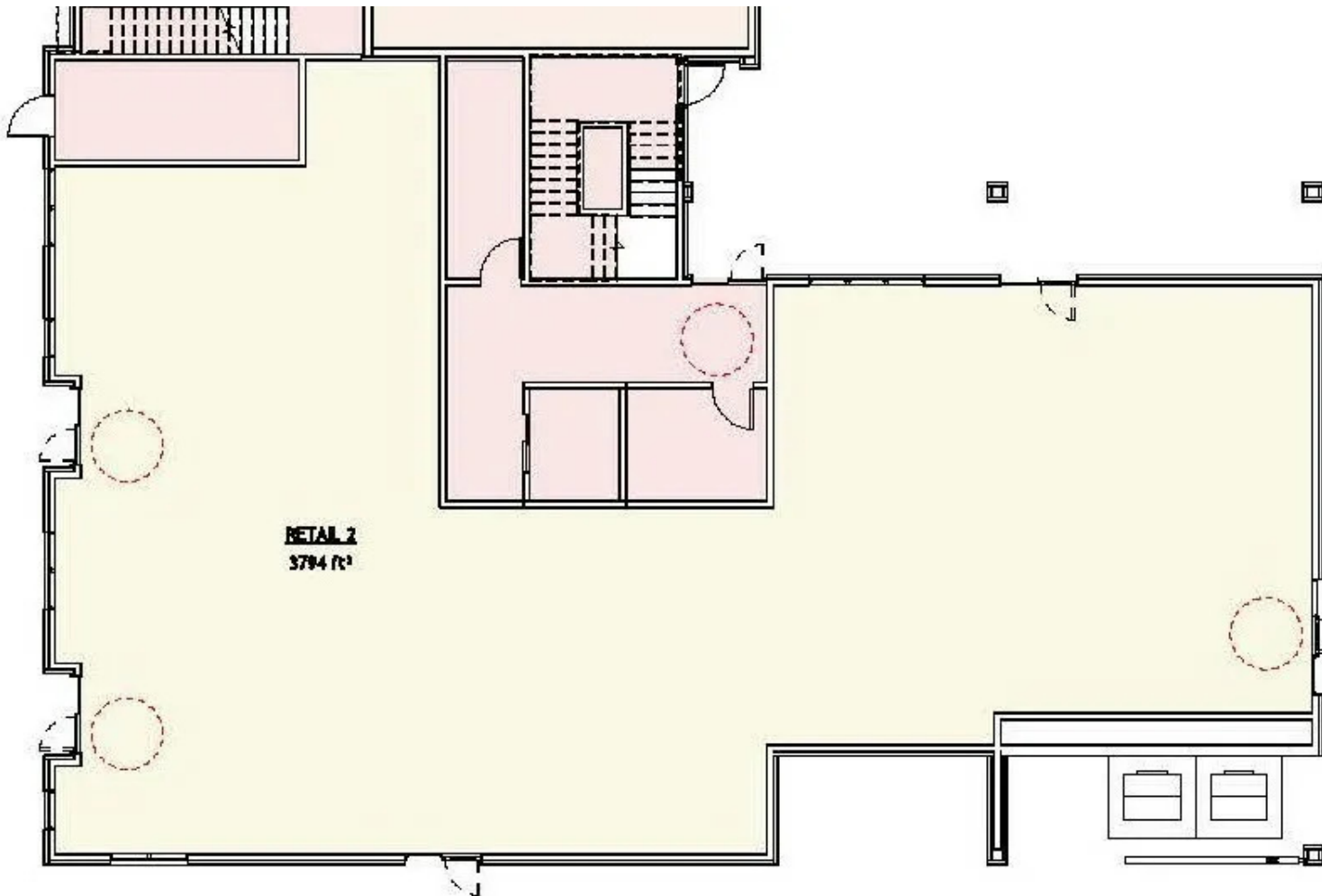


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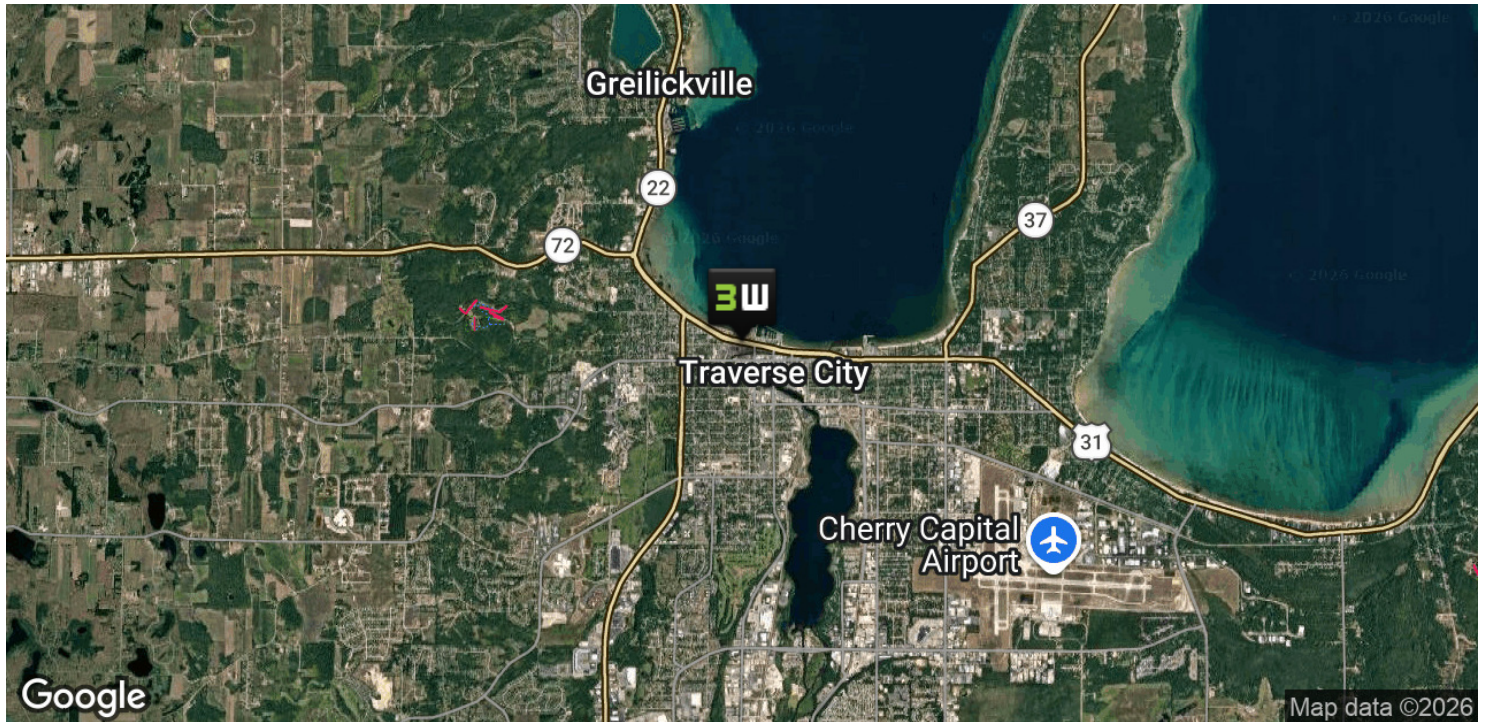
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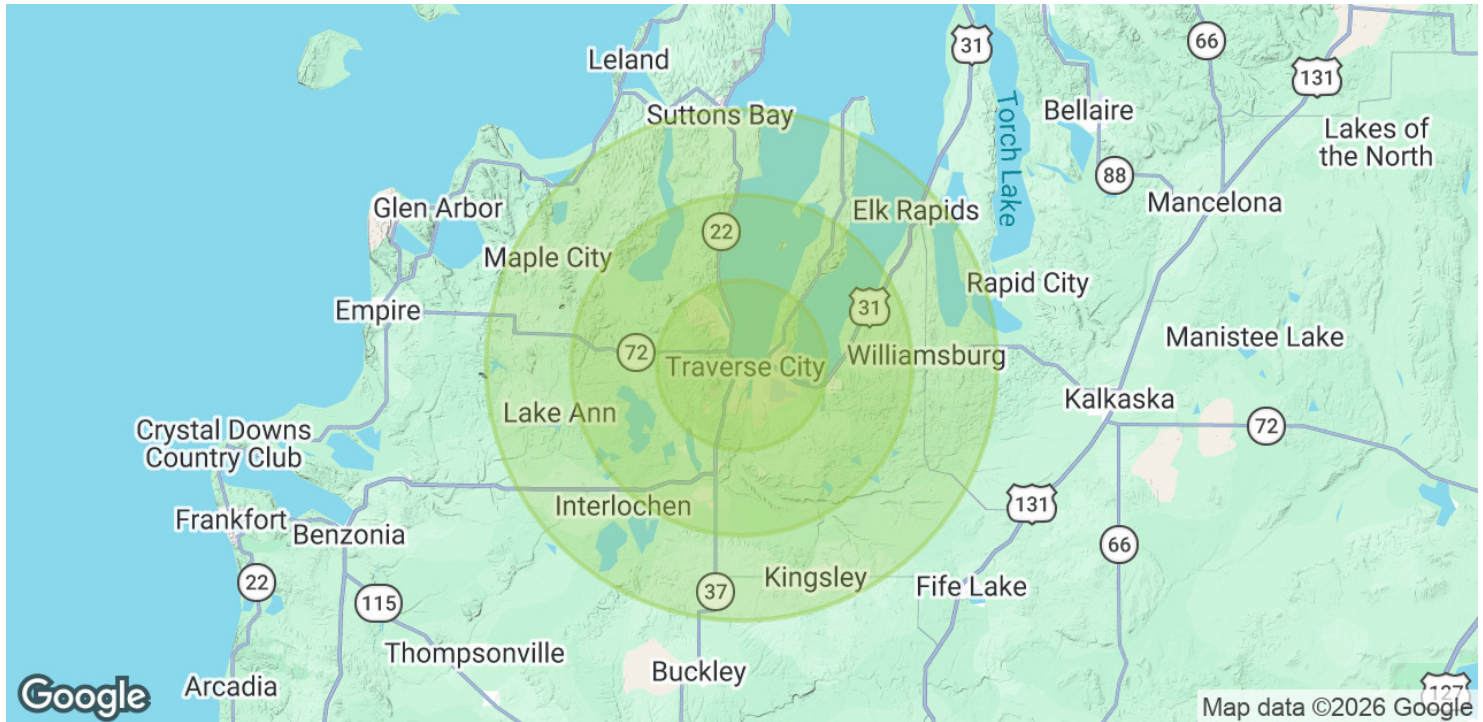
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	44,724	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	20,566	38,259	48,743
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,649	\$91,161	\$92,663
Average House Value	\$419,347	\$418,723	\$420,954

2020 American Community Survey (ACS)

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