



228 7th Street | Frankfort, MI 49635

**PROPERTY OVERVIEW**

Conveniently located on a prime corner lot with great visibility and parking. Featuring a reception area with waiting room leading to multiple rooms and open areas for a wide variety of businesses. Suite is an ideal medical office featuring two rooms with a sink in each and an office area with an exterior side entrance.

**PROPERTY HIGHLIGHTS**

- High Visibility Corner Location
- Parking Lot Plus Street Parking
- Variety of Uses
- 5900 AADT

**AVAILABLE SF:**

1,055 SF

**LEASE RATE:**

\$19.00 SF/YR (MG)

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



OFFICE BUILDING FOR LEASE

228 7th Street

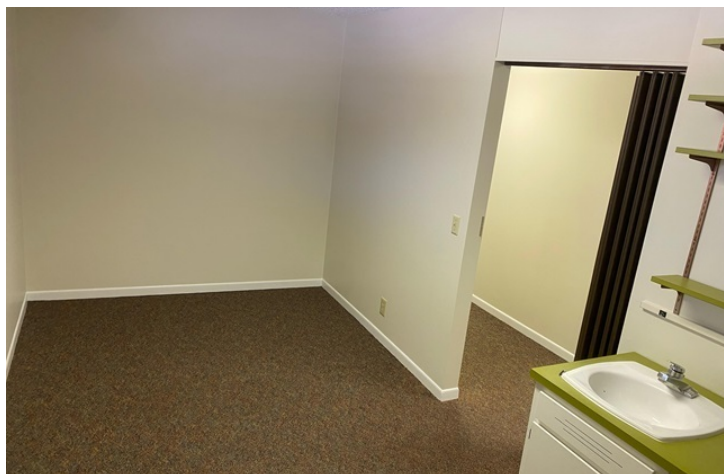
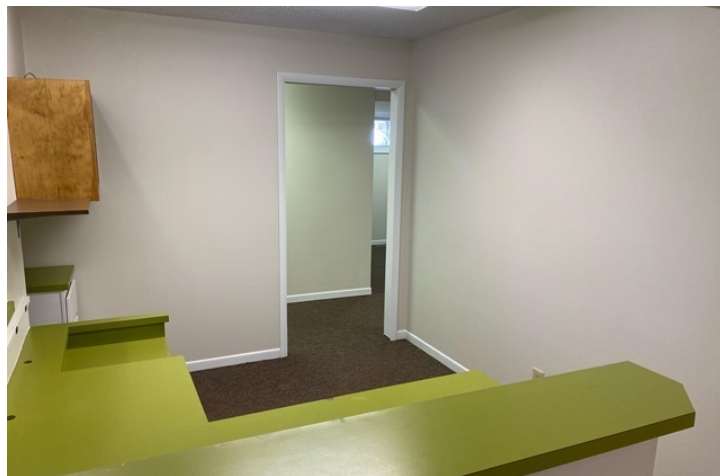


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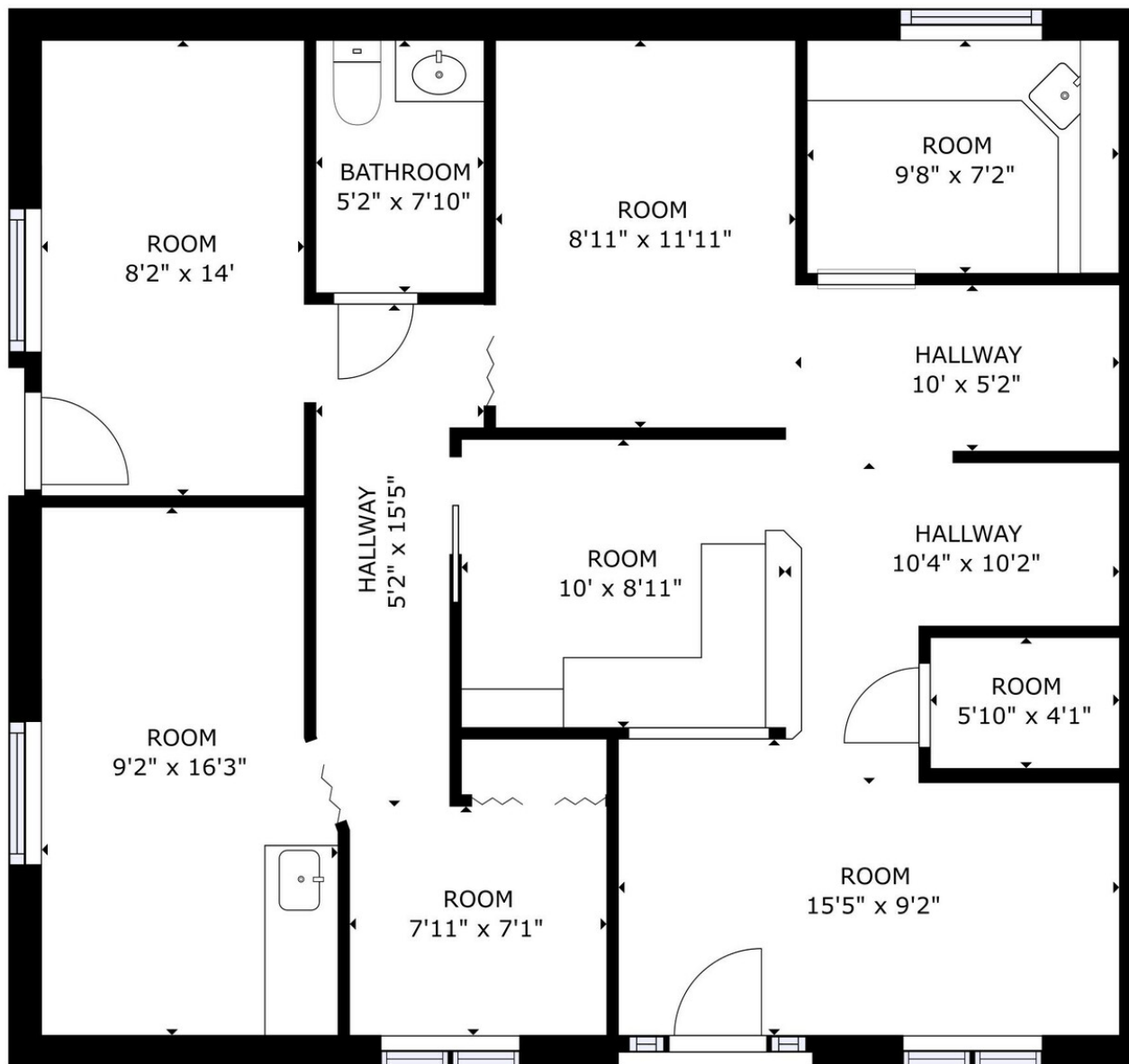


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GROSS INTERNAL AREA  
FLOOR 1: 1055 sq ft  
TOTAL: 1055 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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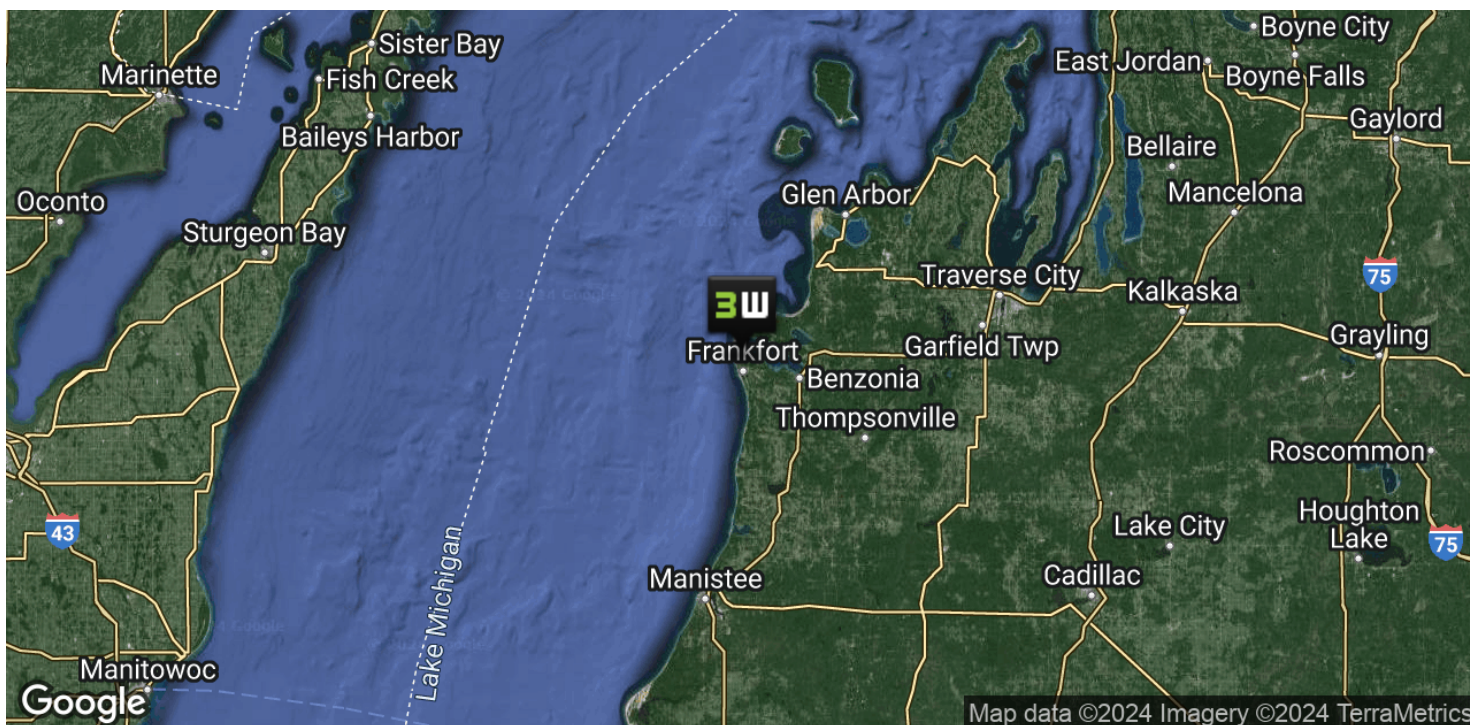
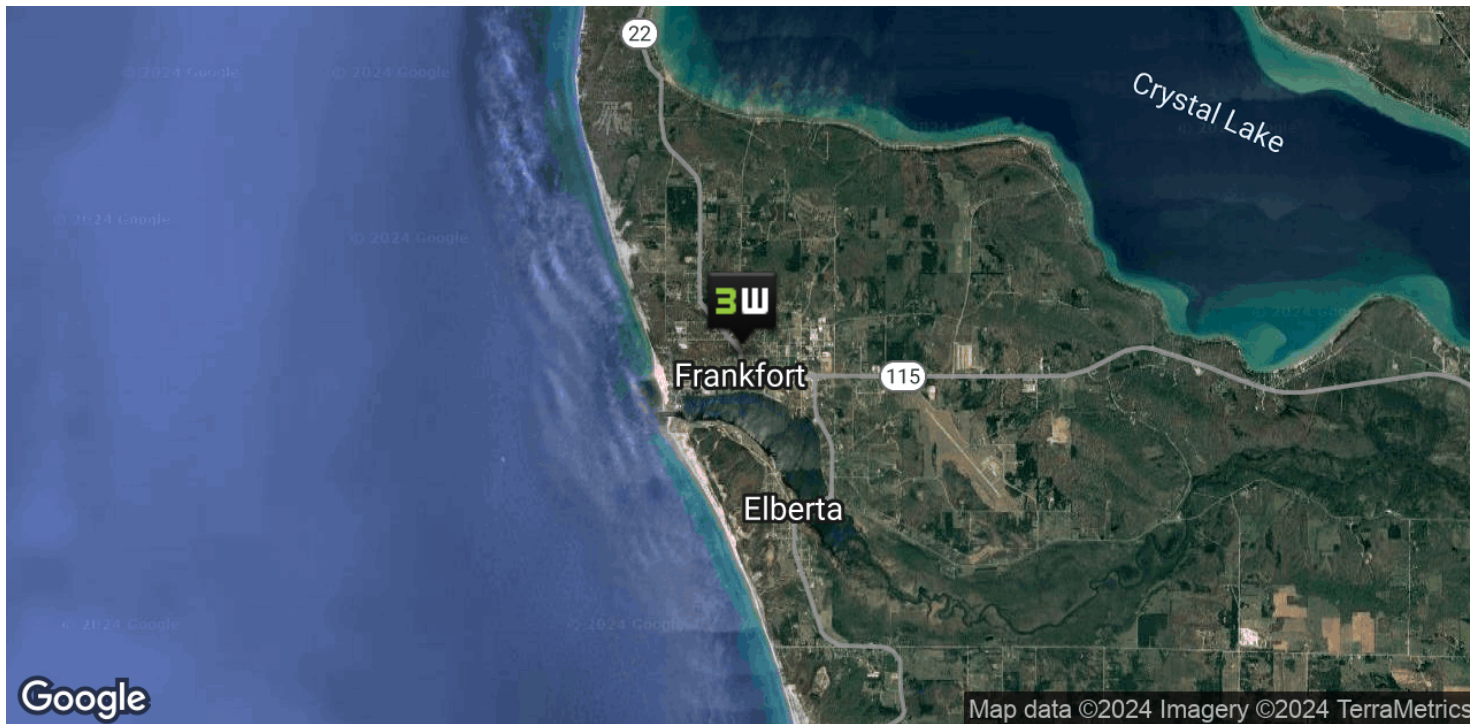
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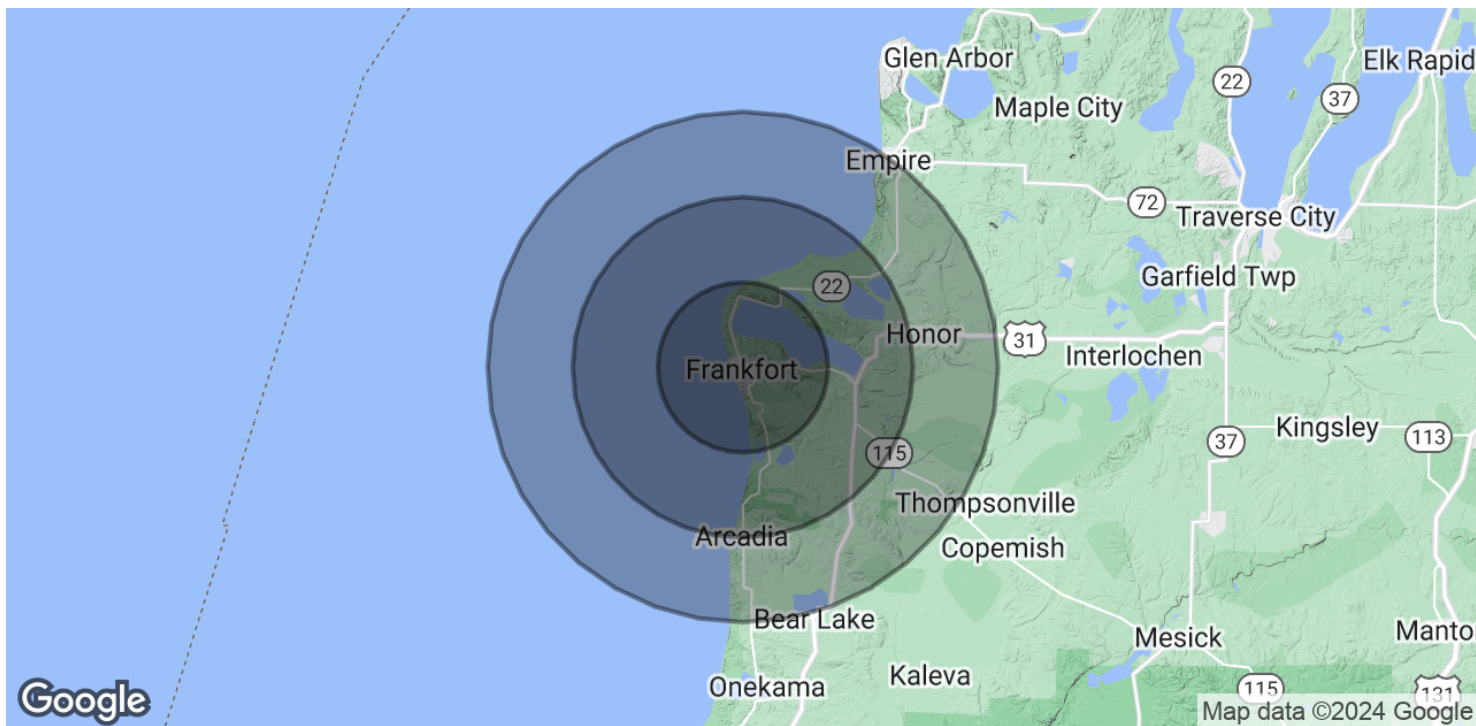
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### POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	3,357	7,461	13,022
Average Age	60.1	56.2	53.5
Average Age (Male)	56.9	53.9	52.0
Average Age (Female)	62.4	58.5	54.7

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	3,490	7,220	11,259
# of Persons per HH	1.0	1.0	1.2
Average HH Income	\$32,574	\$34,596	\$35,276
Average House Value	\$270,749	\$270,155	\$232,961

\* Demographic data derived from 2020 ACS - US Census

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