



4975 E Traverse Hwy | Traverse City, MI 49684

PROPERTY OVERVIEW

This versatile 8,600 SF facility offers a unique opportunity for organizations seeking a large, open indoor space with supporting amenities in a convenient location. The property is well suited for a variety of uses including recreational, community, educational, religious, or specialty fitness operations. The centerpiece of the building is a full-size gymnasium with hardwood flooring and high ceilings, ideal for basketball, volleyball, training programs, or large group activities. Supporting the gym are men’s and women’s locker rooms with showers, making the facility ready for athletic or recreational use. A mezzanine level overlooks the gym and includes a kitchenette, theater area, and lounge space, providing excellent areas for gatherings, meetings, youth programs, or team functions. The main level also includes two large offices or classrooms, offering flexible space for administration or instruction.

PROPERTY HIGHLIGHTS

- Ample parking on site
- Full-size gymnasium with hardwood court
- Convenient M-72 location near Traverse City

AVAILABLE SF:	8,600 SF
LEASE RATE:	\$13.00 SF/YR (MG)

DAVID COONROD | Associate | Commercial Realtor | 231.929.2955 | dcoonrod@threewest.com



SPECIAL PURPOSE PROPERTY FOR LEASE

4975 E Traverse Hwy

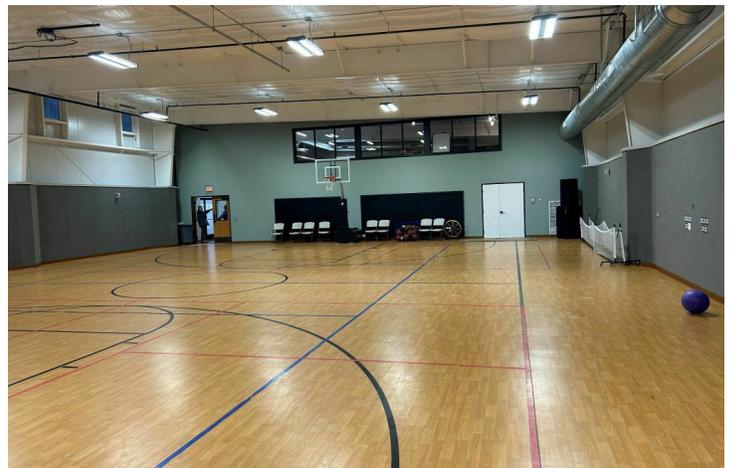


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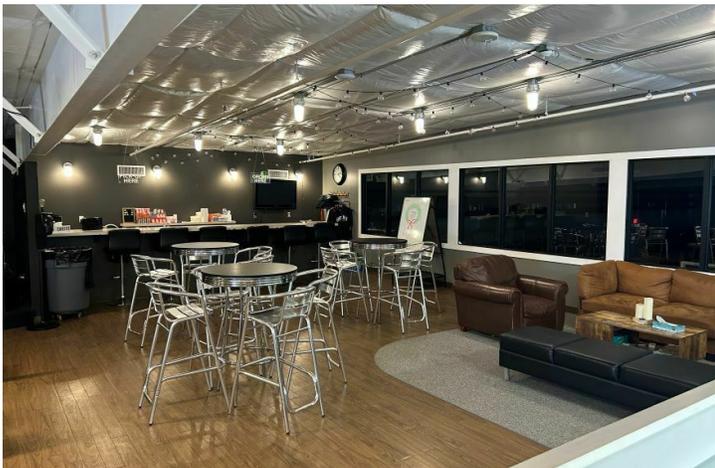


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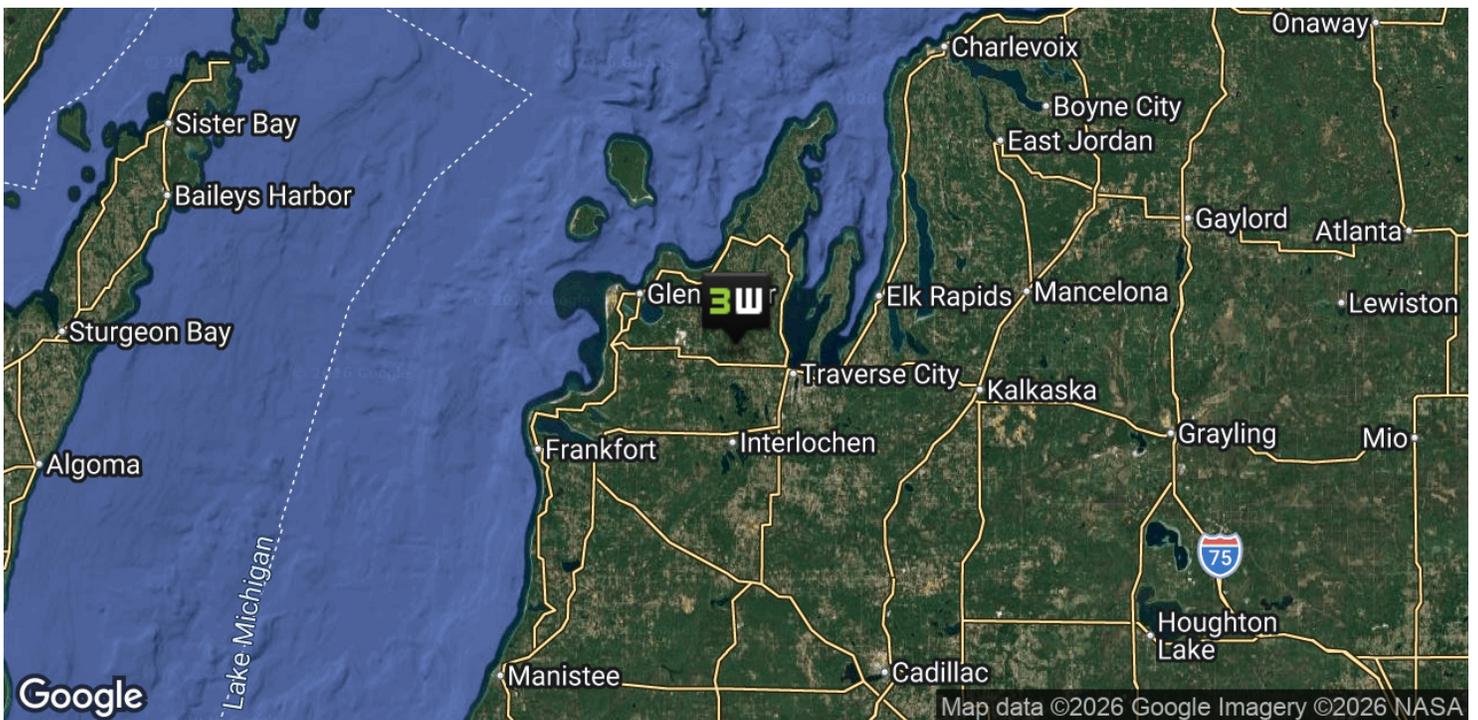
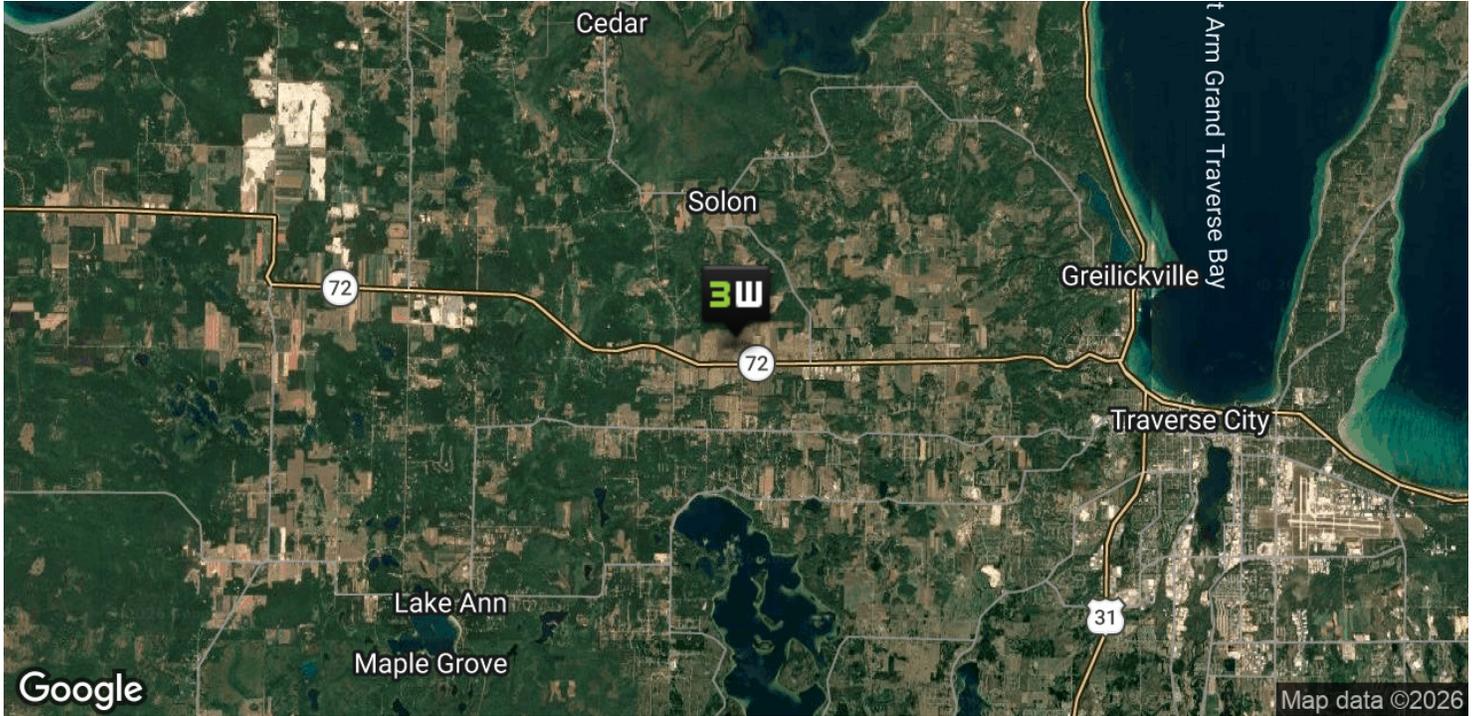


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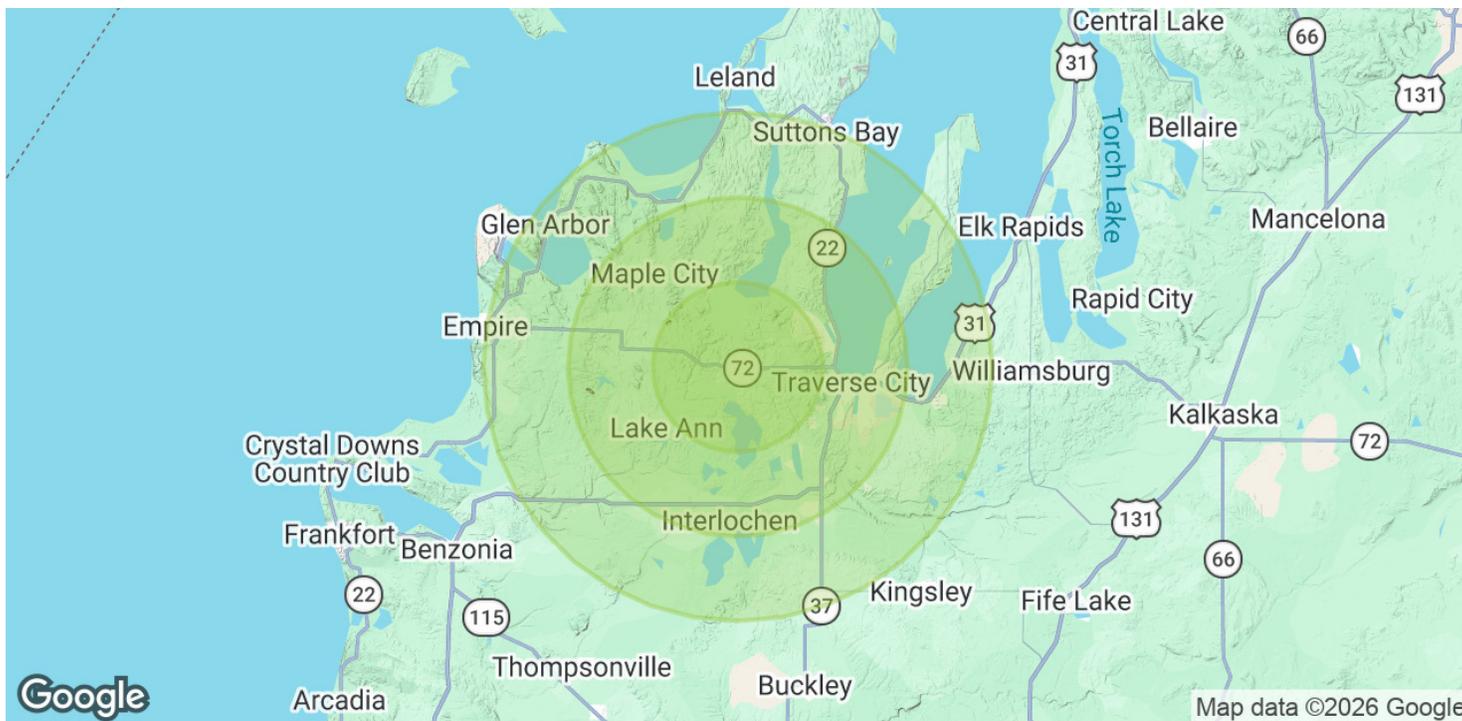


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	15,765	75,284	109,748
Average Age	44	44	45
Average Age (Male)	43	43	44
Average Age (Female)	44	45	46

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	6,300	32,562	46,702
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$99,128	\$90,147	\$93,587
Average House Value	\$447,326	\$405,625	\$419,253

Demographics data derived from AlphaMap

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