



3403 Veterans Dr | Traverse City, MI 49684

<b>AVAILABLE SF:</b>	185 SF
<b>LEASE RATE:</b>	\$500 PER MONTH (GROSS)
<b>YEAR BUILT:</b>	2003
<b>ZONING:</b>	COMMERCIAL

**PROPERTY OVERVIEW**

Professional Office building located just north of S Airport Rd on Veterans Dr offering excellent access to both the main commercial artery of S Airport and the coveted downtown Traverse City market. This is a multi-tenant building, offering individual offices with access to a shared kitchen, conference room and restrooms. Tenant pays rent and internet access only. Parking in front of the building. Possible basement storage available. Exterior signage is available.

**PROPERTY HIGHLIGHTS**

- Professional Office Building
- Shared Common Area
- Conference Room
- Kitchen
- Large Parking Lot

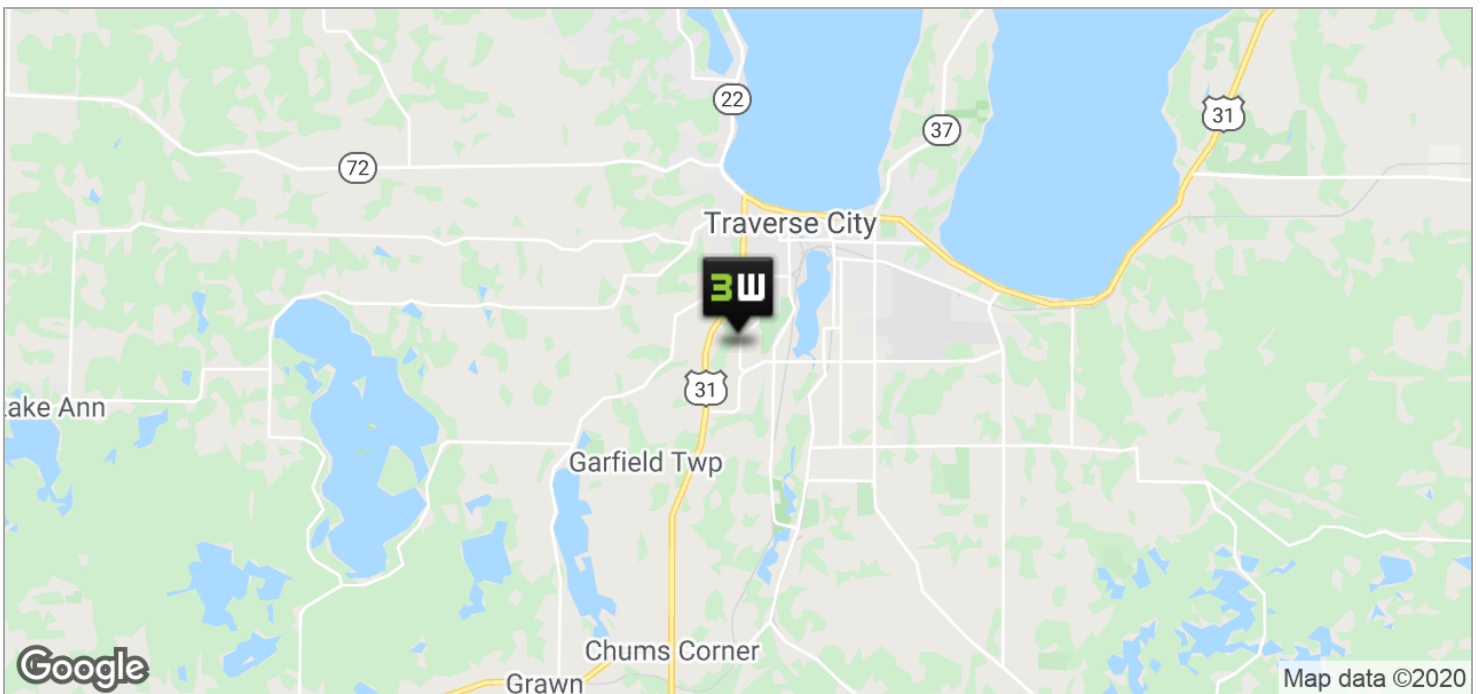
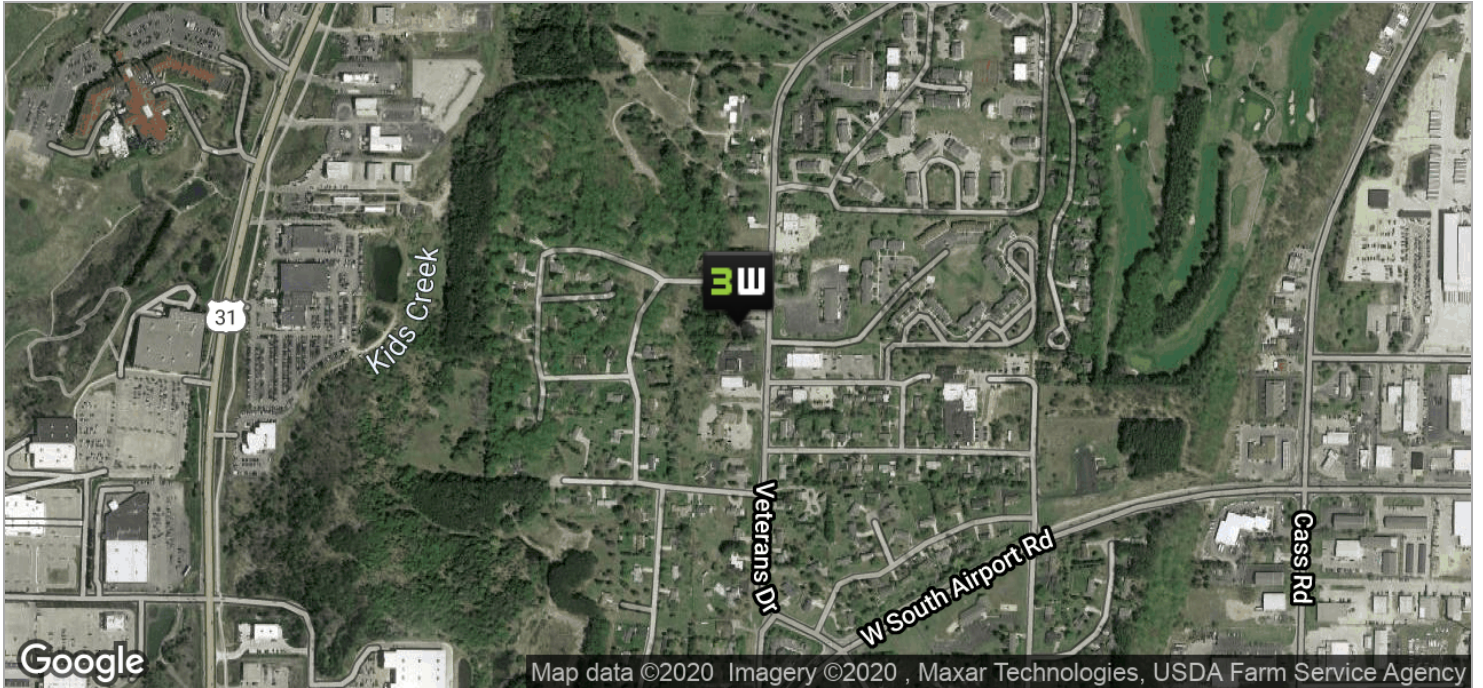
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3403 VETERANS DR

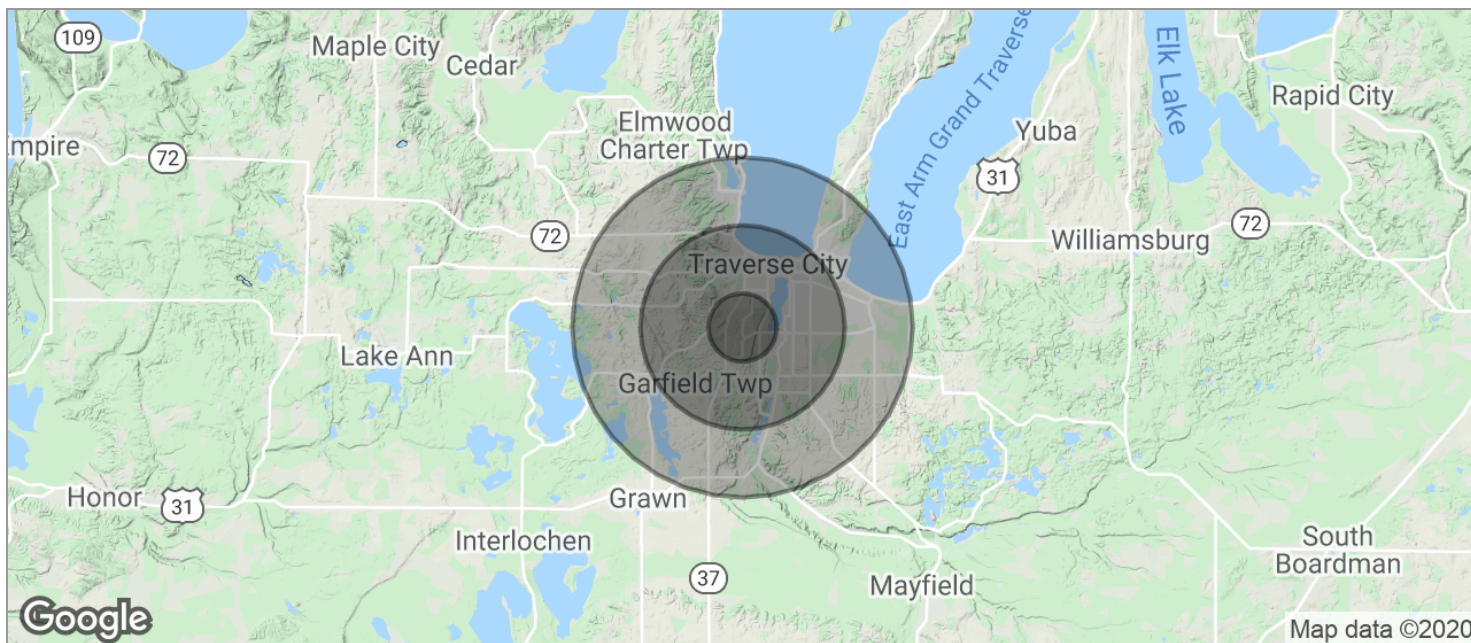
# Professional Office Suites



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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	3,600	24,044	40,587
MEDIAN AGE	39.7	39.2	40.2
MEDIAN AGE (MALE)	36.0	36.4	37.7
MEDIAN AGE (FEMALE)	43.9	42.8	43.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,736	11,153	18,153
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$49,657	\$53,580	\$56,976
AVERAGE HOUSE VALUE	\$226,015	\$224,563	\$236,562

\* Demographic data derived from 2010 US Census

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