



232 E State St, Unit 3 | Traverse City, MI 49684

<b>SALE PRICE:</b>	\$756,600
<b>LEASE PRICE:</b>	\$24.00/SF/YR/NNN
<b>CONDO SIZE:</b>	2,522 SF
<b>YEAR BUILT:</b>	2025

**PROPERTY OVERVIEW**

Downtown retail/office opportunity in the heart of Traverse City, Michigan. This 2,522 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.

**PROPERTY HIGHLIGHTS**

- Newly Constructed
- Downtown Traverse City
- Close to Parking Deck

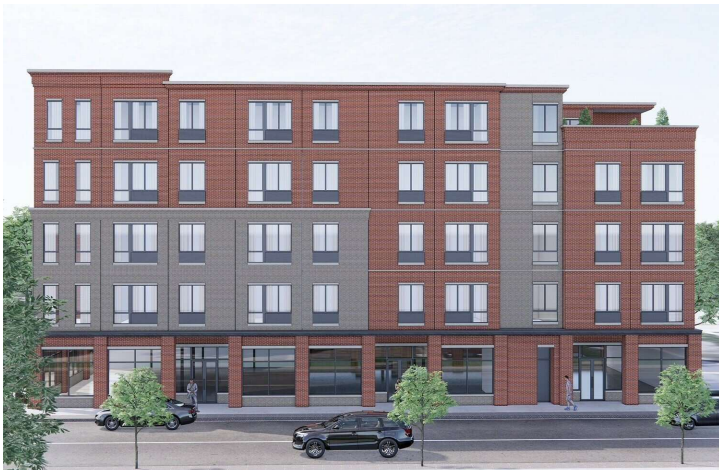
KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com





OFFICE/RETAIL CONDO FOR SALE OR LEASE

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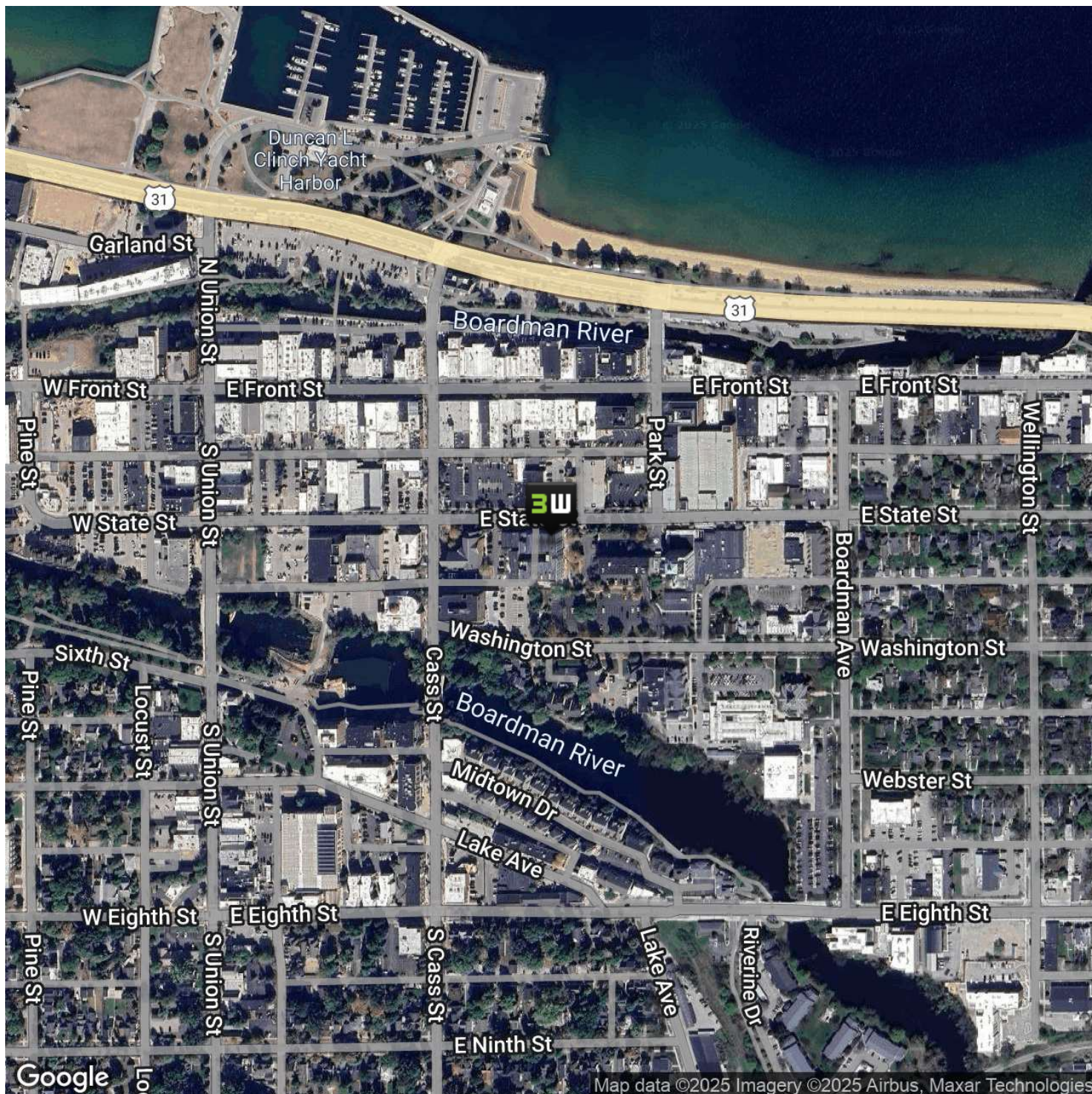






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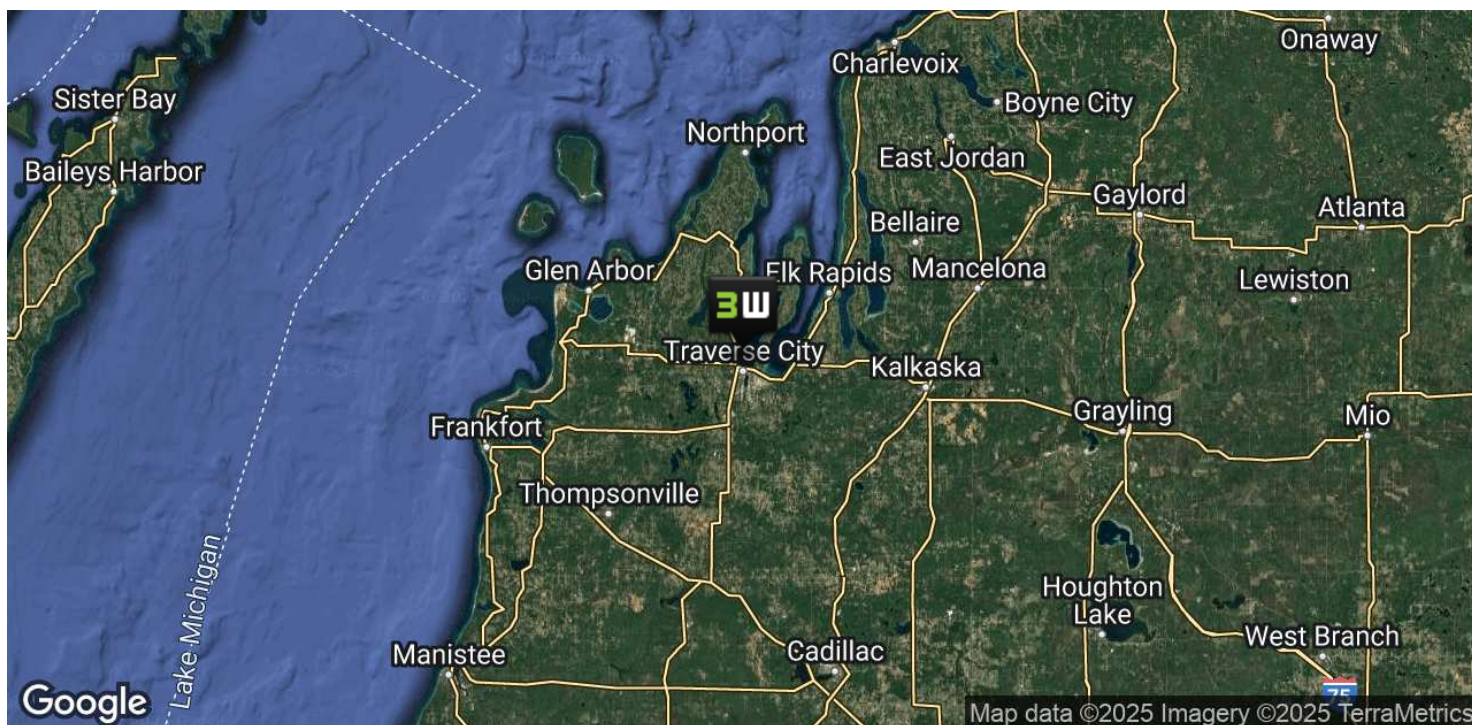
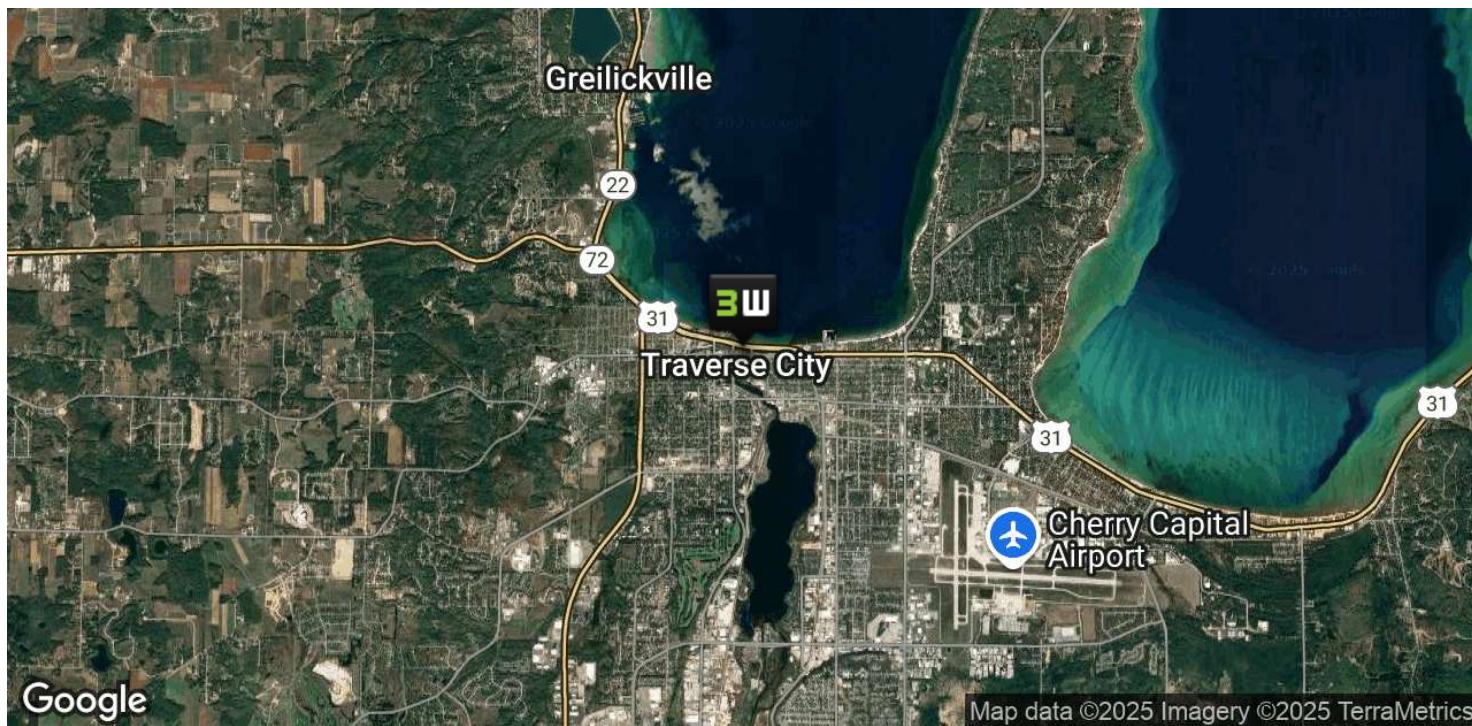






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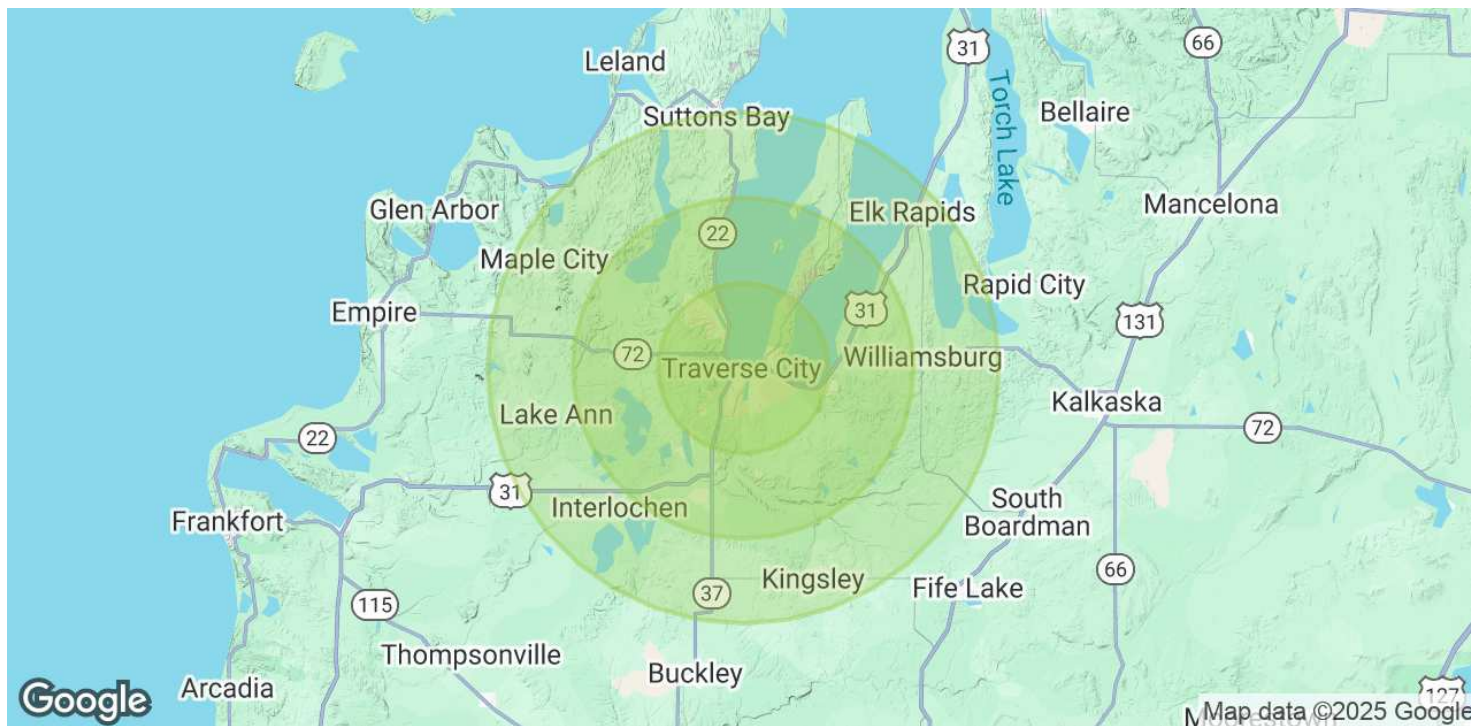
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	46,224	89,370	115,058
Average Age	45	44	45
Average Age (Male)	43	43	43
Average Age (Female)	47	45	46
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
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*

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