



1691 US 131 S | Petoskey, MI 49770

**PROPERTY OVERVIEW**

Office space in the commercial corridor of Petoskey. Could be used for Medical or professional office use. Plenty of shared parking between tenants. Suite 3 which offers approximately 800 square feet of space is delivered as a gray shell.

**PROPERTY HIGHLIGHTS**

- High Traffic Count (AADT 10,440/Day)
- Excellent Visibility
- Close to Downtown Petoskey

**AVAILABLE SF:**

800 SF

**LEASE RATE:**

\$12.00 SF/YR (NNN)

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



OFFICE BUILDING FOR LEASE

1691 US 131 S

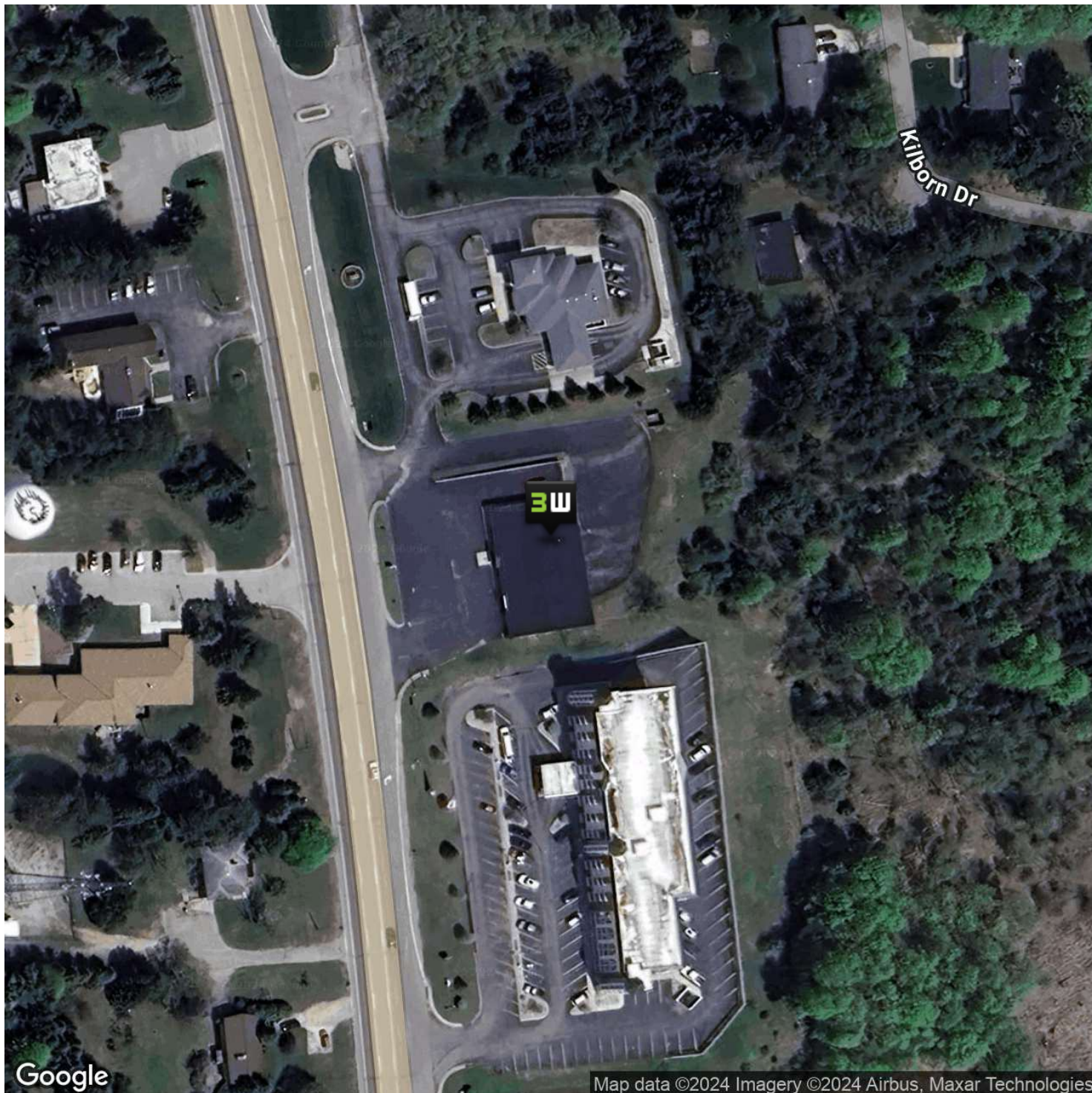


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Google

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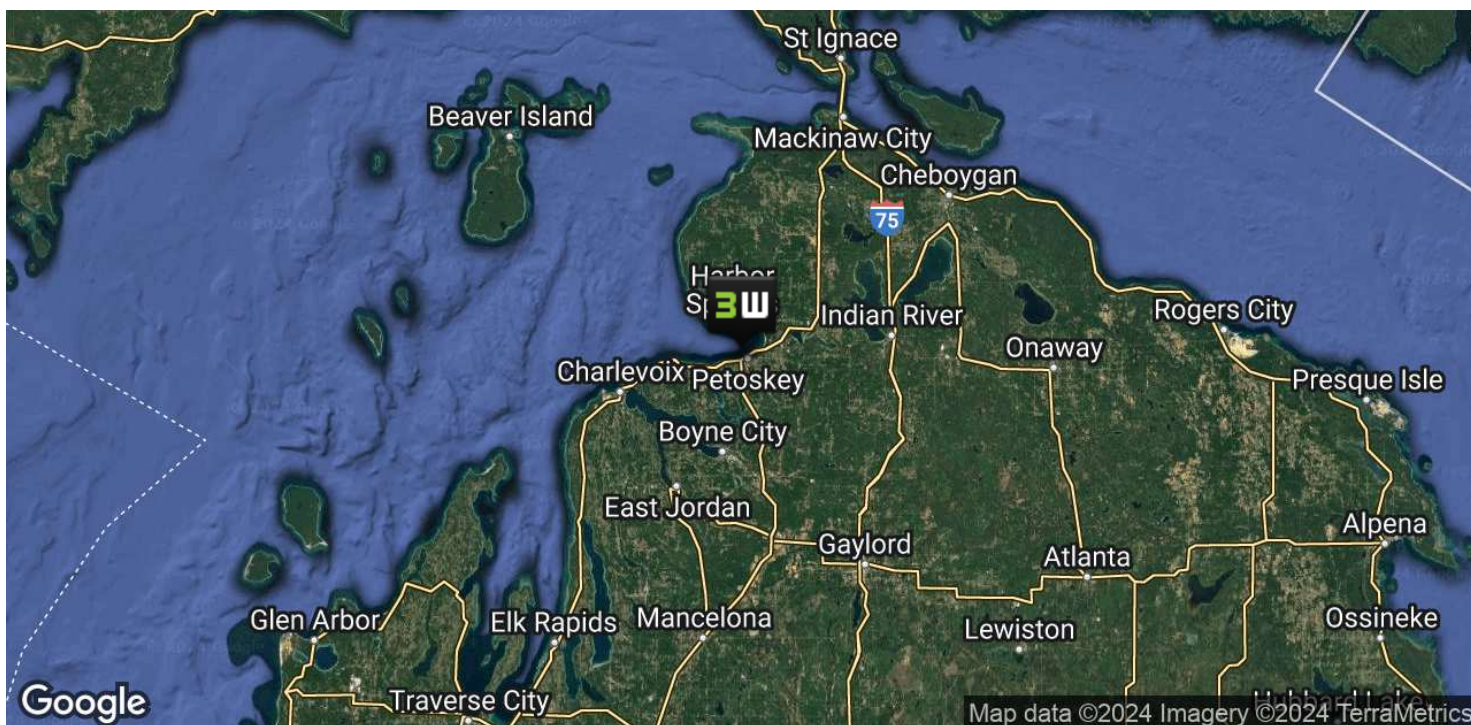
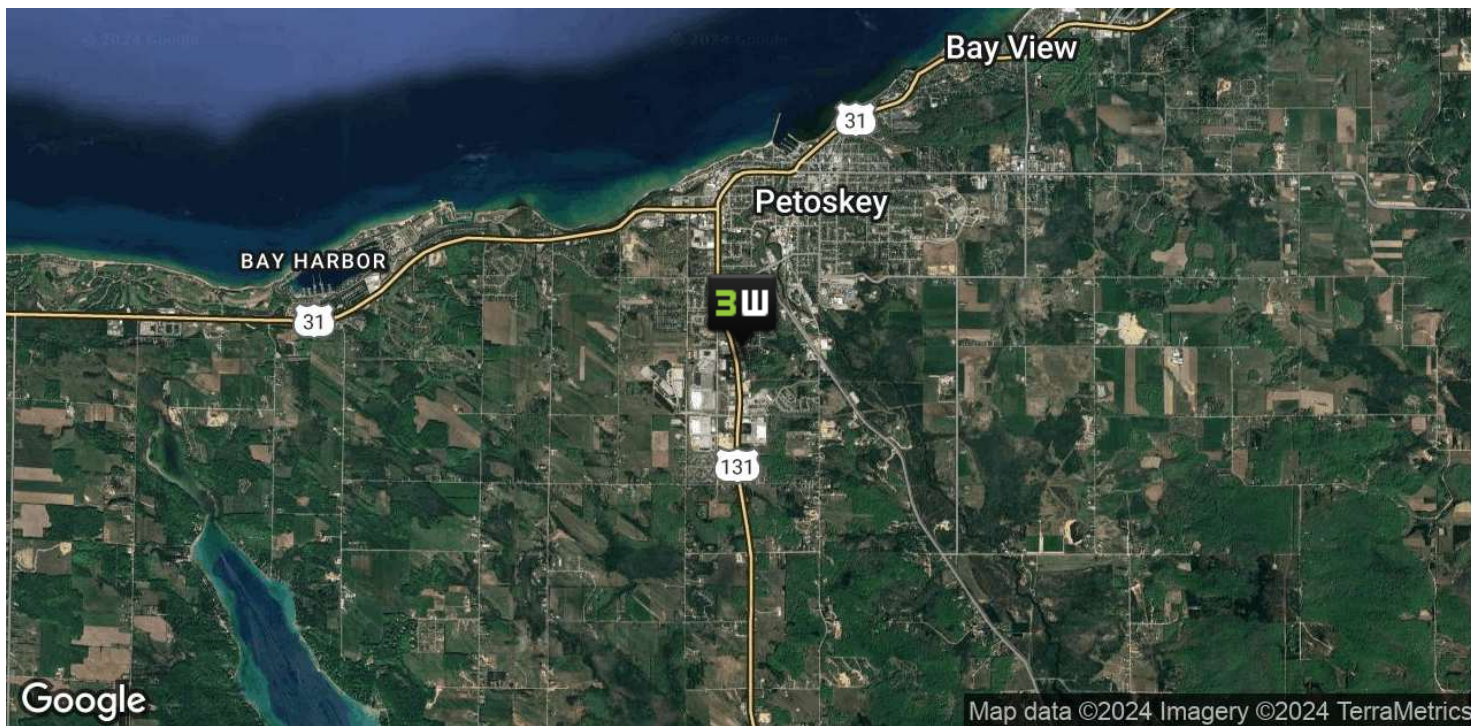
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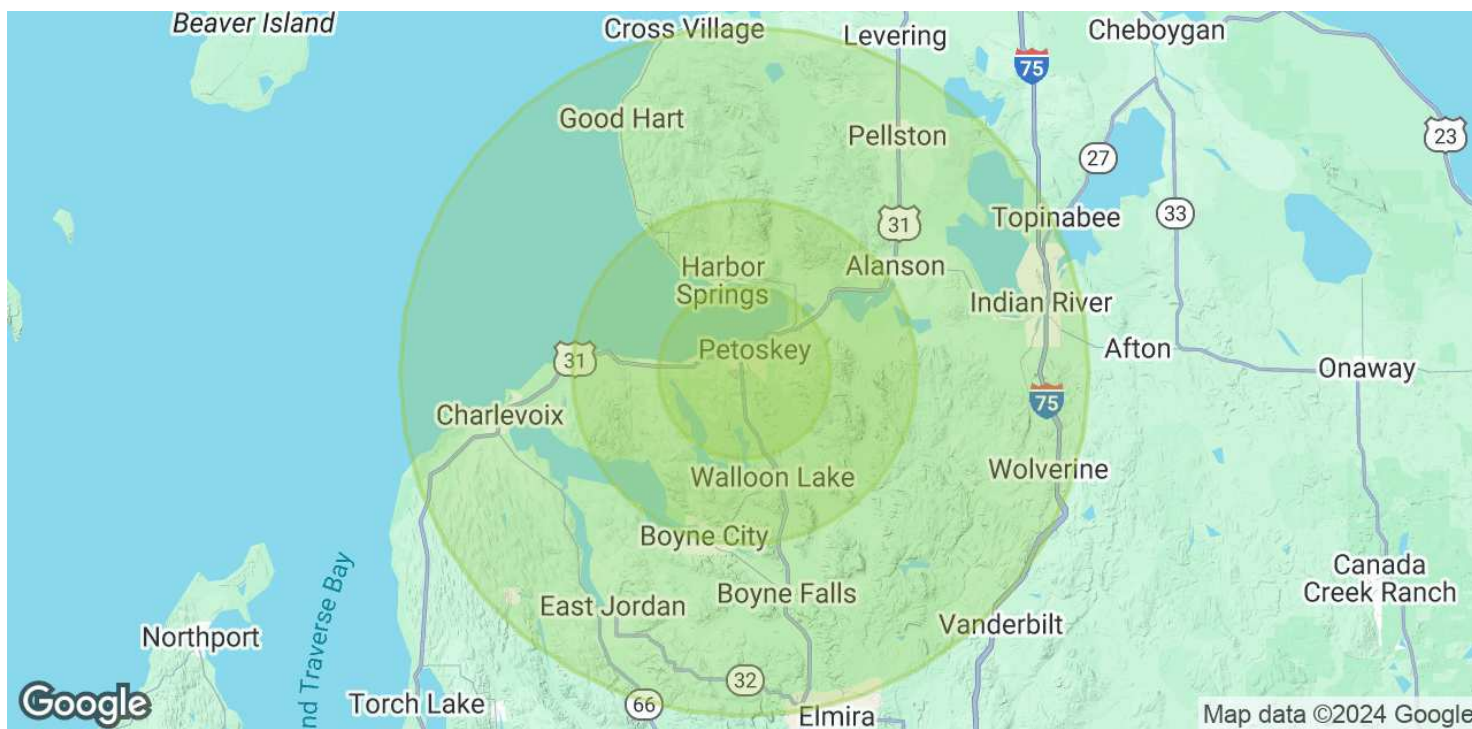


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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	12,940	28,913	64,817
Average Age	43.1	45.8	46.7
Average Age (Male)	42.2	44.4	45.9
Average Age (Female)	43.8	47.3	47.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	7,934	19,057	42,728
# of Persons per HH	1.6	1.5	1.5
Average HH Income	\$62,632	\$57,496	\$52,743
Average House Value	\$310,287	\$252,641	\$223,789

\* Demographic data derived from 2020 ACS - US Census

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