



3639 Cass Rd | Traverse City, MI 49684

<p>AVAILABLE SF:</p>	<p>285 SF</p>
<p>LEASE RATE:</p>	<p>\$650.00 PER MONTH (GROSS)</p>

PROPERTY OVERVIEW

Single large office with shared reception area, kitchenette and restrooms. Lots of parking. Ground level with no elevator or stairs to climb. Central location easily accessible from all directions. Rent includes utilities. Where else can you find this kind of office for this price?

PROPERTY HIGHLIGHTS

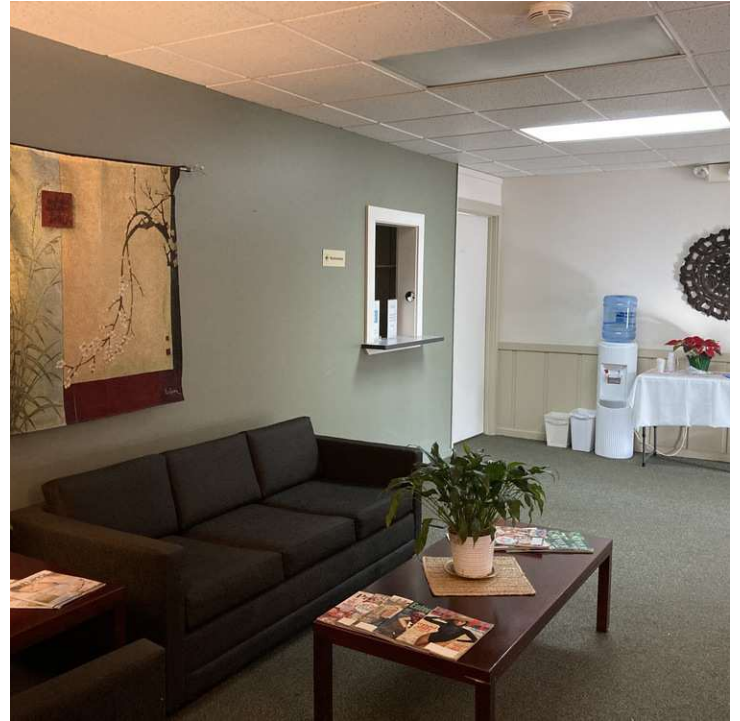
- Convenient Location
- Easy Ingress /Egress
- Ample Parking

DAVID J. FROST | Senior Associate | Commercial Realtor | 231.929.2955 | dfrost@threewest.com

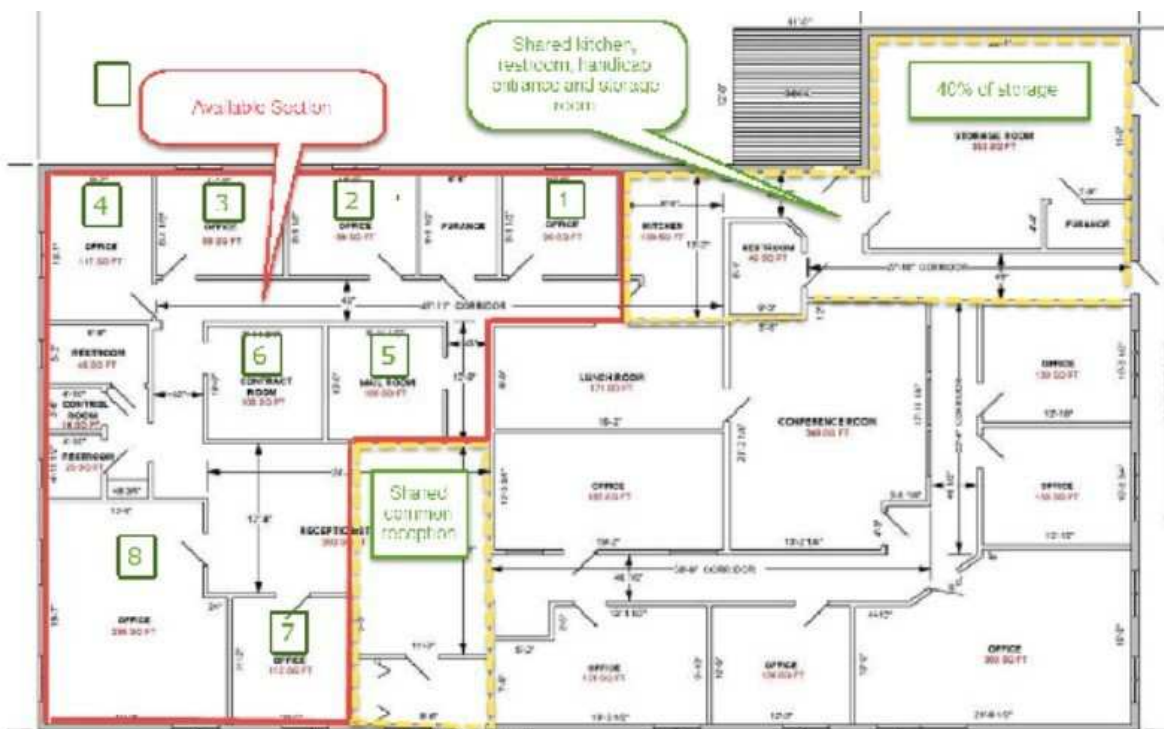


OFFICE BUILDING FOR LEASE

3639 Cass Rd



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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	285 SF	Lease Rate:	\$650.00 per month

AVAILABLE SPACES

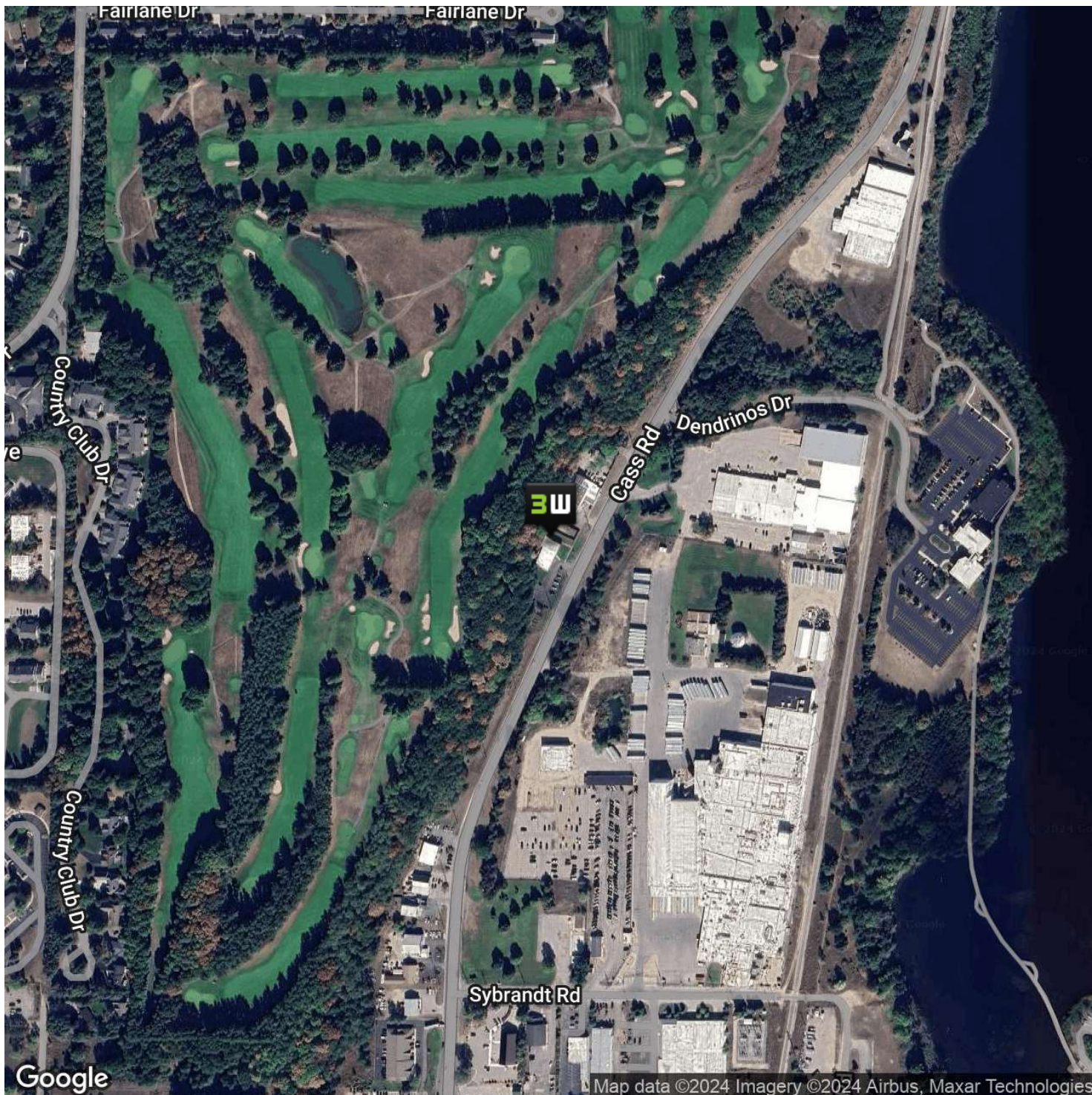
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3639 Cass Rd, Suite 8	Available	285 SF	Gross	\$650 per month	-

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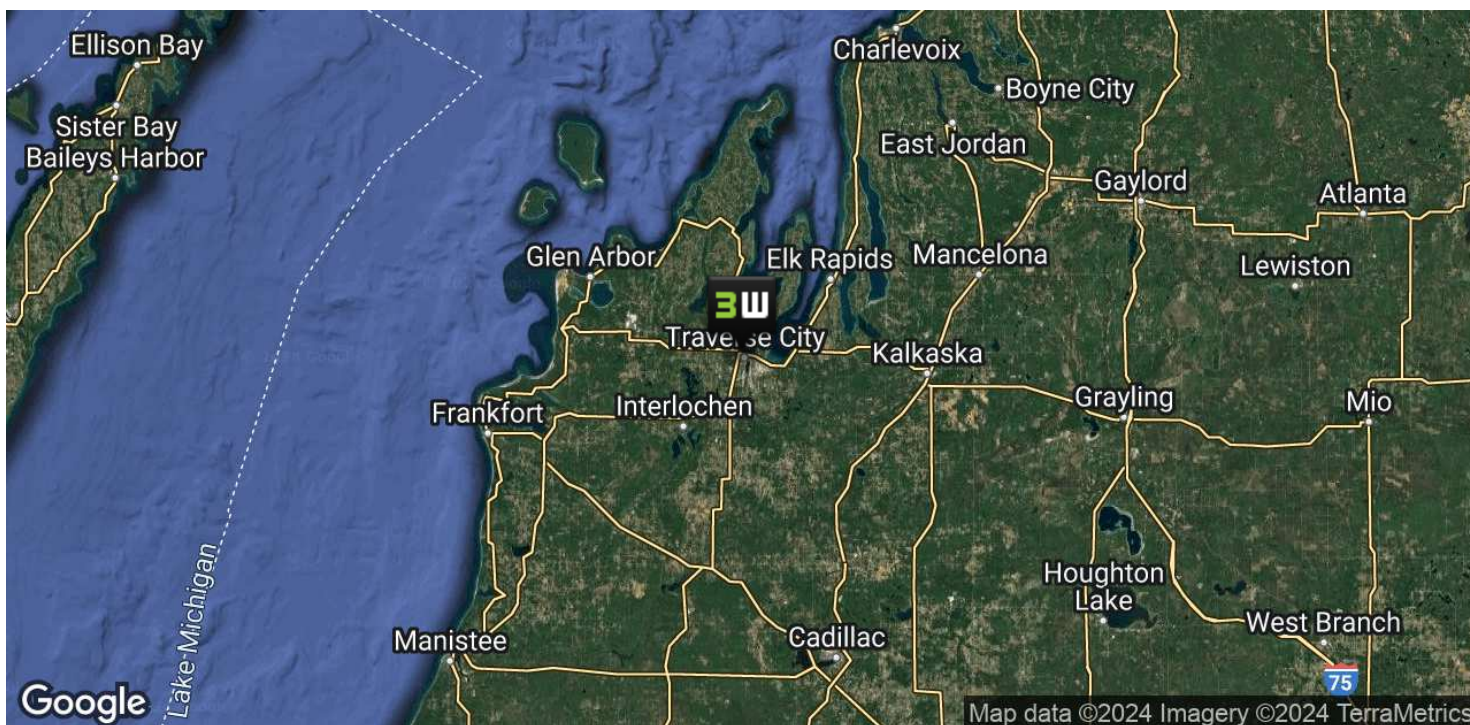
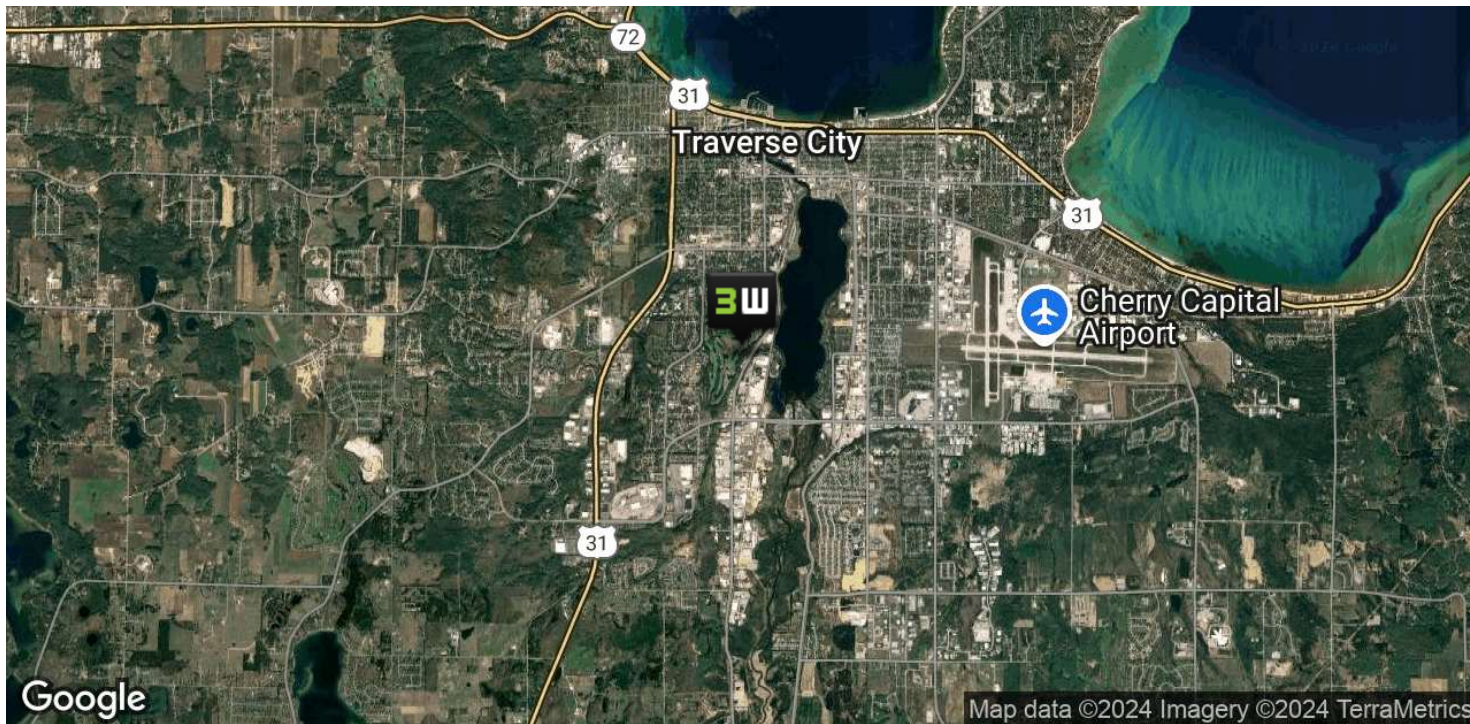


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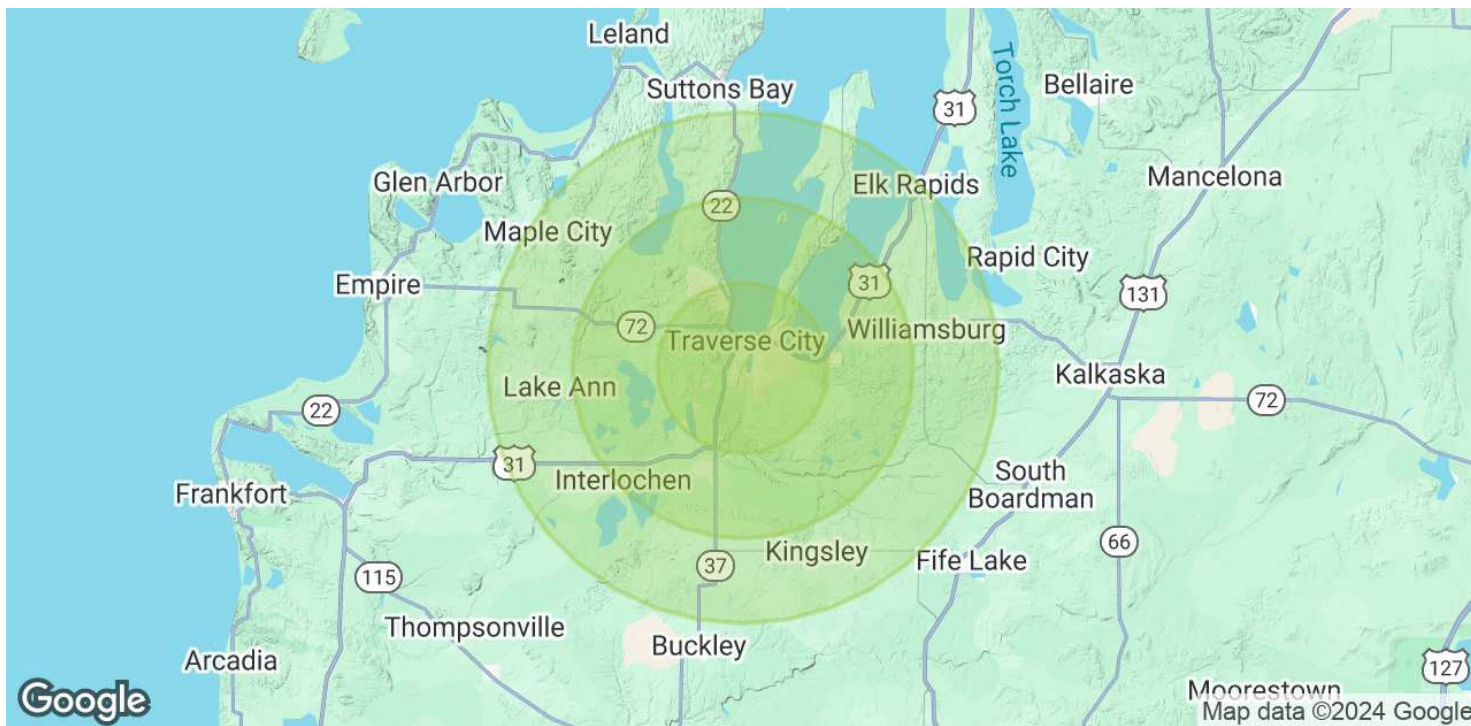


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	50,302	91,998	113,795
Average age	44	44	44
Average age (Male)	43	43	43
Average age (Female)	46	45	45

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total households	22,624	39,167	48,042
# of persons per HH	2.2	2.3	2.4
Average HH income	\$85,435	\$90,281	\$91,833
Average house value	\$409,095	\$412,970	\$416,037

* Demographic data derived from 2020 ACS - US Census

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