



OFFICE/RETAIL CONDO FOR SALE OR LEASE

232 E State Street, Unit A

executive summary



232 E State Street, Unit A | Traverse City, MI 49684

SALE PRICE:	\$636,570
LEASE PRICE:	\$24.00/SF/YR/NNN
CONDO SIZE:	2,121.9 SF
CONDO ASSOCIATION FEE:	ESTIMATED \$300/MO
REAL ESTATE TAXES:	ESTIMATED \$4.00/SF
BUILDING CLASS:	A
YEAR BUILT:	2025

PROPERTY OVERVIEW

Downtown retail/office opportunity in the heart of Traverse City, Michigan. This 2,121.9 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
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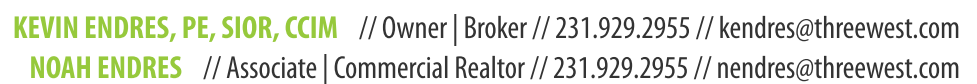


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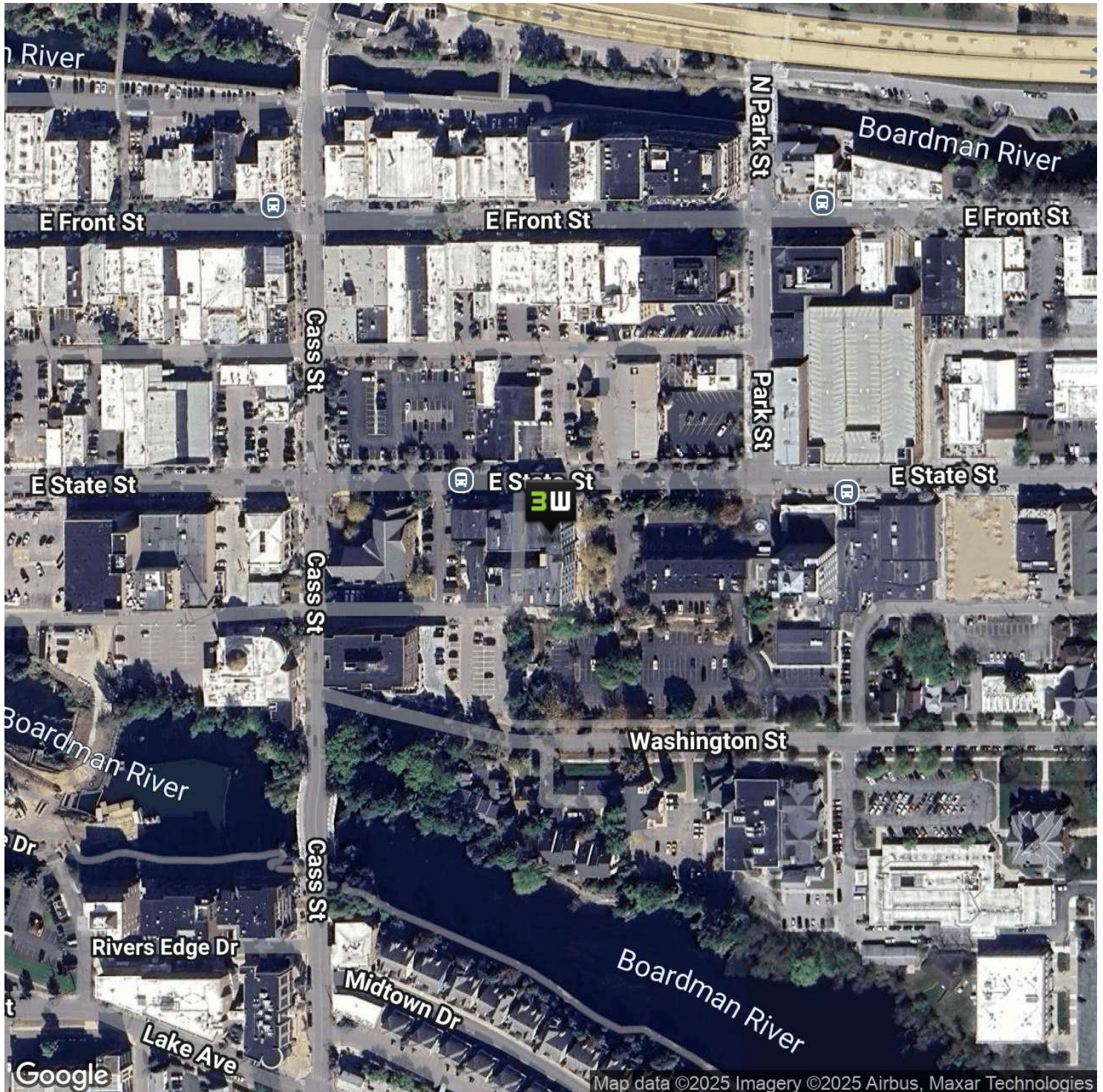
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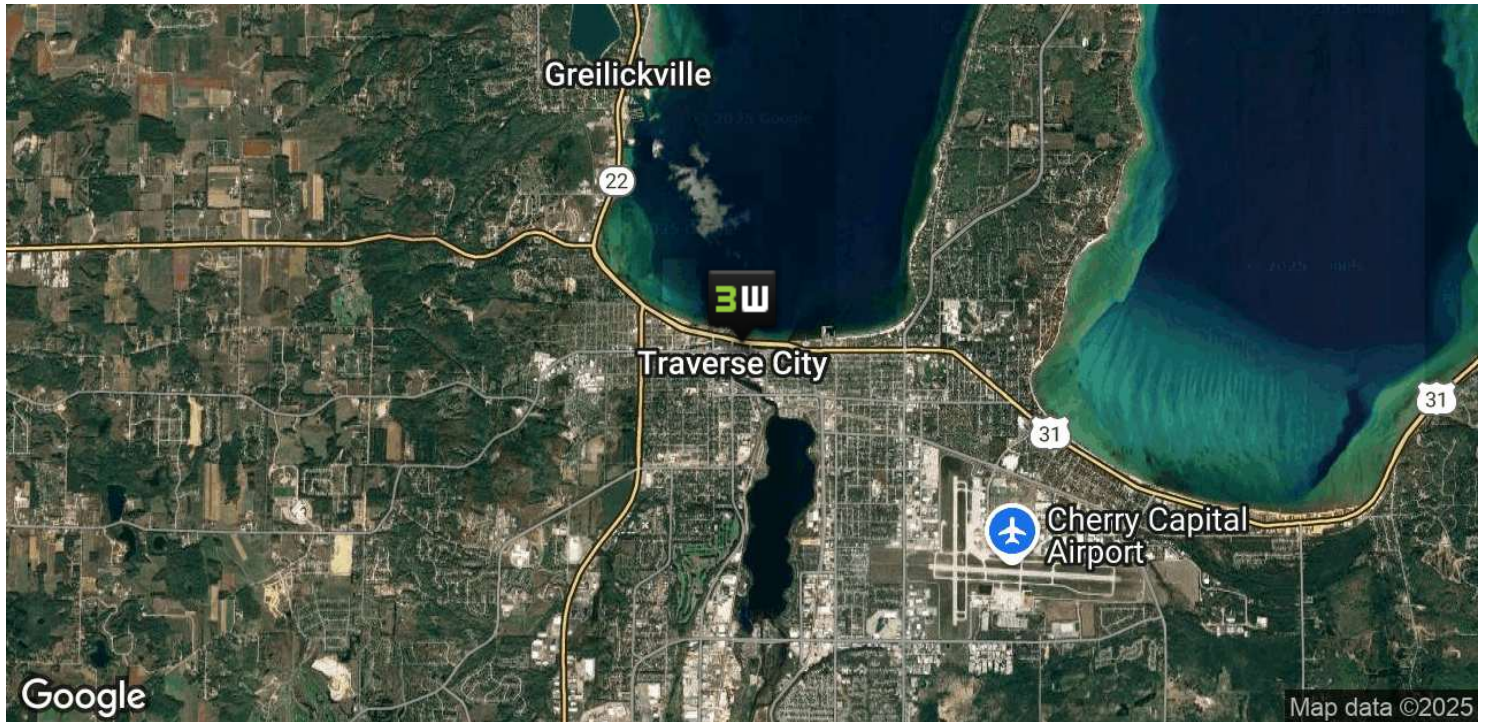
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OFFICE BUILDING FOR SALE

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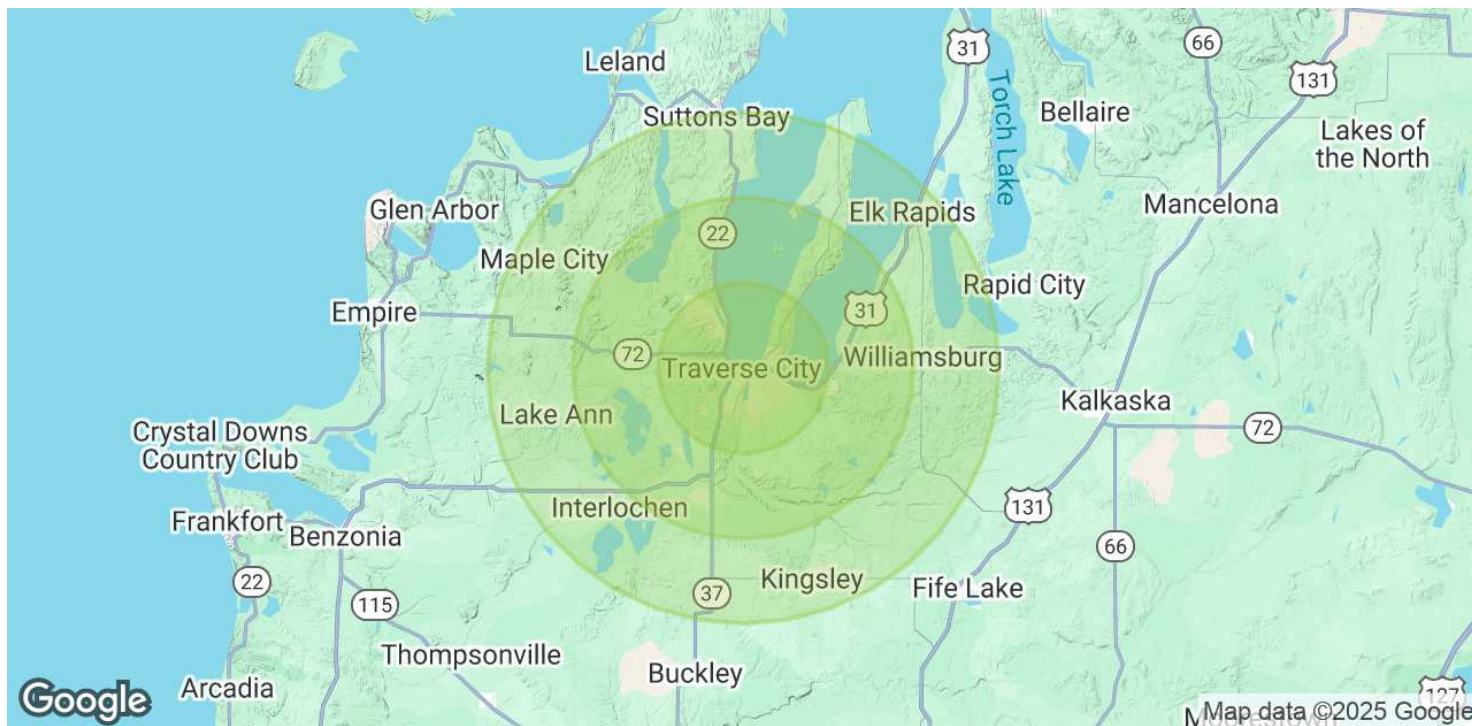


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POPULATION

5 MILES

10 MILES

15 MILES

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

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

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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