



7062 U.S. 31 | Grawn, MI 49637

AVAILABLE SF:	4,848 SF
LEASE RATE:	\$2,800.00 PER MONTH (MG)
LOT SIZE:	2.09 ACRES
RENOVATED:	2024

PROPERTY OVERVIEW

4,848 sq ft building available to lease southwest of Traverse City with high traffic/visibility on US31. Newly remodeled 960 sq ft office/retail space is located at the front portion of the building. The 2,352 sq ft of shop/storage space has three 12' overhead doors. Plenty of parking with a truck loading dock included. 220V and 3 phase electric available. An additional 1,536 sq ft of freezer space is included that could also be used for storage. Multiple truck electric stations. Commercial zoning works well for a variety of uses. Current signage in front of building on US31 available for tenant use. Property tax, building insurance, and exterior maintenance included in rent.

PROPERTY HIGHLIGHTS

- US31 Frontage
- Close to Traverse City
- Remodeled Front Office/Retail
- Includes Freezer Storage

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INDUSTRIAL PROPERTY FOR LEASE

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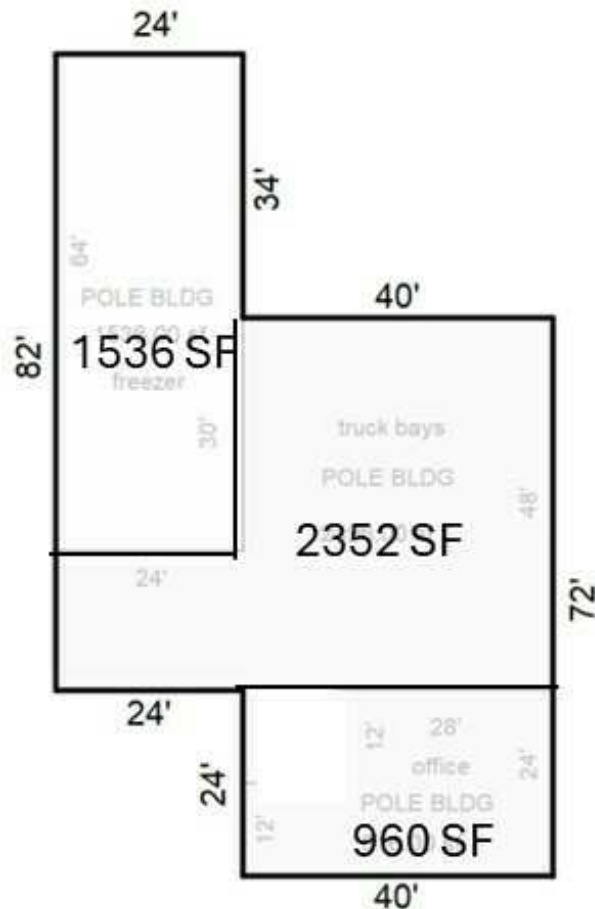
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Image/Sketch for Parcel: 07-330-002-00



POLE BLDG
14 ht
340 lf
4848.00 sf

ASPHALT: 25,000 sf
CONC: 1,400 sf

Open Sketch

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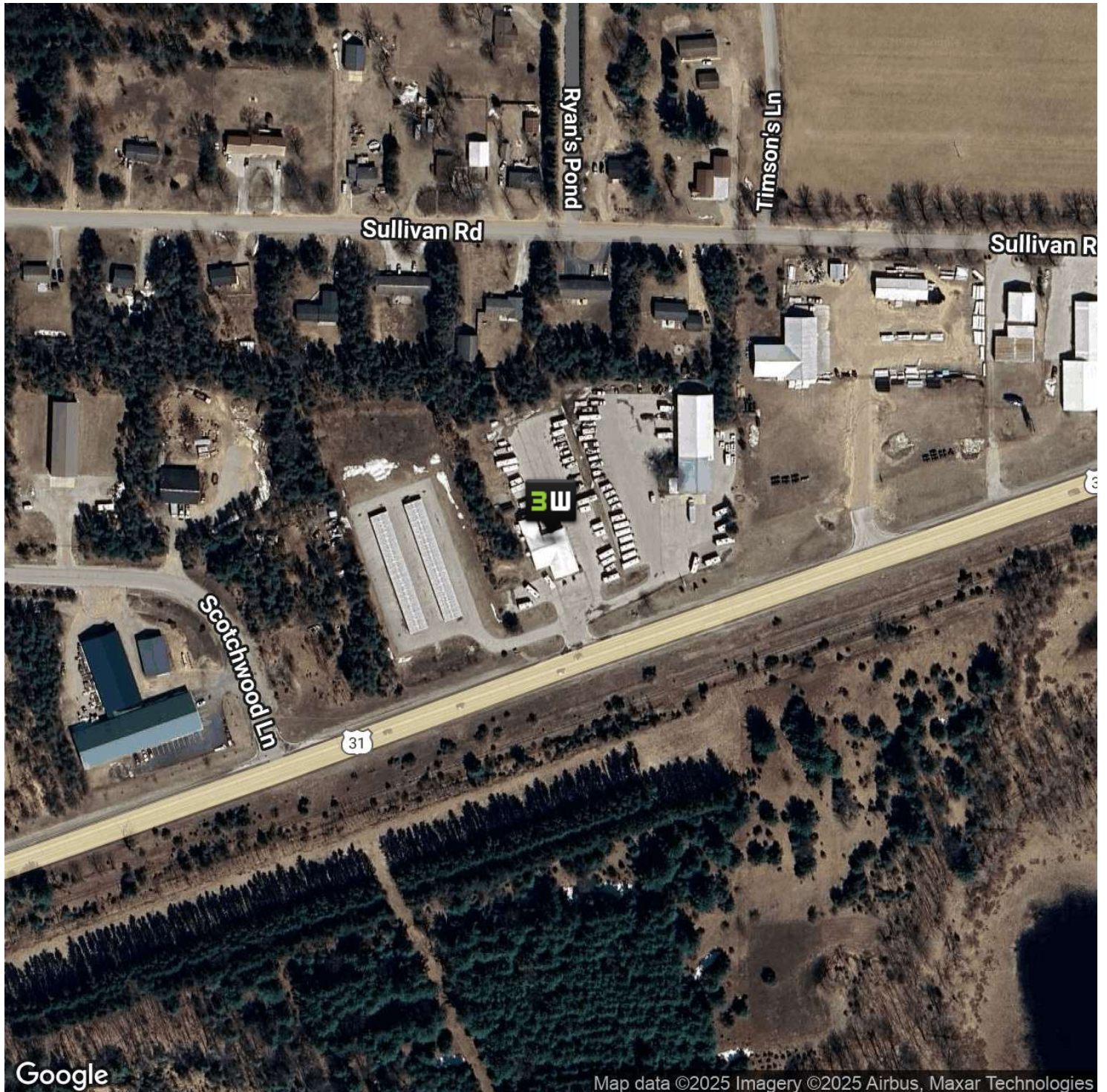
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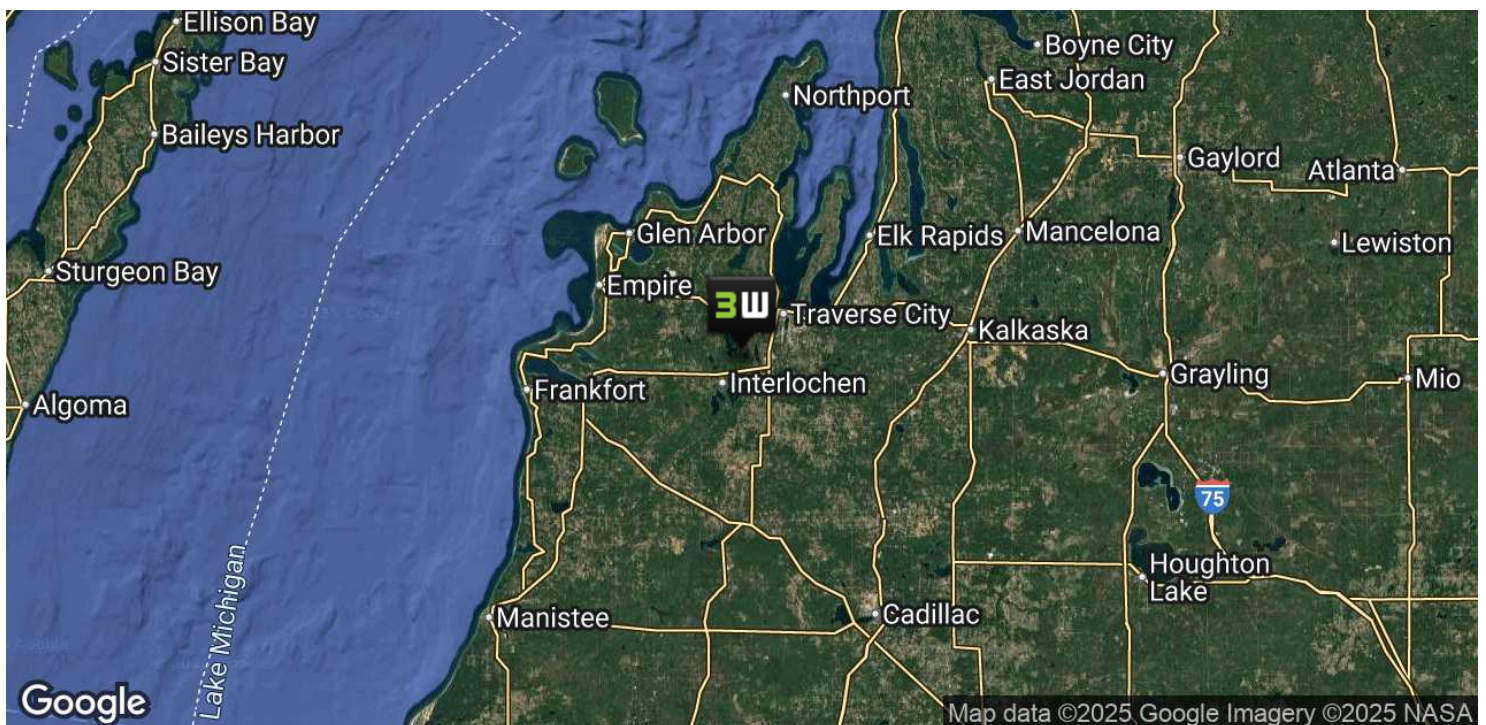
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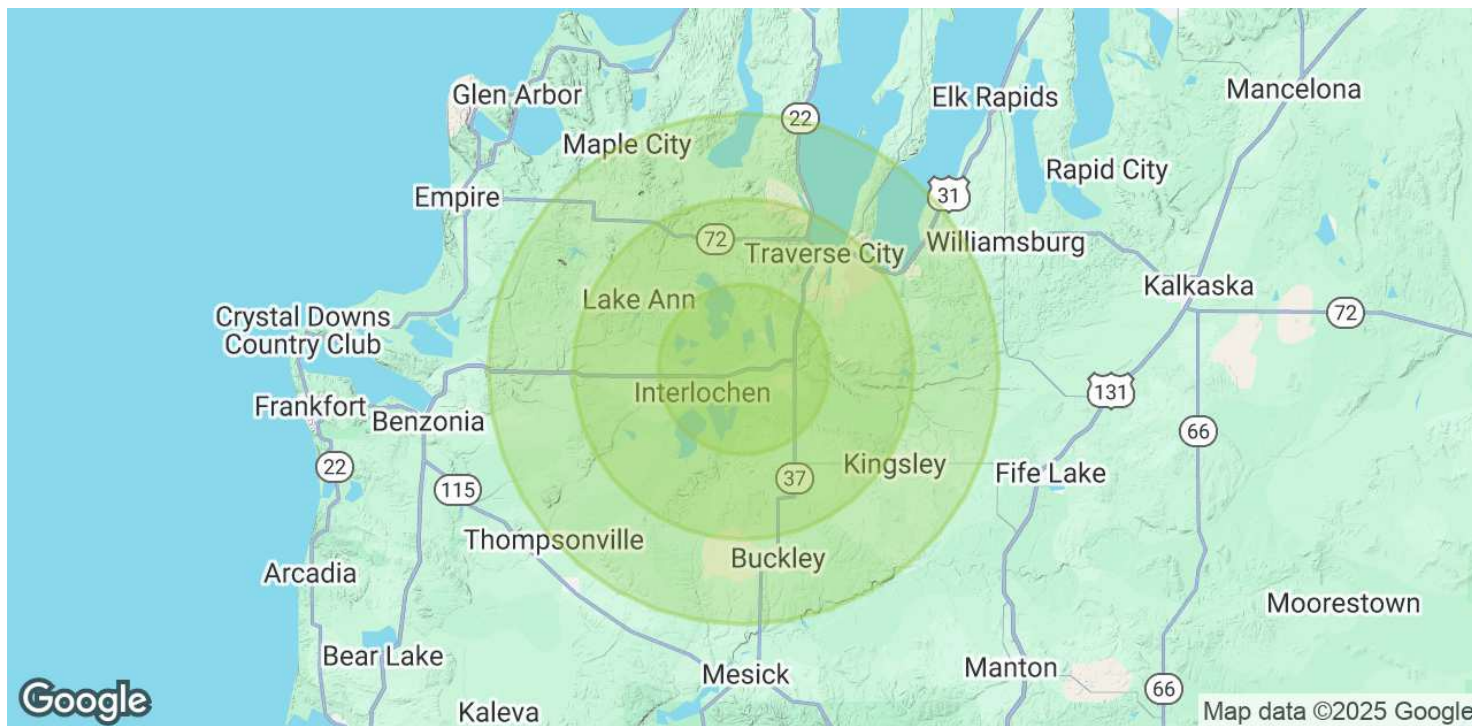


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	22,819	81,803	110,848
Average Age	41	43	44
Average Age (Male)	41	42	43
Average Age (Female)	42	45	45

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	8,734	34,600	46,443
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$85,450	\$86,603	\$89,630
Average House Value	\$370,574	\$390,216	\$389,050

Demographics data derived from AlphaMap

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