



RETAIL PROPERTY FOR LEASE

305 W. Front

executive summary



305 W. Front | Traverse City, MI 49684

AVAILABLE SF:	FULLY LEASED
LEASE RATE:	\$22.00 SF/YR (NNN) WHITE BOX
LOT SIZE:	0.65 ACRES
BUILDING SIZE:	73,000 SF
CEILING HEIGHT:	16.0 FT
YEAR BUILT:	2021

#### PROPERTY OVERVIEW

Three West is now offering ground floor restaurant, retail, or office storefront space on one of the busiest corners of Traverse City. Floor-to-ceiling windows span both Front Street and Pine Street for maximum visibility in this sleek and modern building. Perspective tenants are offered both the high vehicle count of Front Street (over 10,000 vehicles a day) as well as a prime location on The Loop - with over three million annual visitors walking the streets of the Midwest's fastest growing tourist destination.

#### PROPERTY HIGHLIGHTS

- Prime downtown corner location with high volumes of both foot and vehicle traffic.
- 16' ceilings coupled with expansive street-side windows offers spacious rooms.
- White-box delivery provides plenty of customization opportunities to perspective tenants.

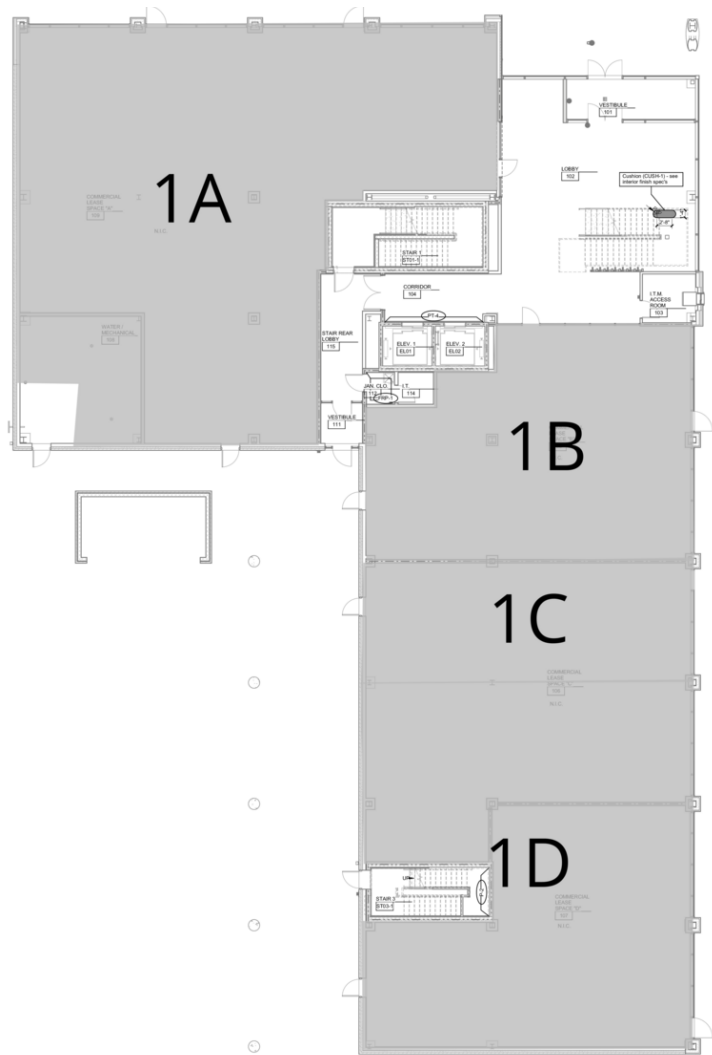
KEVIN ENDRES, PE, SIOR | Owner | Broker | 231.929.2955 | kendres@threewest.com



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LEASE TYPE | - TOTAL SPACE | Fully Leased LEASE TERM | Negotiable LEASE RATE | Negotiable



UNAVAILABLE

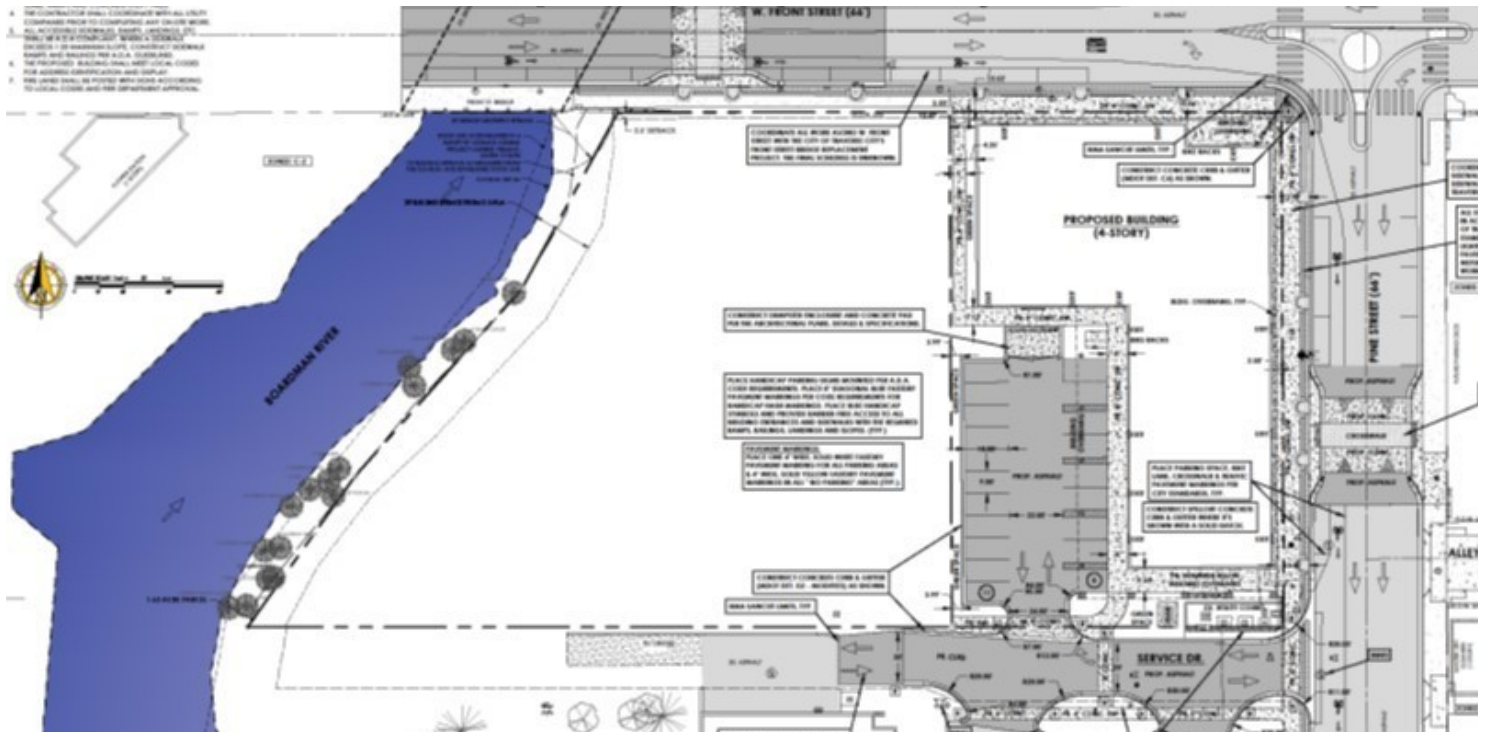
SUITE TENANT SIZE TYPE RATE

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[www.threewest.com](http://www.threewest.com)

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*National Geographic*

**Top 5 Foodie Towns in America**  
*Bon Appetit*

**Top 10 Place to Enjoy Local Wines**  
*USA Today*

**6 Best Cities for a Bike Vacation**  
*Bicycling Magazine*

**Top 10 Foliage Destinations**  
*TripAdvisor.com*

**The Most Beautiful Place in America:**  
**Sleeping Bear Dunes National Lakeshore**  
*Good Morning America Viewers*

**Top 3 Emerging Beer Towns in the USA**  
*Draft Magazine*

**Top 5 Food Towns in the Midwest**  
*Midwest Living*

**Top 10 Charming Small Towns**  
*TripAdvisor.com*

**Top 10 Beach Towns in America**  
*AOL Travel News*



**TRAVERSE  
CITY**

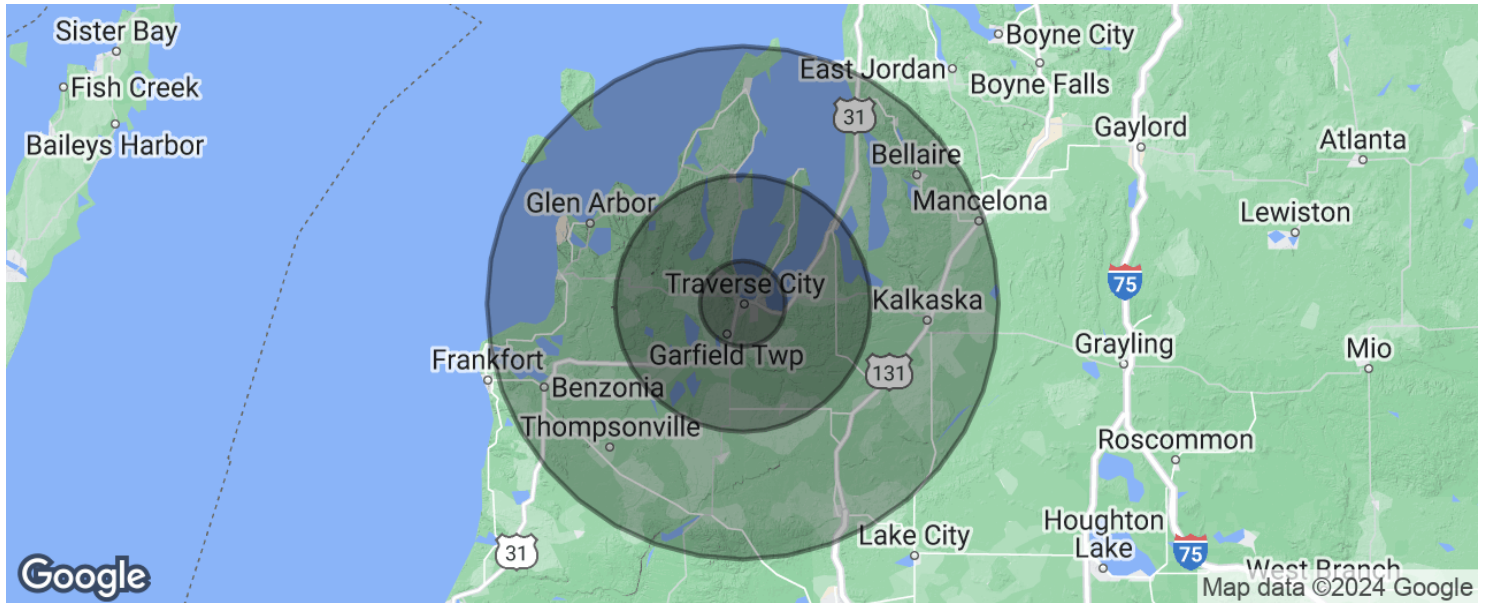
**TraverseCity.com**

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### POPULATION

#### 5 MILES

#### 15 MILES

#### 30 MILES

Total population	36,627	102,947	170,718
Median age	40.6	40.4	41.0
Median age (Male)	38.2	38.7	39.8
Median age (Female)	43.6	42.4	42.3

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 15 MILES

#### 30 MILES

Total households	16,757	42,136	68,190
# of persons per HH	2.2	2.4	2.5
Average HH income	\$56,627	\$62,993	\$61,350
Average house value	\$240,224	\$217,439	\$201,532

\* Demographic data derived from 2020 ACS - US Census

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