



OFFICE BUILDING FOR LEASE

1209 E Eighth Street

executive summary



1209 E Eighth Street | Traverse City, MI 49686

AVAILABLE SF:

OFFICE 2 - 77 SF

PROPERTY OVERVIEW

Individual office include large waiting room, reception area, shared restroom, break room with kitchenette. Monument signage on 8th Street for excellent visibility. Plenty of parking. Perfect for small business, massage therapist, mental health therapy, or other professional uses. Chiropractic office currently occupies the north side of the building. Available office is on the south side with two private entry doors on the west side of the building. This Gross lease includes all common area maintenance, heat, electric, snow and lawn care. Tenant is responsible for their own phone, internet and interior office cleaning. (Lease rate includes the common areas: large kitchenette, reception area, etc.)

LEASE RATE:

OFFICE 2 - \$275.00/ MO

PROPERTY HIGHLIGHTS

- Close to downtown Traverse City
- Copious Parking
- Ground level Access

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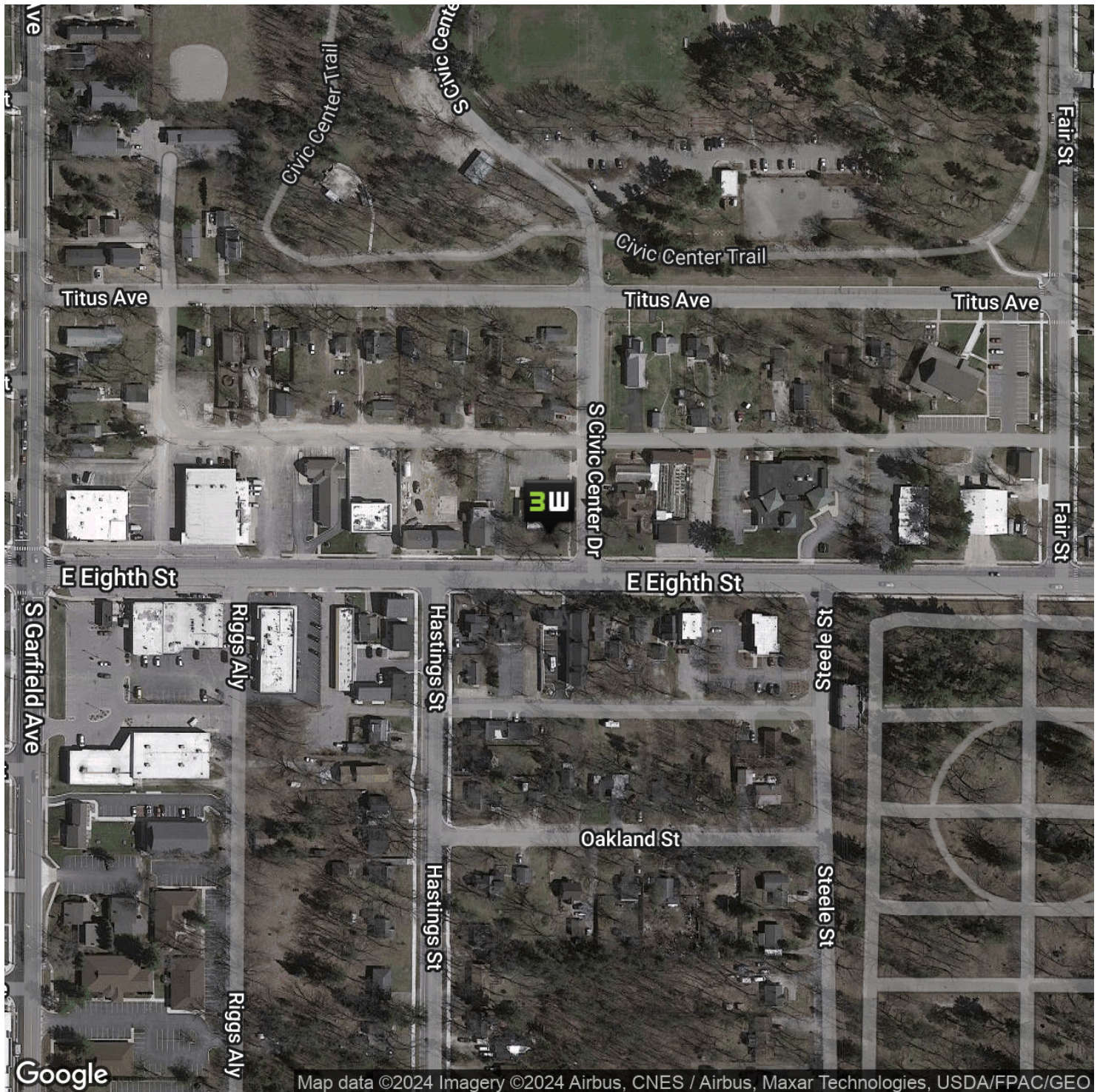


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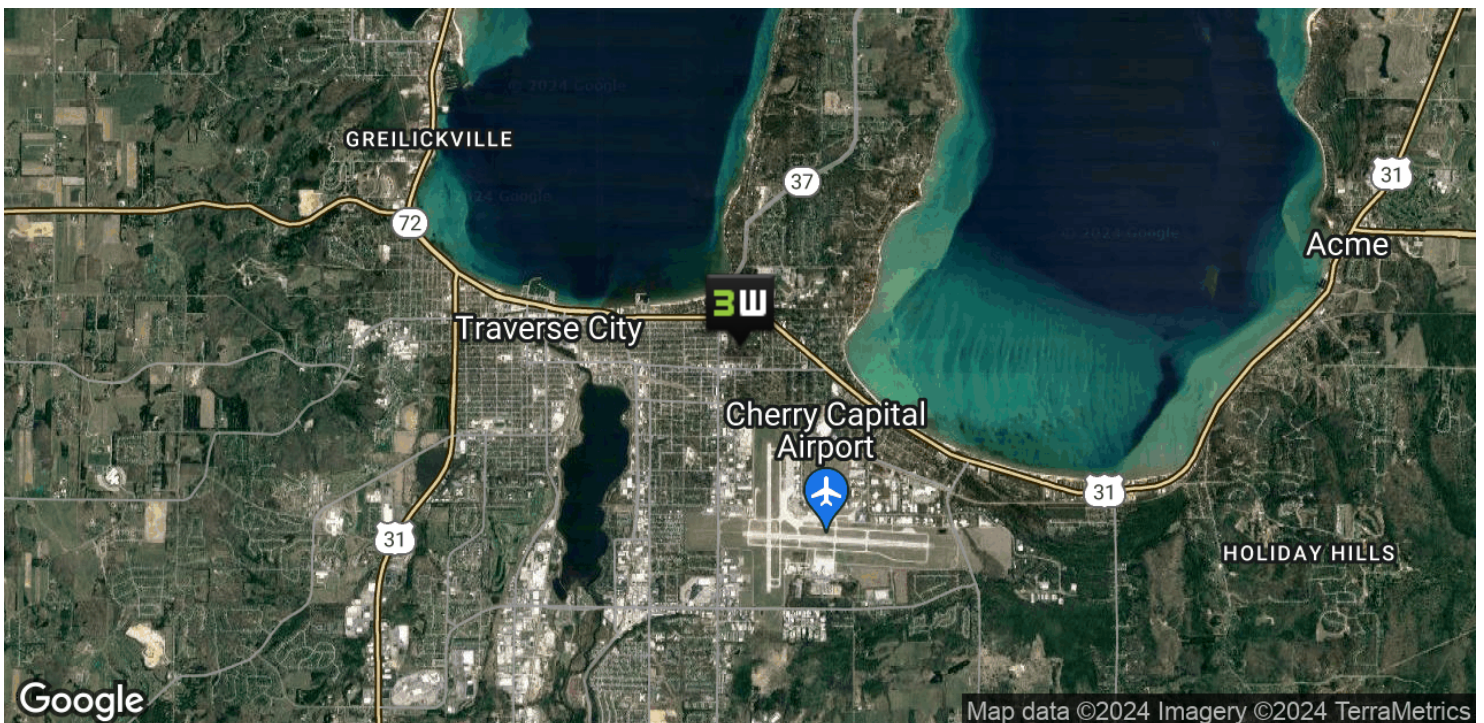
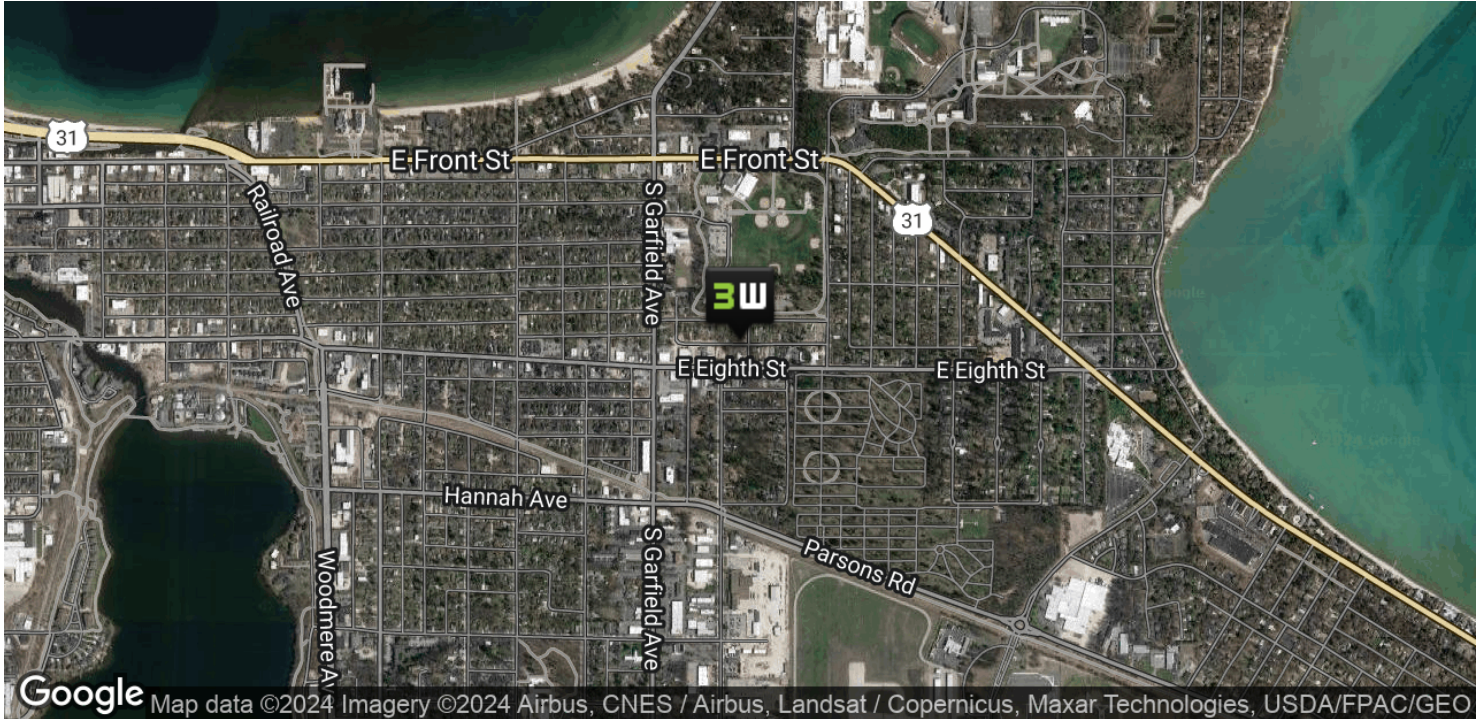
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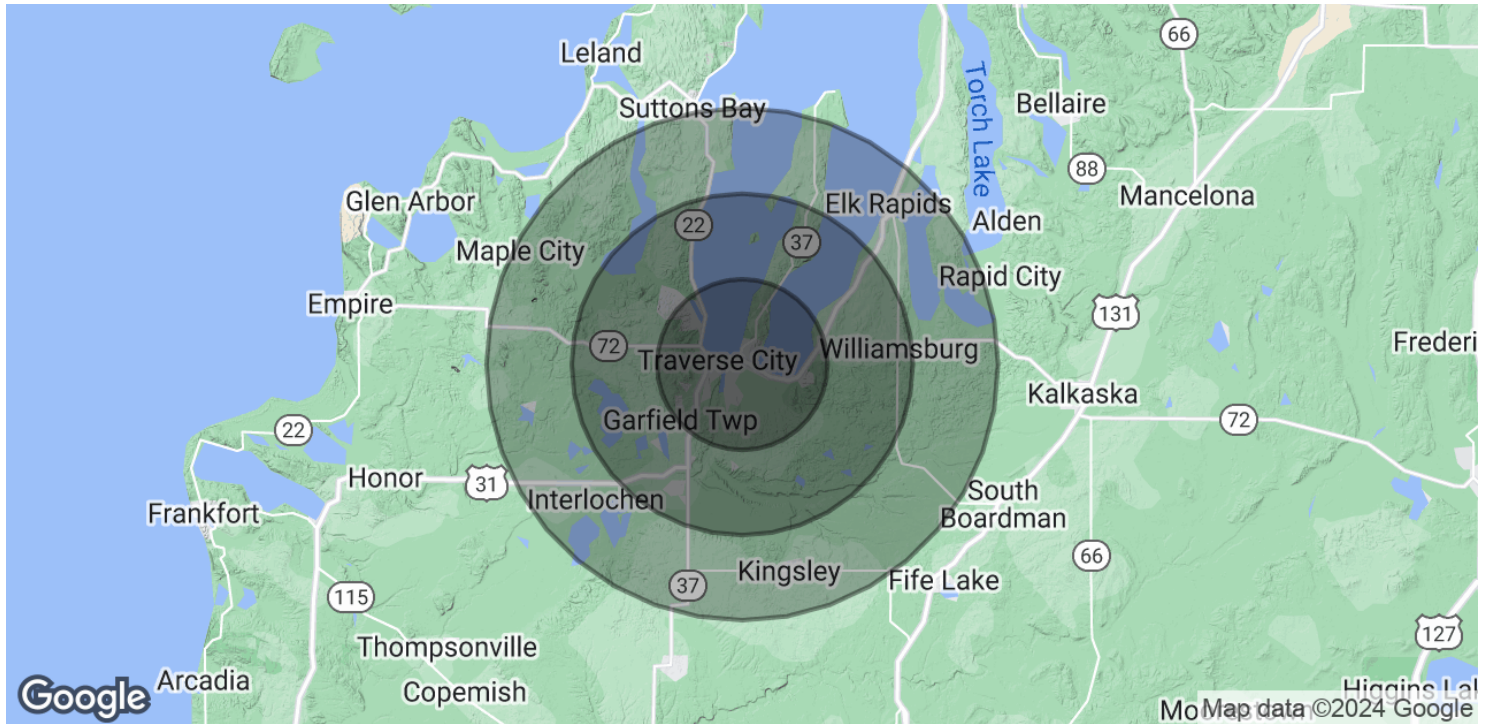
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	40,612	77,737	107,438
Average Age	44.2	43.7	44.5
Average Age (Male)	41.8	42.0	43.1
Average Age (Female)	47.0	45.8	46.2

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	20,087	37,299	53,111
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$73,263	\$74,225	\$71,779
Average House Value	\$267,966	\$260,228	\$260,096

* Demographic data derived from 2020 ACS - US Census

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