



309 W Front St | Traverse City, MI 49684

**AVAILABLE SF:**

SUITE A - 3,420 SF

SUITE B - 1,540 SF

**LEASE RATE:**

\$24.00 SF/YR (NNN)

**YEAR BUILT:**

2023

**ZONING:**

C-4C

**PROPERTY OVERVIEW**

This newly constructed 4 story mixed use building, ready for occupancy Fall 2023, sits in the heart of the up and coming West end of Downtown Traverse City. There are two street level retail units available, both with W Front Street Access and Suite A with views overlooking the Boardman River, perfect for a restaurant. Tall ceilings and floor-to-ceiling windows bring in an abundance of natural light. All leases are NNN with a minimum 5 year lease term.

**PROPERTY HIGHLIGHTS**

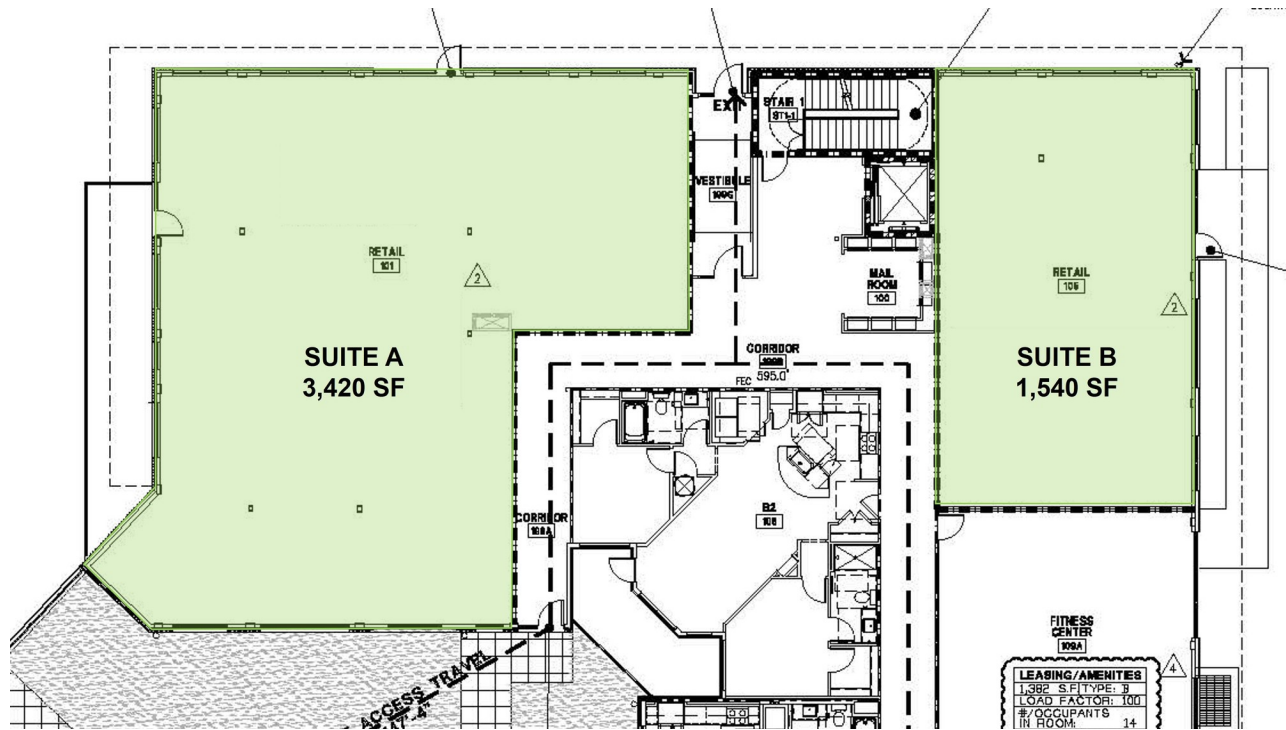
- Street Level Retail
- Views of the Boardman River
- Downtown Location
- New Construction

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



# RETAIL PROPERTY FOR LEASE

## 309 W Front St



### LEASE INFORMATION

|              |          |             |               |
|--------------|----------|-------------|---------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable    |
| Total Space: | 3,420 SF | Lease Rate: | \$24.00 SF/yr |

### AVAILABLE SPACES

| SUITE                   | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|-------------------------|-----------|-----------|------------|---------------|-------------|
| 309 W Front St, Suite A | Available | 3,420 SF  | NNN        | \$24.00 SF/yr | -           |
| 309 W Front St, Suite B | -         | 1,540 SF  | NNN        | \$24.00 SF/yr | -           |

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**3W THREE WEST  
COMMERCIAL**





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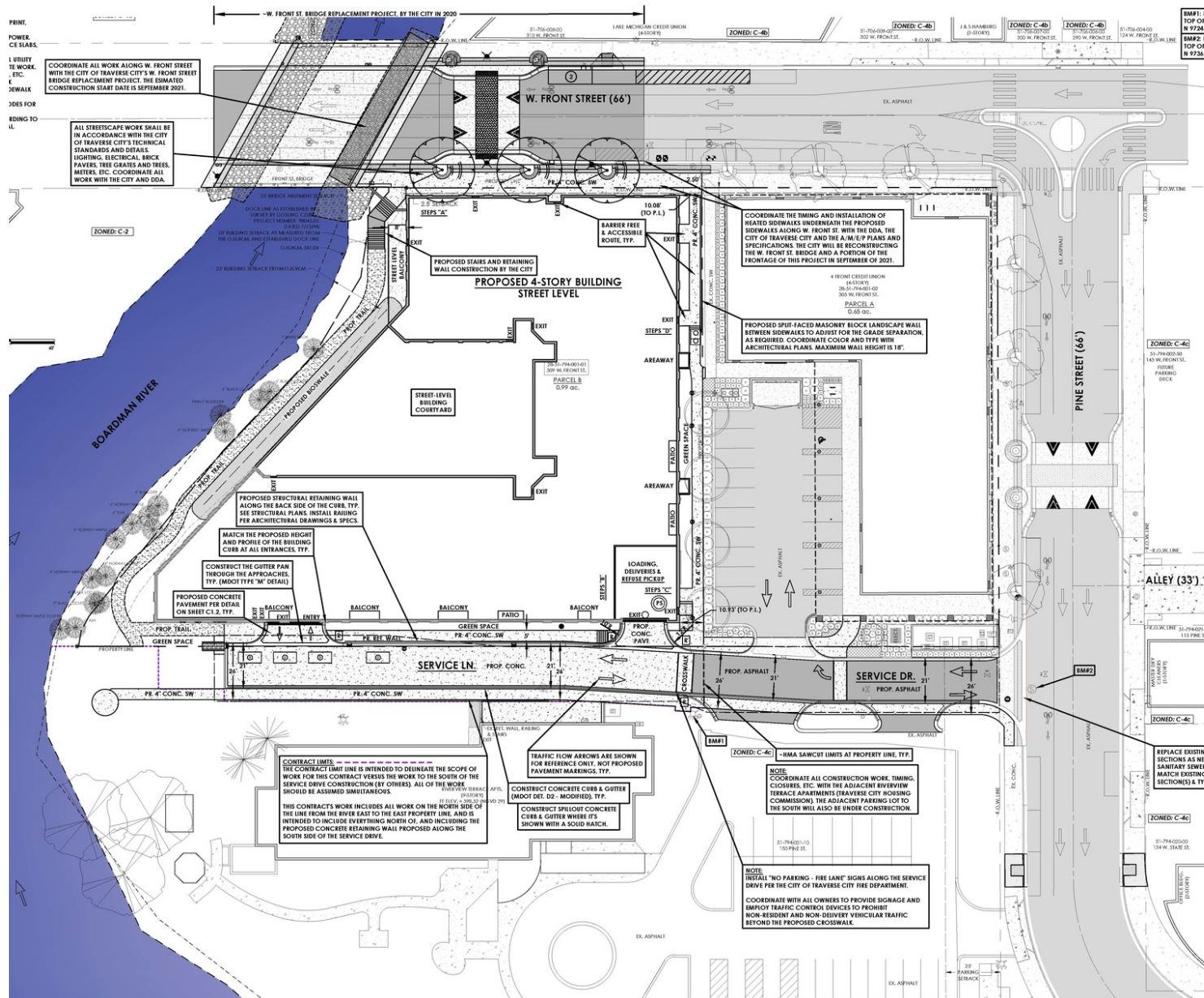
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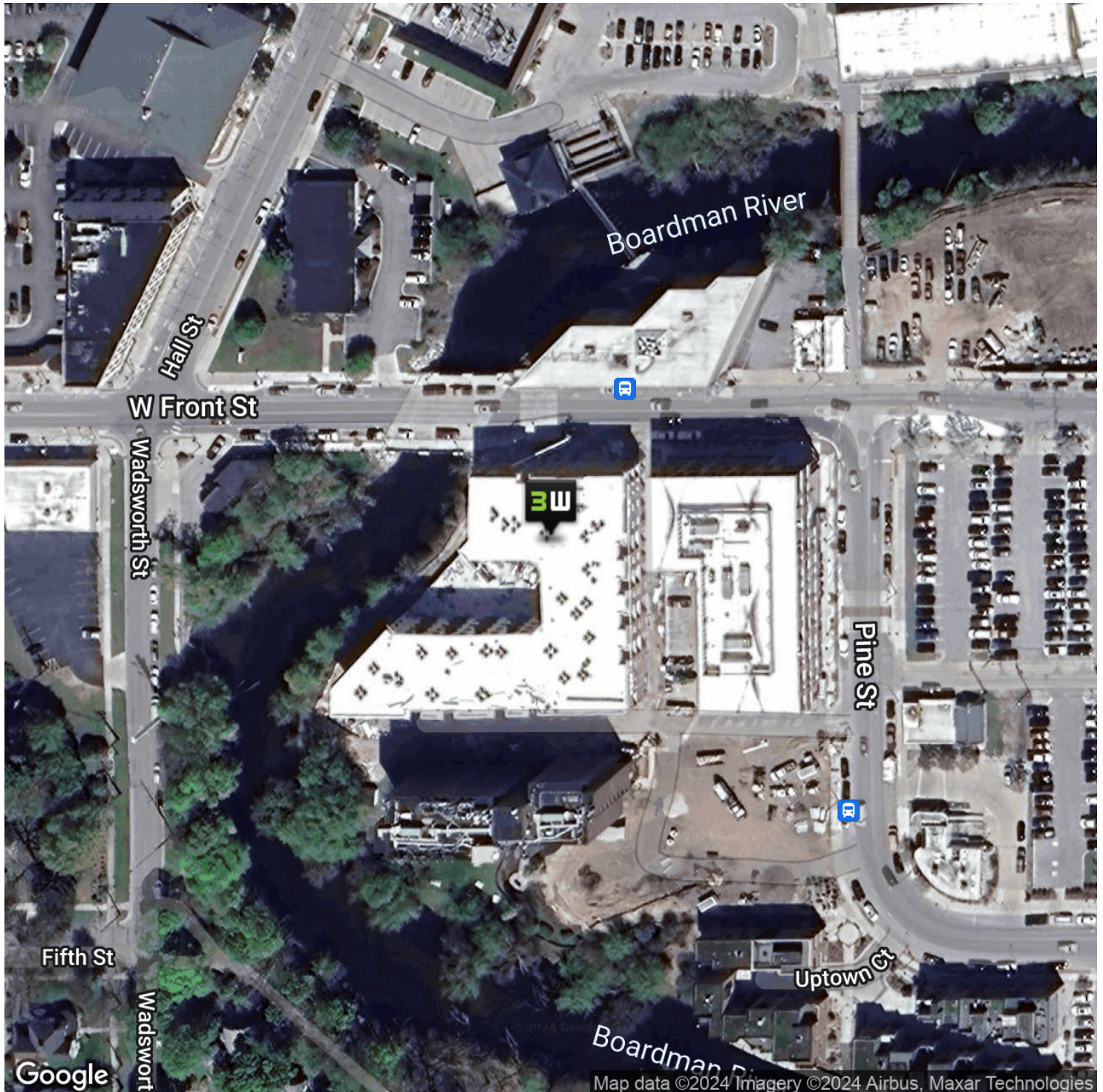
**3W THREE WEST  
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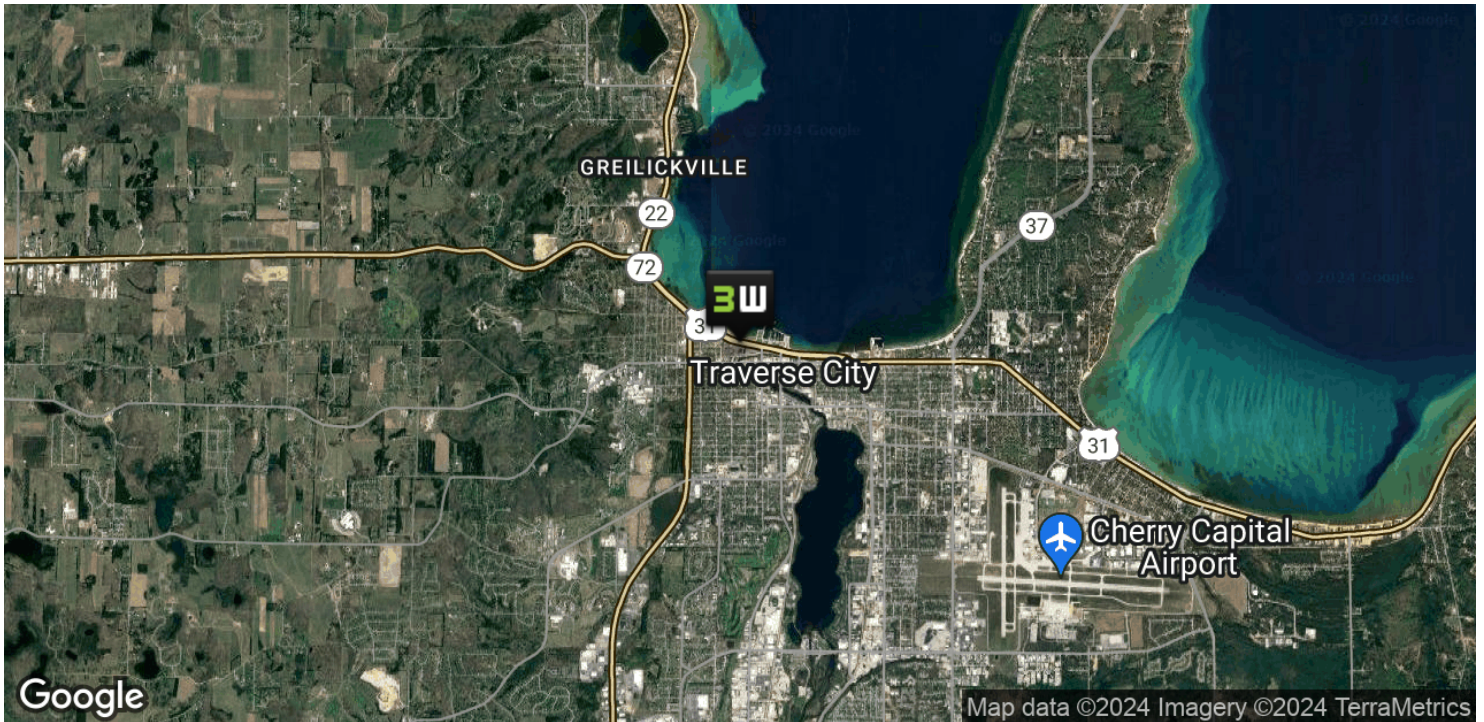
**3W** THREE WEST  
COMMERCIAL





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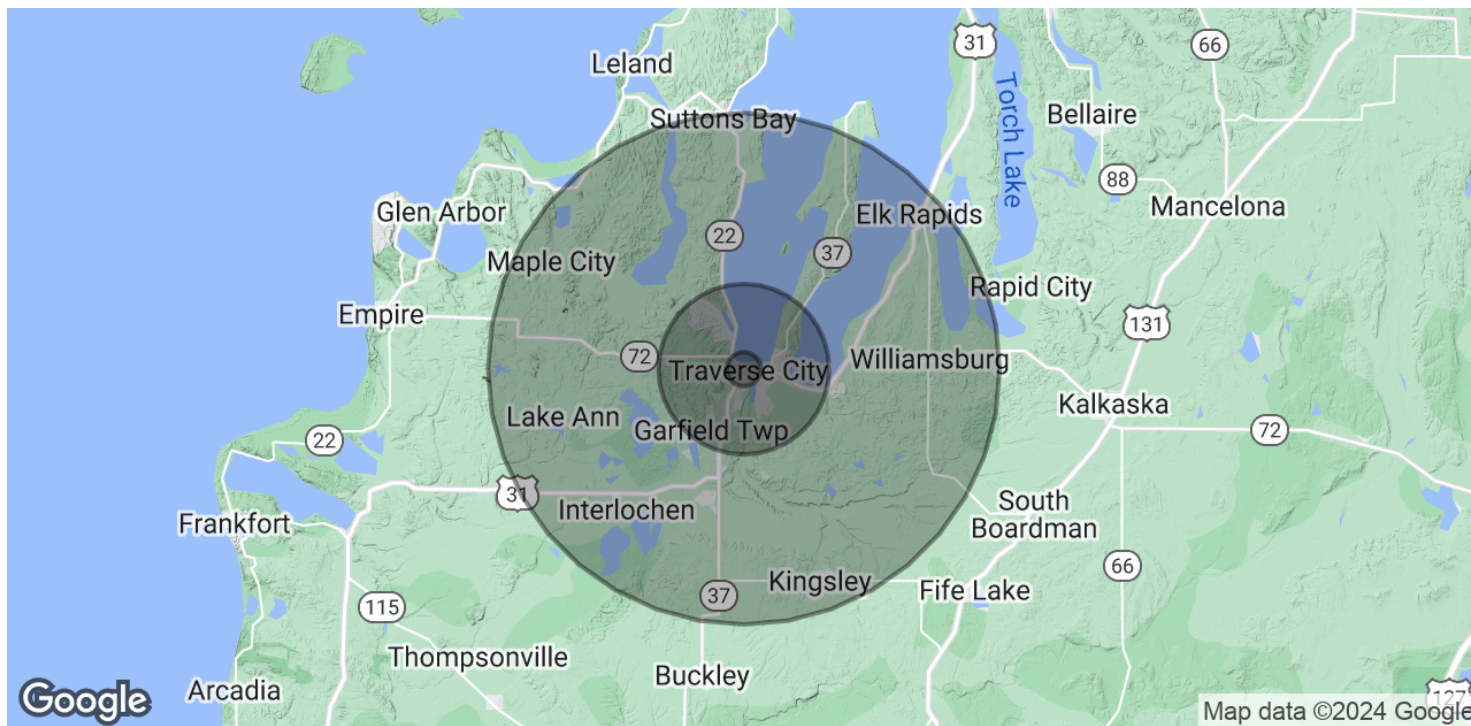
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## RETAIL PROPERTY FOR LEASE

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### POPULATION

|                      | 1 MILE | 5 MILES | 15 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 5,296  | 40,242  | 107,614  |
| Average Age          | 44.6   | 44.0    | 44.5     |
| Average Age (Male)   | 42.9   | 41.4    | 43.0     |
| Average Age (Female) | 46.3   | 47.1    | 46.2     |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 15 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,734     | 19,903    | 53,220    |
| # of Persons per HH | 1.9       | 2.0       | 2.0       |
| Average HH Income   | \$85,352  | \$72,382  | \$71,920  |
| Average House Value | \$384,888 | \$265,062 | \$261,863 |

\* Demographic data derived from 2020 ACS - US Census

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**Accolades**

Greatest Midwest Town  
**Midwest Living**

Top 100 Best Small Towns  
**Livability.com**

Must See American Cities  
**Horizon Travel Magazine**

Destination on the Rise  
**TripAdvisor**

14 Best Beach Towns in America  
**Thrillist**

One of Seven Top Wine Regions to Watch  
**Touring & Tasting**

America's Most Scenic Waterside Drives  
**Travel + Leisure Magazine**

Top 7 Beer Destinations in North America  
**The Travel Channel**

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

Top Midwest Travel Spots  
**TripAdvisor**

One of 3 Emerging Beer Towns  
**Draft Magazine**

Ten Great Boating Towns  
**BoatUS Magazine**

**TraverseCity**  
**TRUE NORTH**

25 Best Small US Cities to Spend the Weekend  
**Thrillist**

Top 20 Best Small Towns to Visit  
**Smithsonian.com**

Up-and-Coming Food City  
**Condé Nast Traveler**

One of 5 Midwestern Small Towns to Visit Now  
**Fodor's**

One of America's Favorite Towns  
**Travel + Leisure Magazine**

Michigan's Three Best Beach Towns  
**Coastal Living**

Top 10 Things for Families to Do in Michigan  
**Trekaroo.com**

One of America's five top foodie towns  
**Bon Appetit**

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

25 Coolest Midwest Vacation Spots  
**Midwest Living**

Top 10 Beach Towns in America  
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