

439 E. 8TH ST.

439 E. 8TH ST., TRAVERSE CITY, MI 49684

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space at 439 E 8TH ST in Traverse City, MI. This well-managed retail or office space has strongly visible on the corners of 8th St. & Wellington St.. The building is in a well-established area with superb on-site parking with over 40 spaces. The 6,069 SF building is located near the epicenter of the Traverse City business district and is ready for its next generation of retail. The property has been transformed by popular brewery, Silver Spruce Brewing Company. This property is a well-known retail staple of the Traverse City community for years and offers landmark recognition & engaging signage. Give our team of Grand Traverse leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business in TC on one of the best strips for local business, Eighth St.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	
Building Size:	6,060 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,533	12,956	20,093
Total Population	6,592	25,830	40,644
Average HH Income	\$70,147	\$71,249	\$72,315

Presented By:

Legacy Commercial Property

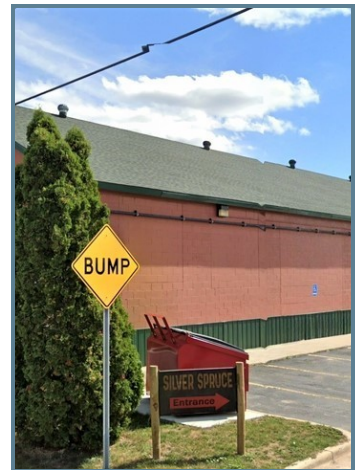
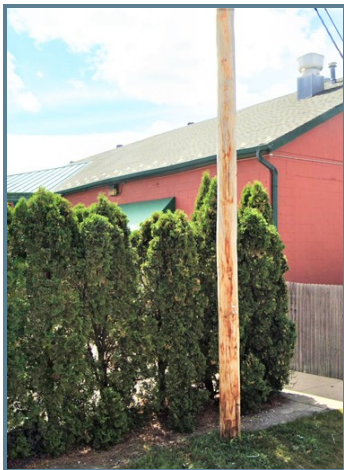
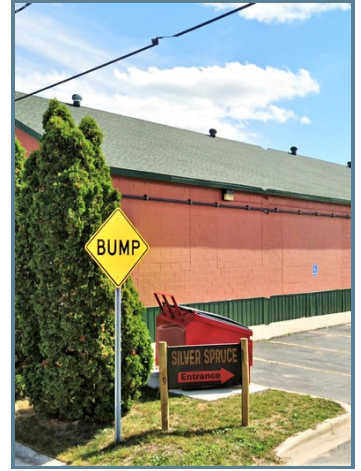
847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY

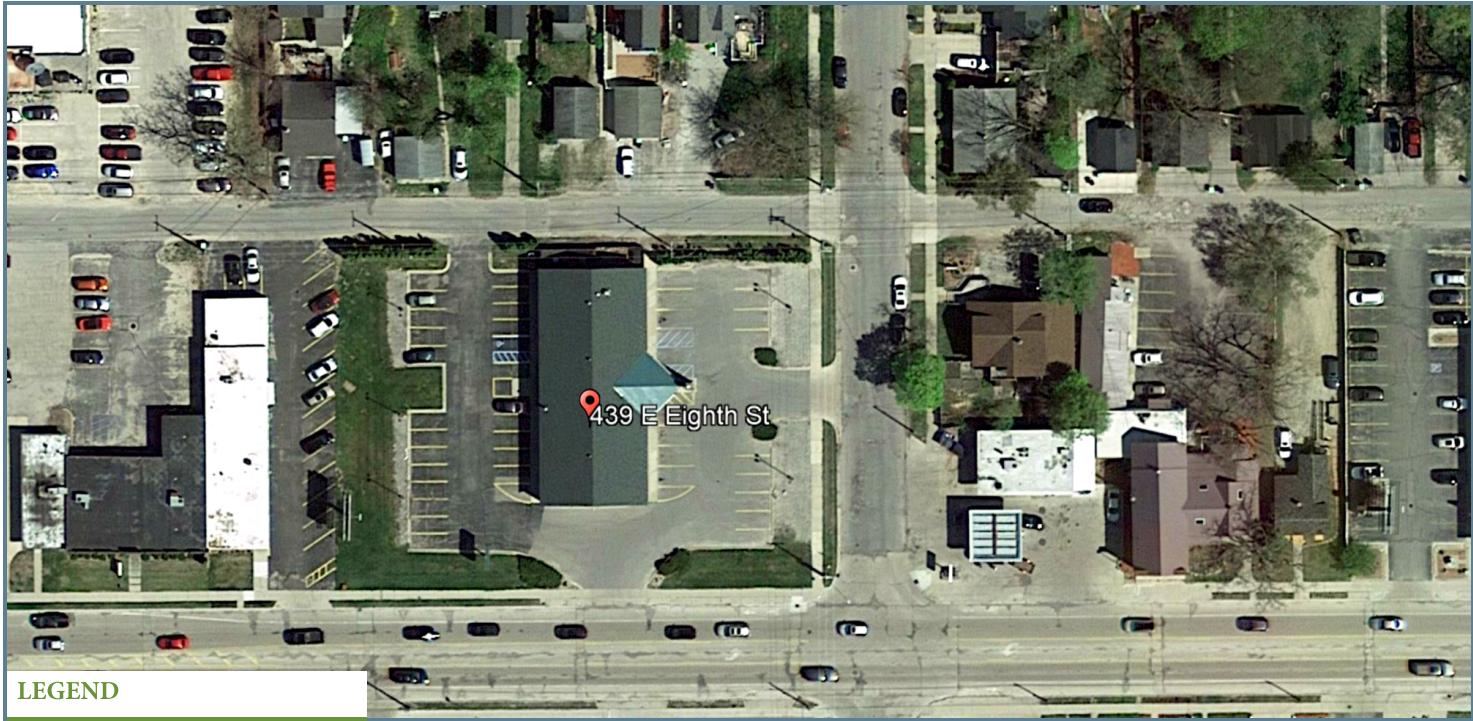
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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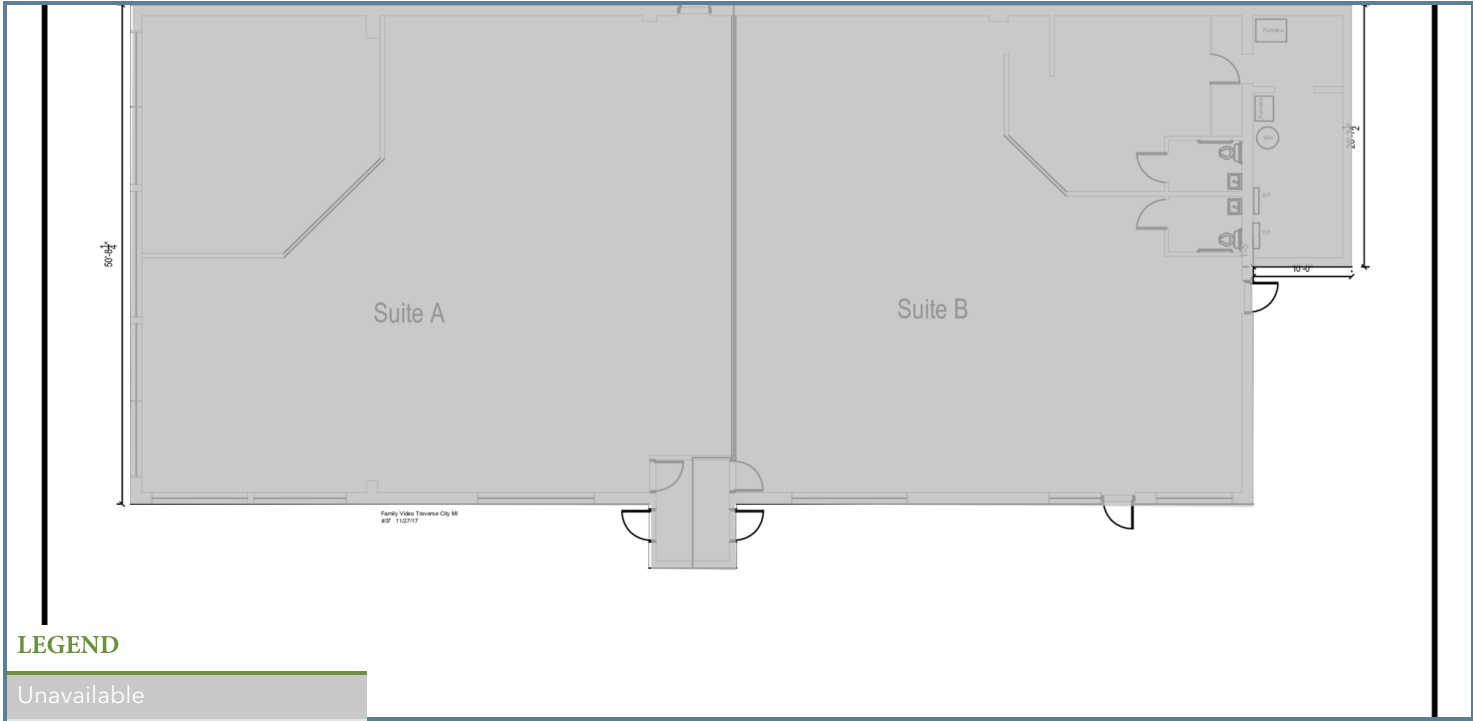
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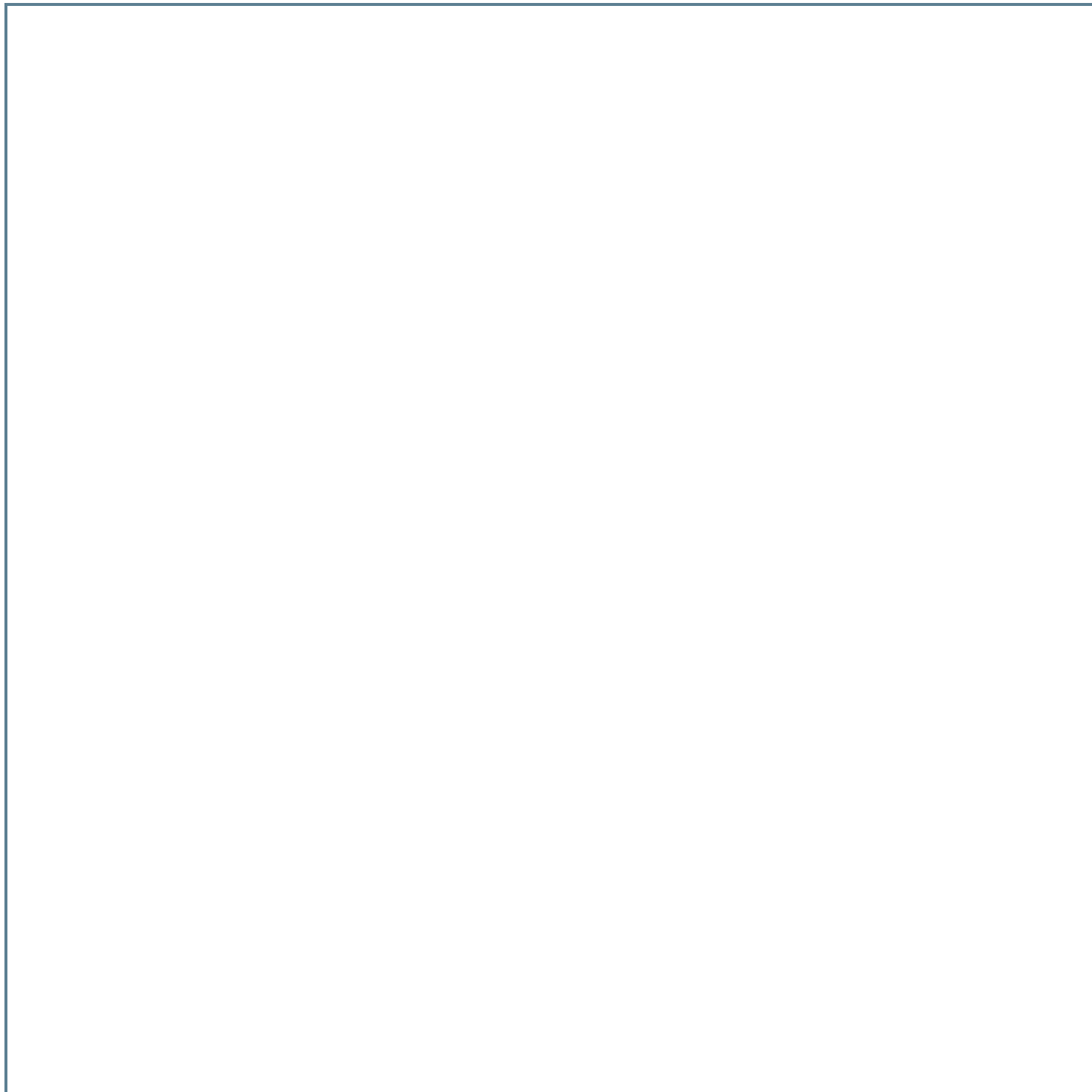
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RETAILER MAP



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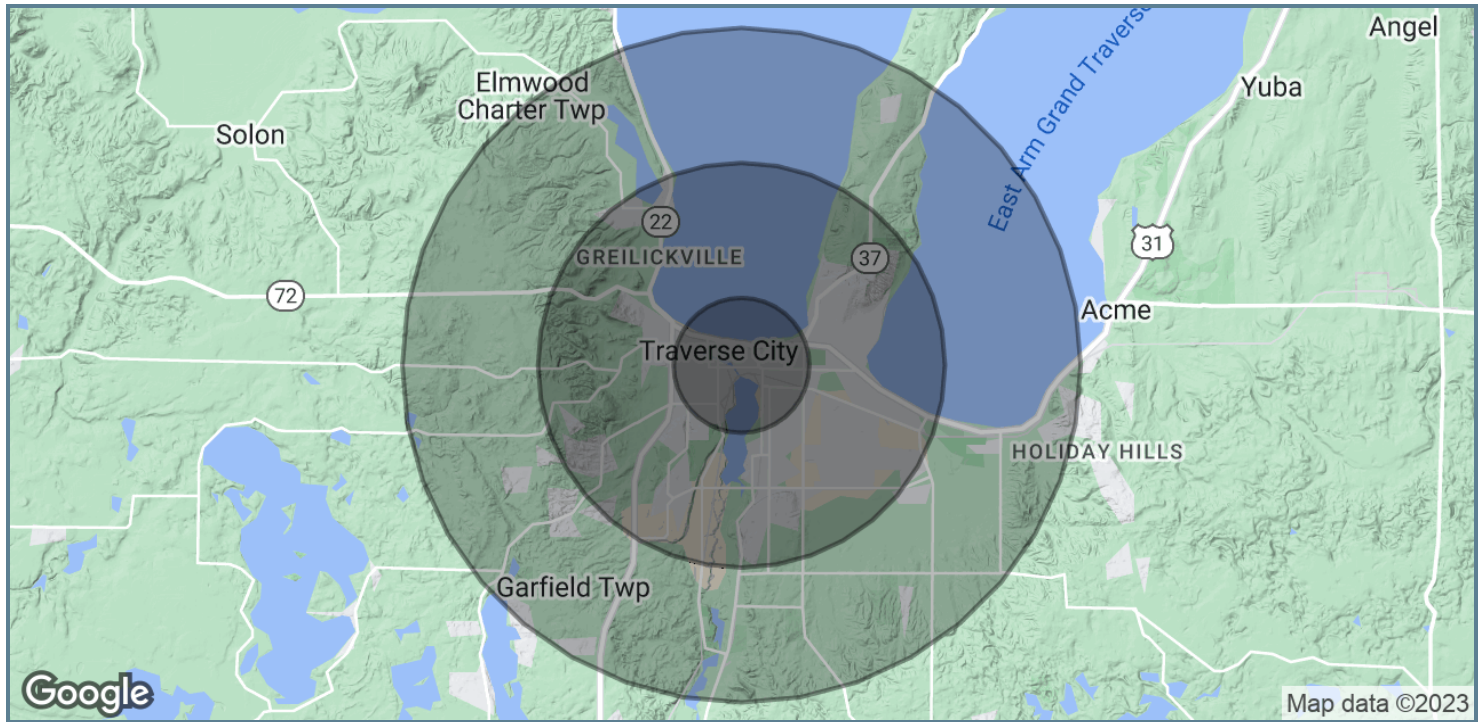
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,592	25,830	40,644
Average Age	40.5	43.5	44.0
Average Age (Male)	39.1	40.1	41.5
Average Age (Female)	42.8	47.3	47.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,533	12,956	20,093
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$70,147	\$71,249	\$72,315
Average House Value	\$295,432	\$268,351	\$264,637

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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