



RETAIL PROPERTY FOR LEASE

113 Cypress St

executive summary



113 Cypress St | Manistee, MI 49660

**AVAILABLE SF:**

2,145 - 7,434 SF

**LEASE RATE:**

\$16.00 SF/YR (NNN)

**LOT SIZE:**

1.01 ACRES

**BUILDING SIZE:**

7,348 SF

**PROPERTY OVERVIEW**

Introducing an incredible leasing opportunity at 113 Cypress St, Manistee, MI 49660. This space boasts a prime location with high visibility, drawing in an impressive average of 12,000 cars daily. With a lease rate of \$12/sq ft as-is or \$16 NNN with Tenant Improvements, this property offers flexibility for businesses seeking customization. Ample parking ensures convenient accessibility for customers and clients. Don't miss out on the chance to elevate your business in this thriving location. Contact us today to explore this remarkable leasing option.

**PROPERTY HIGHLIGHTS**

- \$12 /sq ft as-is, \$16 NNN w/ TI
- Ample Parking
- High Visibility location
- Annual average traffic count of 12,000 cars per day
- Tenant Improvements Available

**KEVIN QUERY** | Associate | Commercial Realtor | 231.929.2955 | [kquery@threewest.com](mailto:kquery@threewest.com)

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

**3W THREE WEST  
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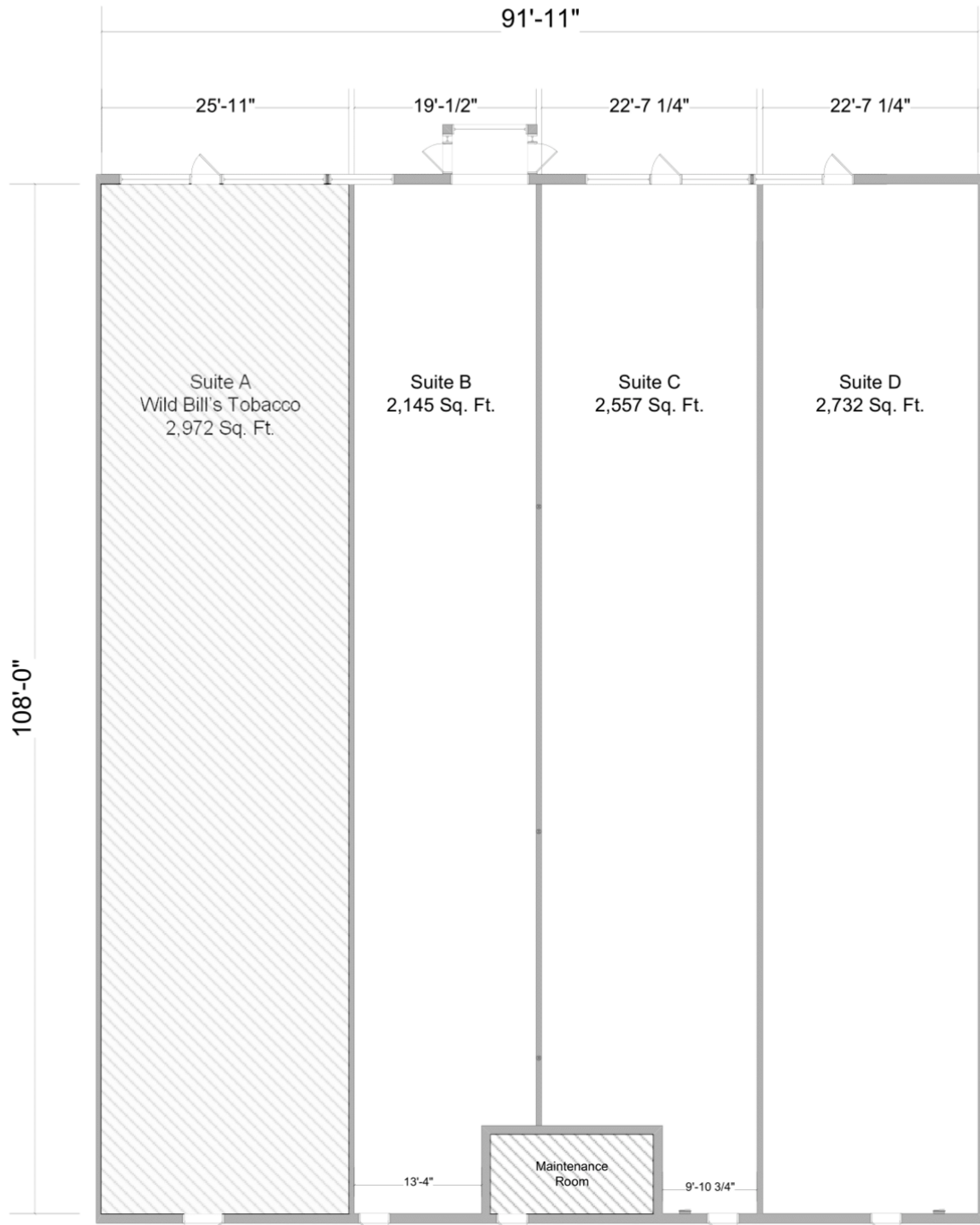
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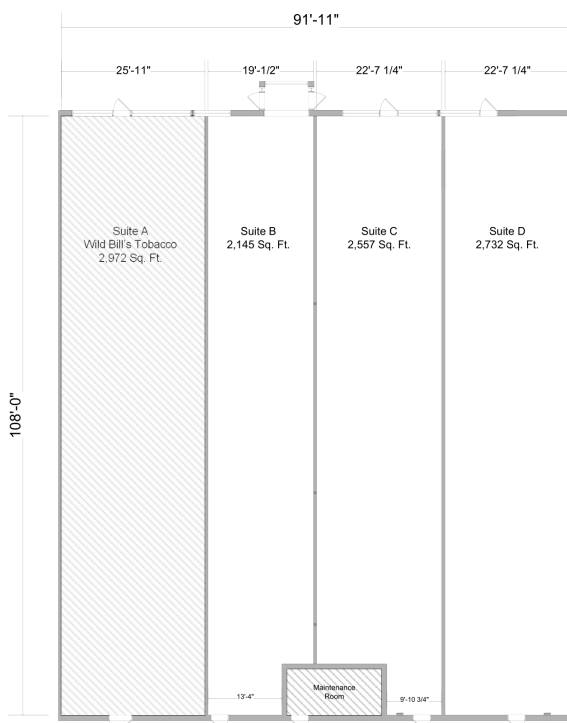


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## 113 Cypress St



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,145 - 7,434 SF	Lease Rate:	\$16.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Whole Space	Available	7,434 SF	NNN	\$16.00 SF/yr
STE B	Available	2,145 SF	NNN	\$16.00 SF/yr
STE C	Available	2,557 SF	NNN	\$16.00 SF/yr
STE D	Available	2,732 SF	NNN	\$16.00 SF/yr

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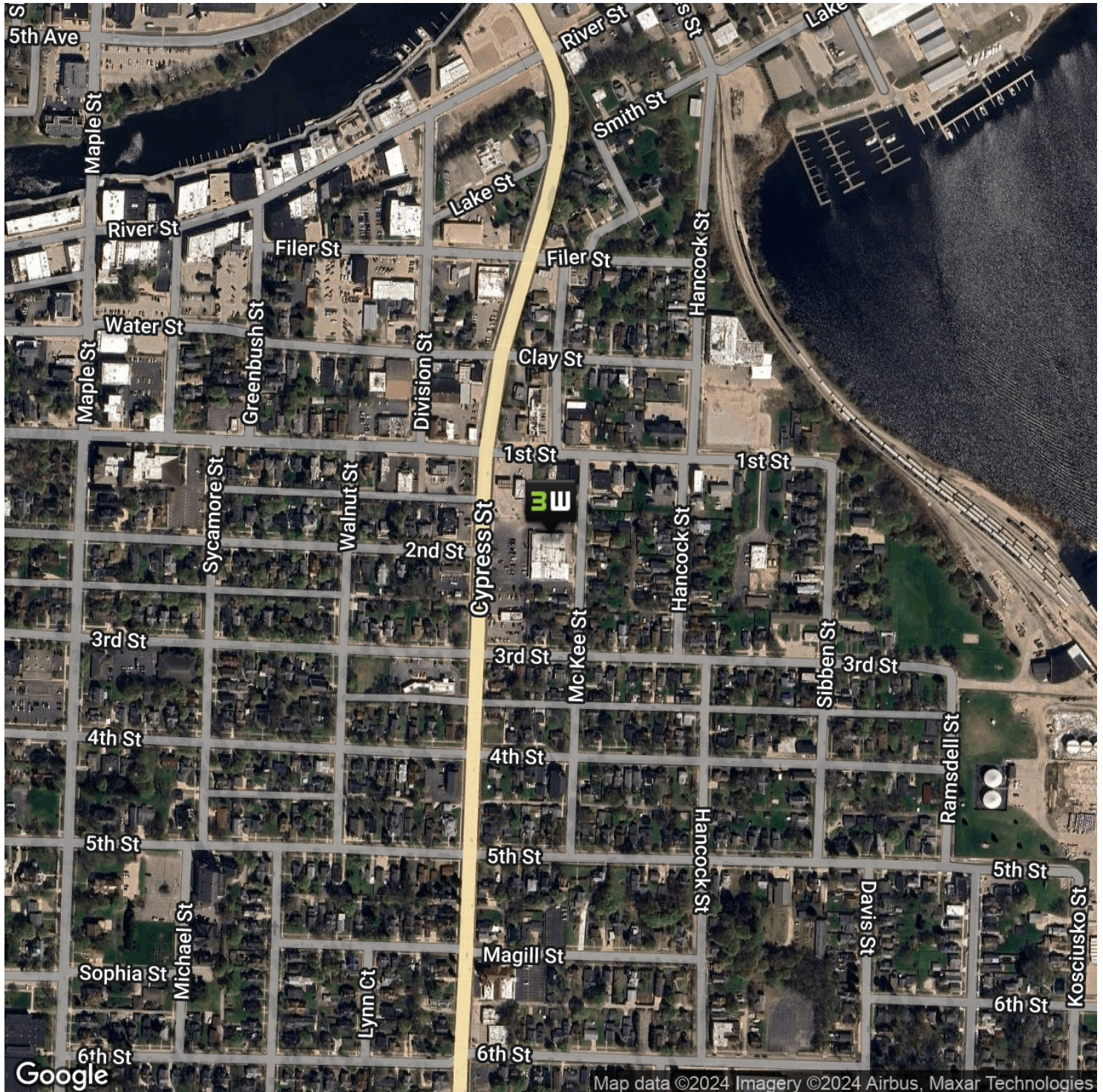
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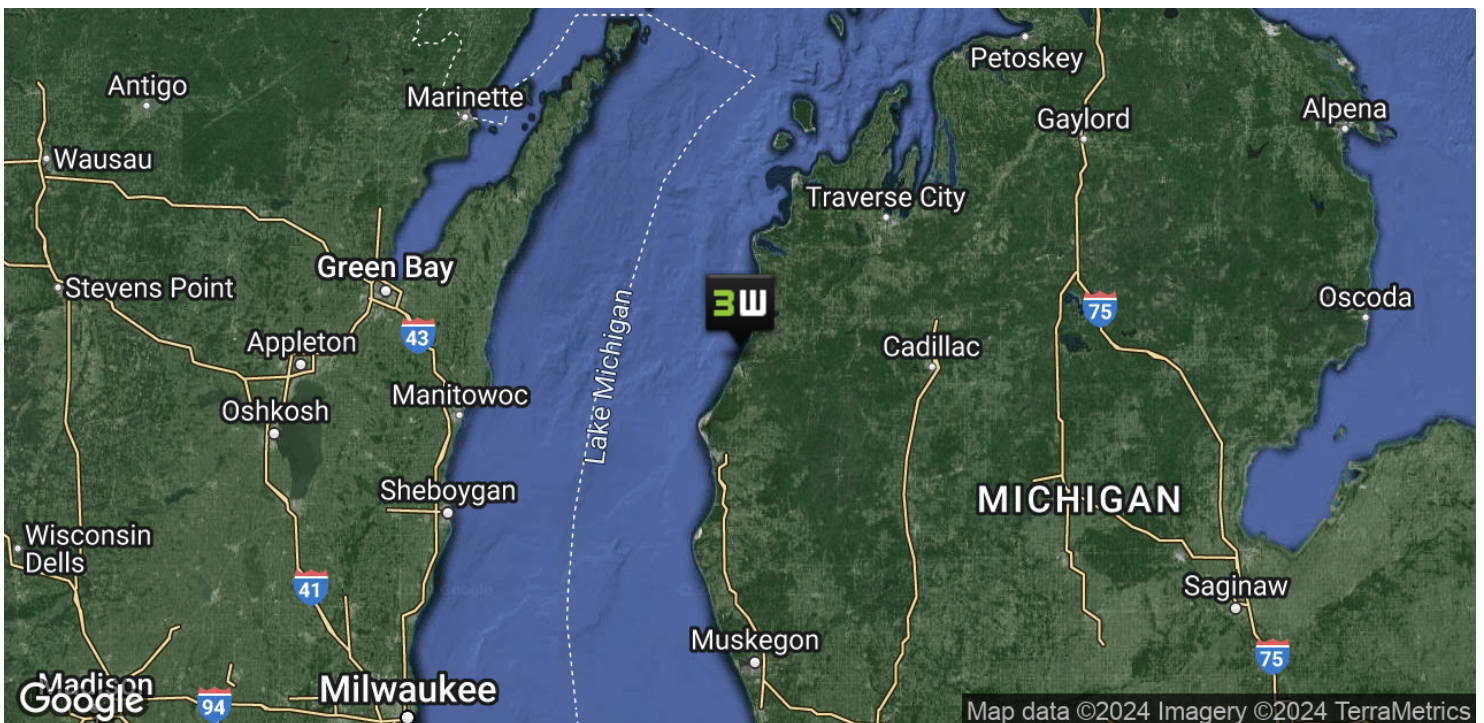
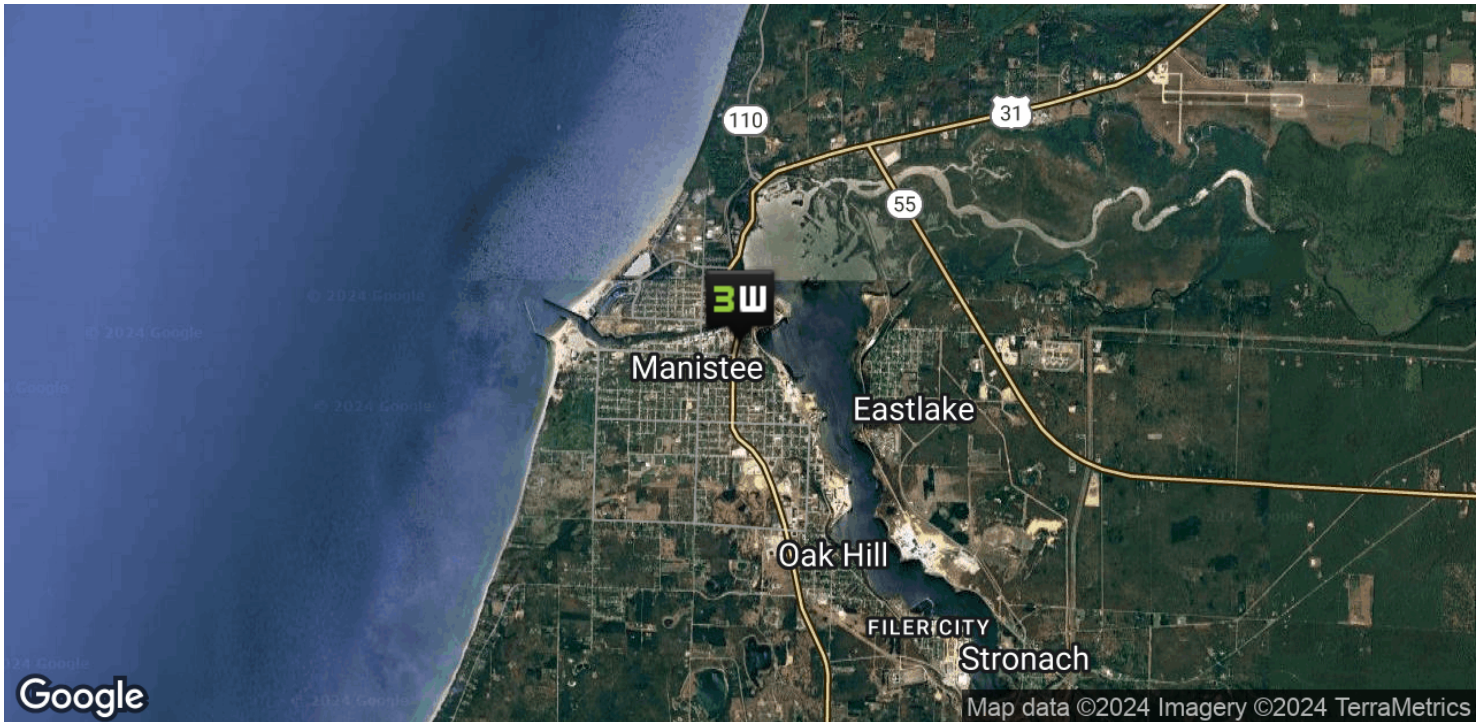
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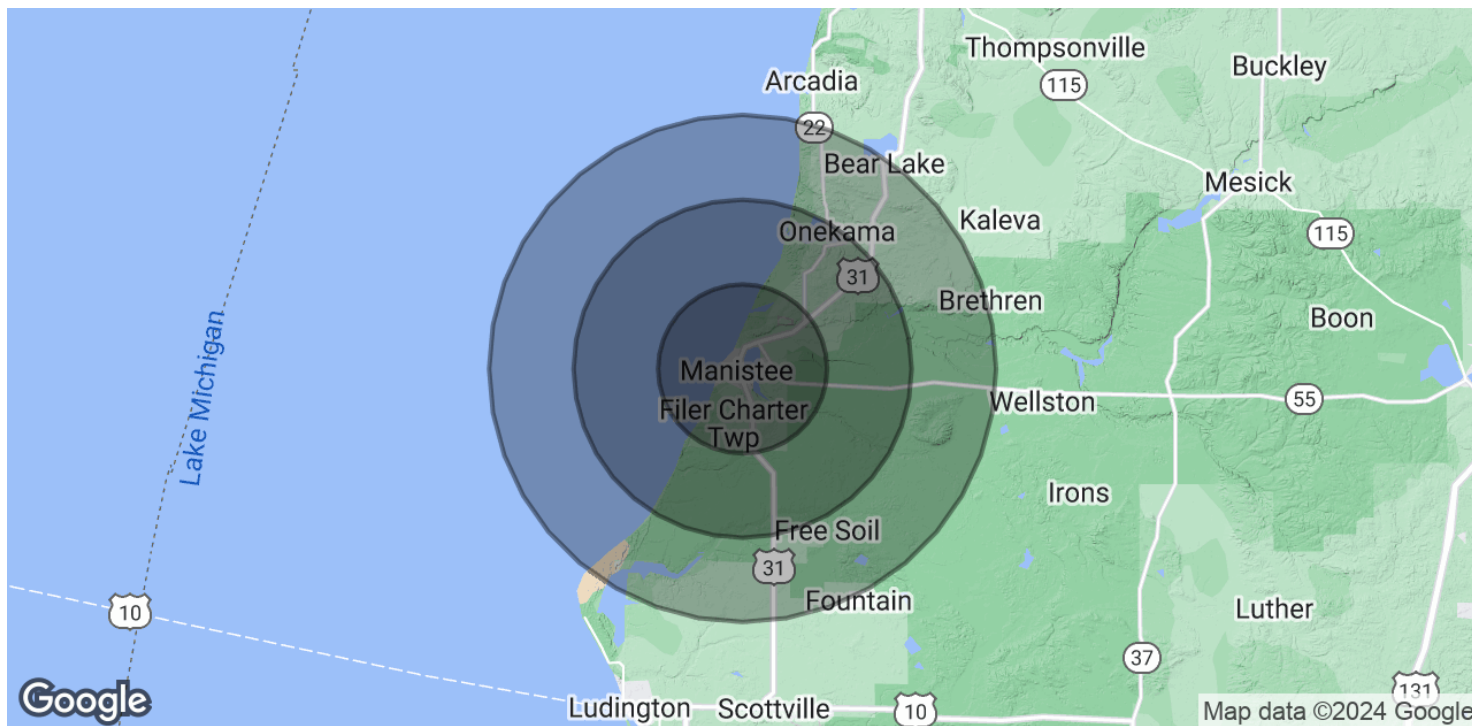
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### POPULATION

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Population	10,989	14,770	20,923
Average Age	48.5	49.7	50.3
Average Age (Male)	48.3	49.3	49.7
Average Age (Female)	48.5	50.8	51.8

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 10 MILES

#### 15 MILES

Total Households	6,164	8,502	12,700
# of Persons per HH	1.8	1.7	1.6
Average HH Income	\$48,499	\$48,456	\$46,282
Average House Value	\$146,421	\$163,027	\$171,869

2020 American Community Survey (ACS)

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