



945 E SILVER LAKE RD

Retail | Light Industrial Building

executive summary



945 E Silver Lake Rd | Traverse City, MI 49685

AVAILABLE SF:	8,000 SF
LEASE RATE:	\$8.50 SF/YR (NNN)
LOT SIZE:	1.07 ACRES
BUILDING SIZE:	8,000 SF
YEAR BUILT:	2005
ZONING:	CM
CLEAR HEIGHT:	14' - 20'

PROPERTY OVERVIEW

8,000 square foot light industrial building located just off of US 31 S near Chums Corner. The building is currently divided into a front showroom/retail area and a back warehouse/shop space. The dividing wall could be easily removed. There is a loading dock on the south side of the building and a grade level door. Plenty of parking for employees and customers.

PROPERTY HIGHLIGHTS

- Loading Dock with 8'x10' Door
- Grade Level Door with 12'x14' Door
- Excellent Clear Height

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



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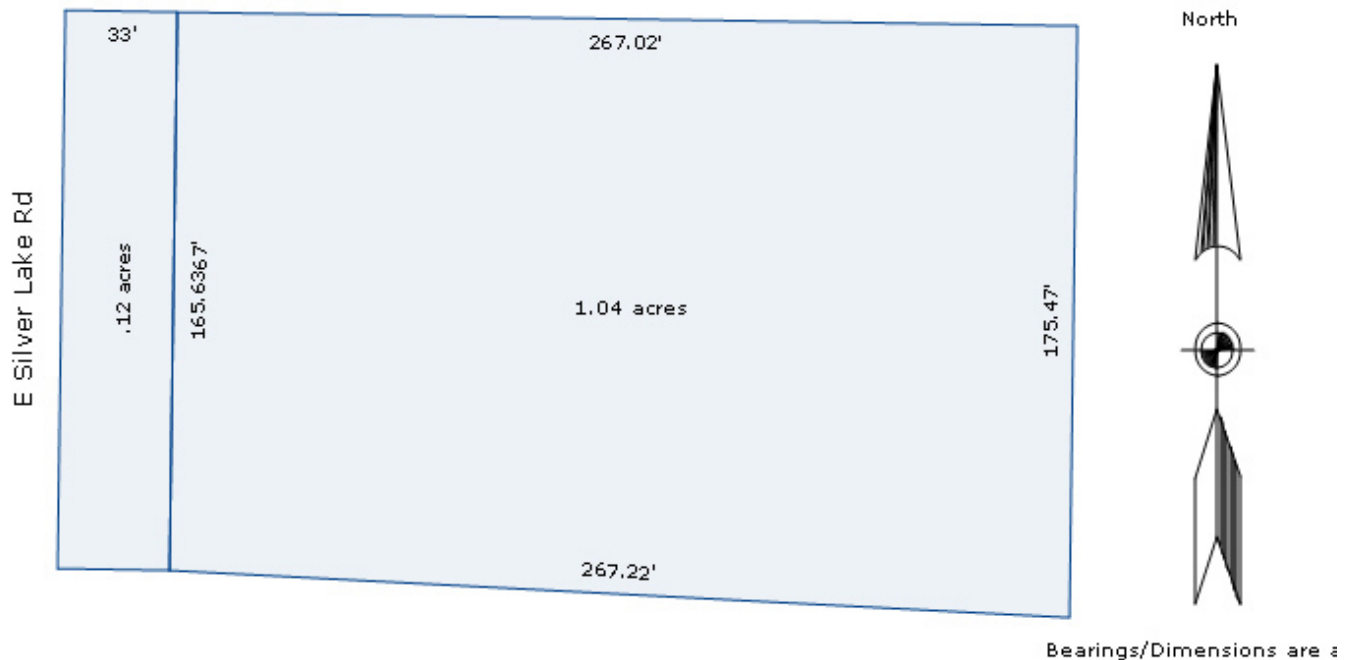
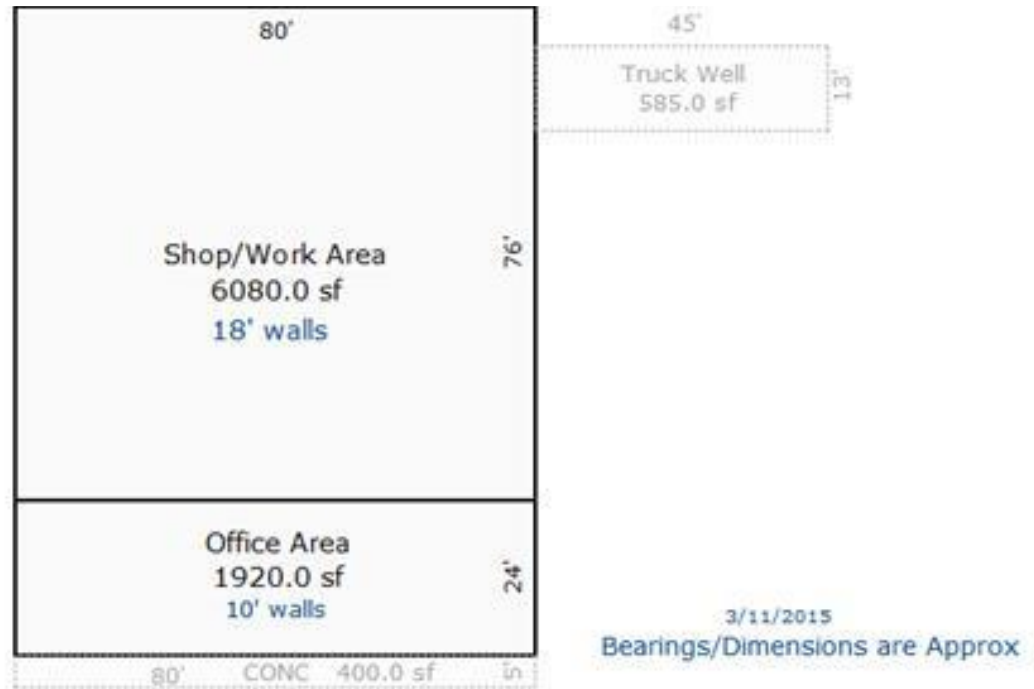
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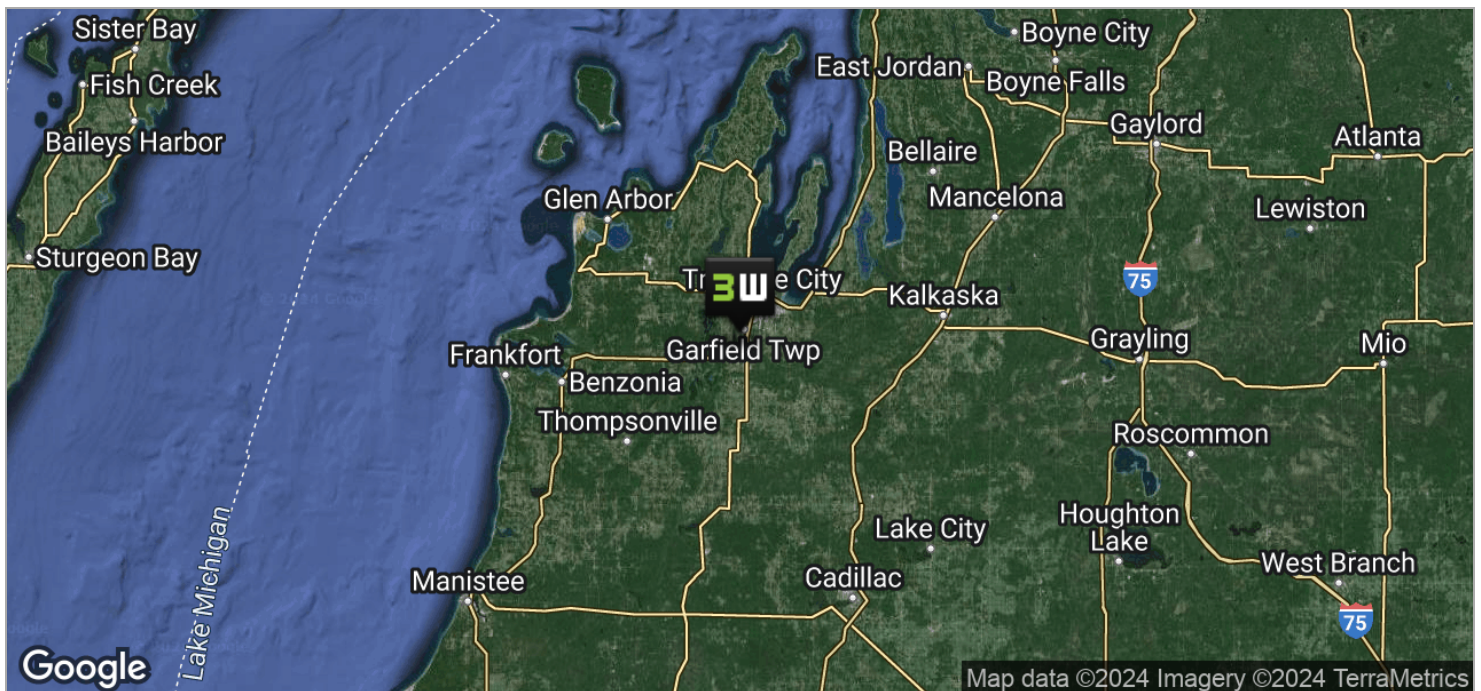
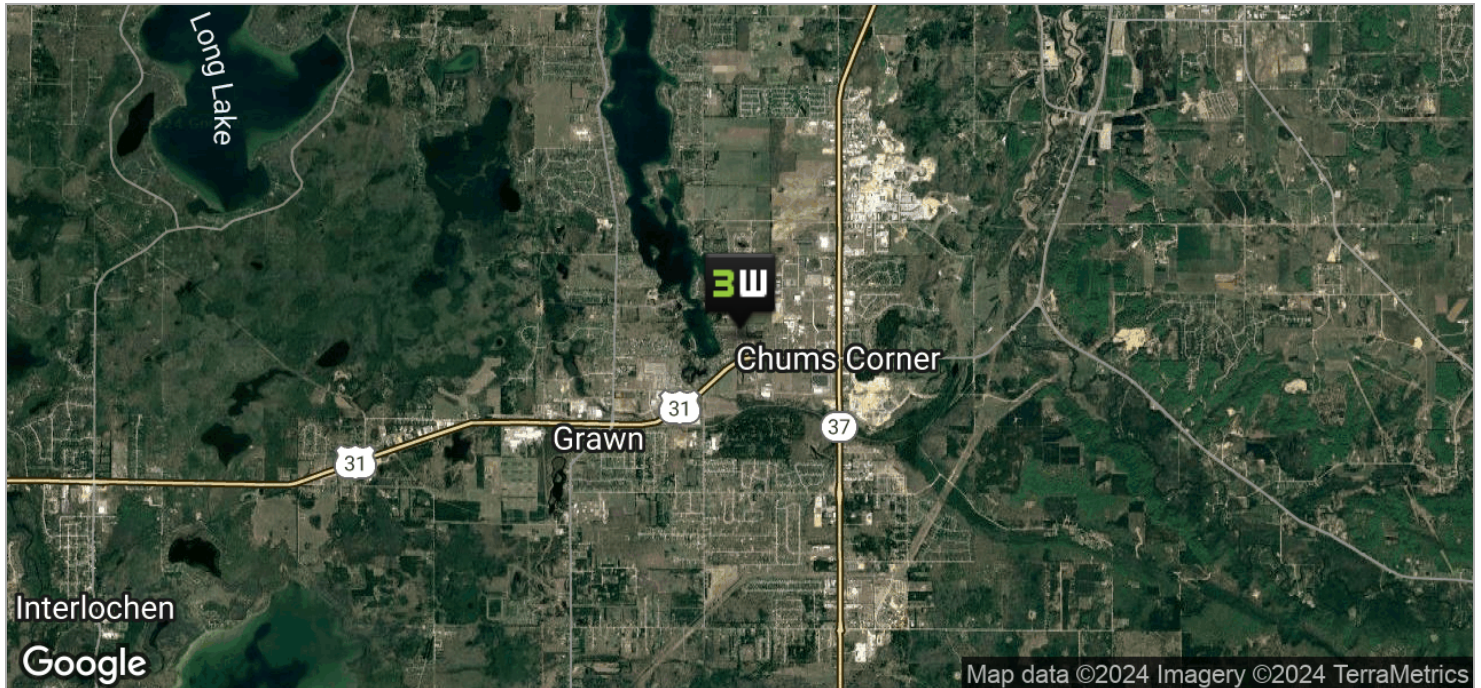
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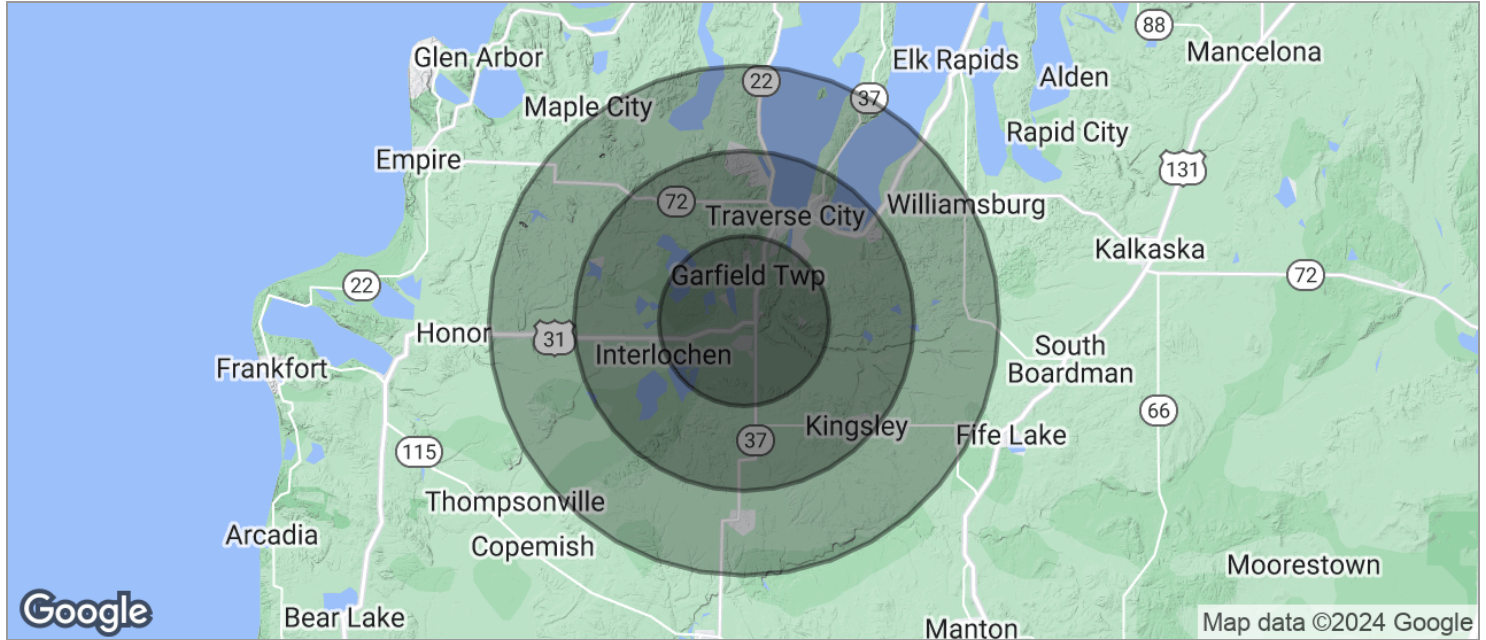


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POPULATION

	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	26,362	80,074	103,709
MEDIAN AGE	41.3	42.5	43.1
MEDIAN AGE (MALE)	39.8	40.7	41.6
MEDIAN AGE (FEMALE)	42.8	44.8	44.9

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	12,198	37,197	49,055
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	\$64,962	\$72,395	\$71,283
AVERAGE HOUSE VALUE	\$200,549	\$239,992	\$244,793

* Demographic data derived from 2020 ACS - US Census

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