



OFFICE BUILDING FOR SALE

232 E State St, Unit C

executive summary



232 E State St, Unit C | Traverse City, MI 49684

SALE PRICE:	\$854,000
LEASE PRICE:	\$22/SF/NNN
BUILDING SIZE:	2,849 SF
BUILDING CLASS:	A
YEAR BUILT:	2025
ZONING:	C-4C

PROPERTY OVERVIEW

Downtown retail/office opportunity in the heart of Traverse City, Michigan. This 2,849.4 SF commercial condo space, constructed in 2025, offers an ideal canvas for retail or professional office space. With high visibility this property presents an exceptional prospect for those looking to capitalize on the dynamic landscape of Traverse City.

PROPERTY HIGHLIGHTS

- Newly Constructed
- Downtown Traverse City
- Close to Parking Deck

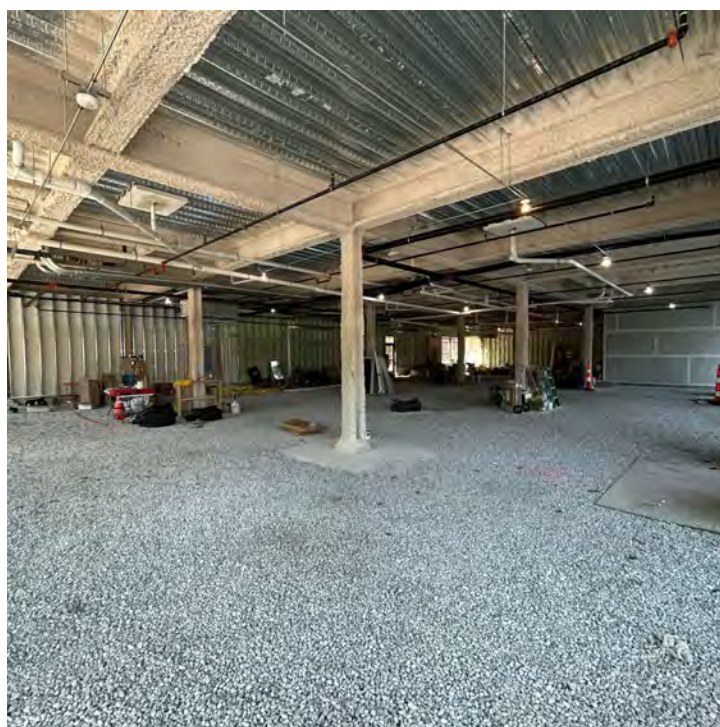
KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com

NOAH ENDRES | Associate | Commercial Realtor | 231.929.2955 | nendres@threewest.com



OFFICE/RETAIL CONDO FOR SALE OR LEASE

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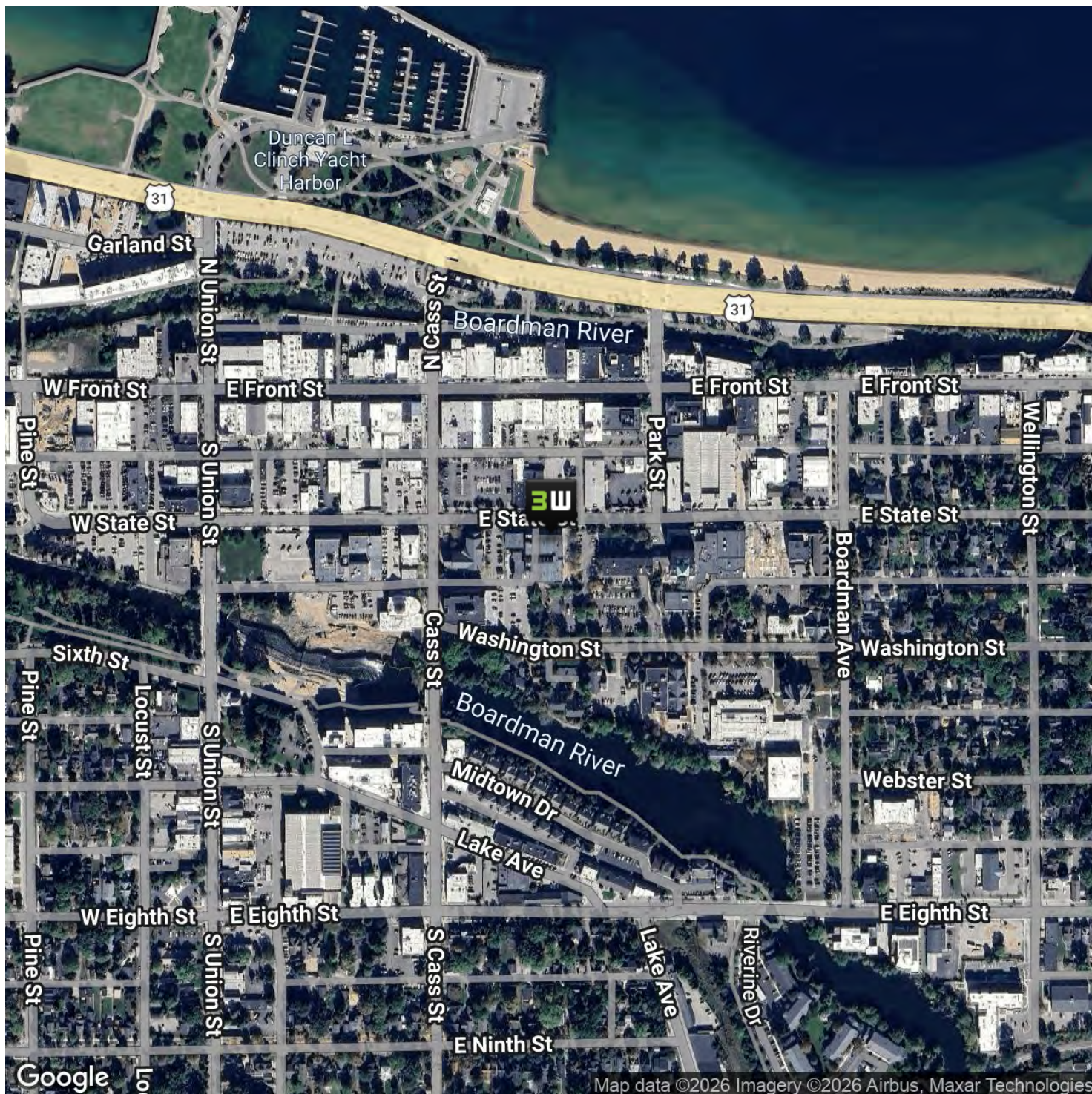
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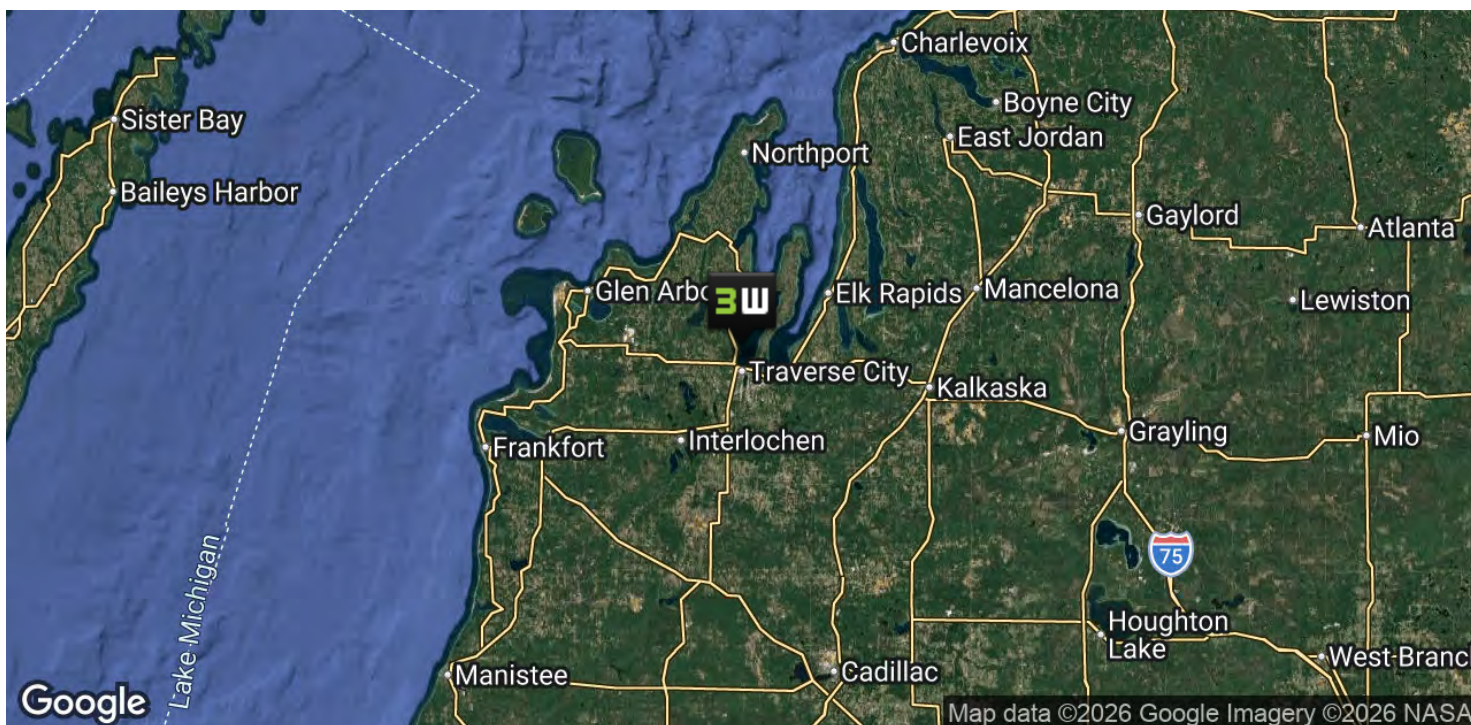
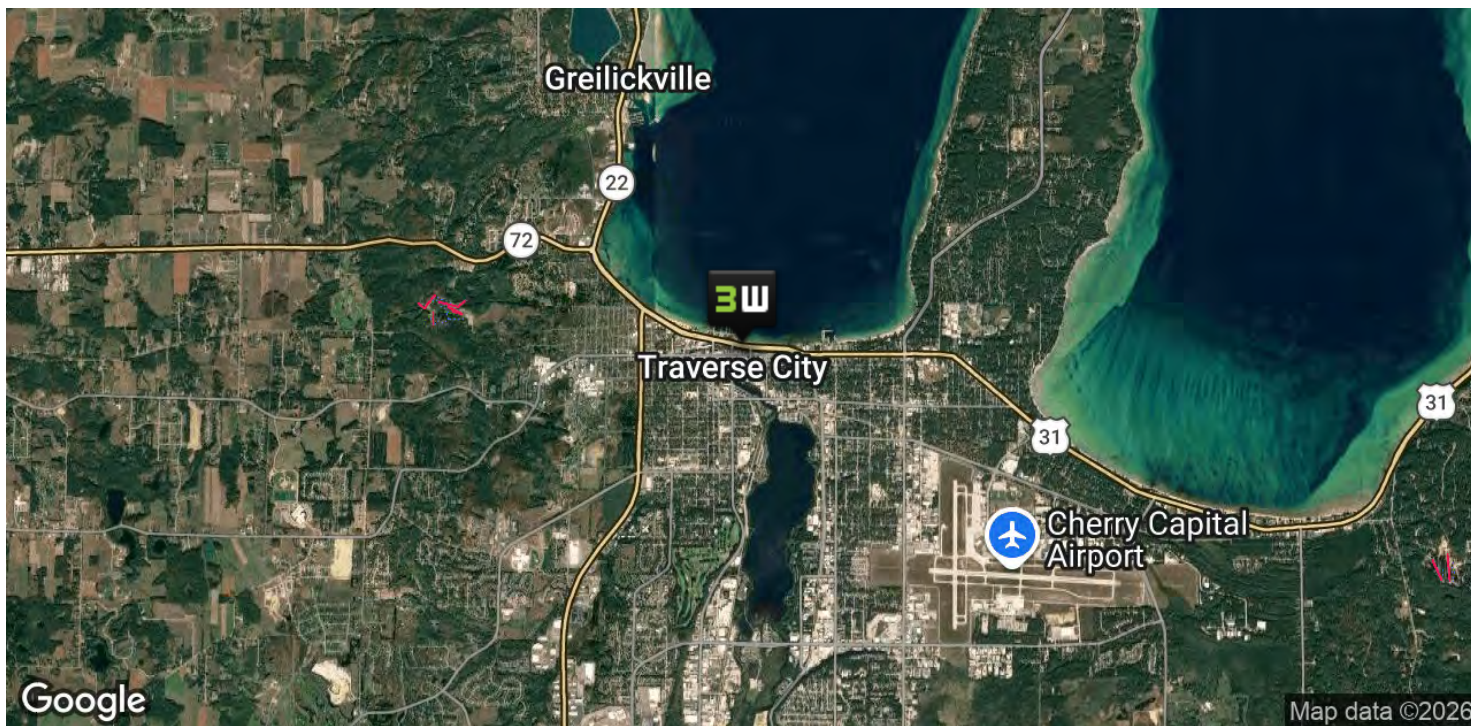
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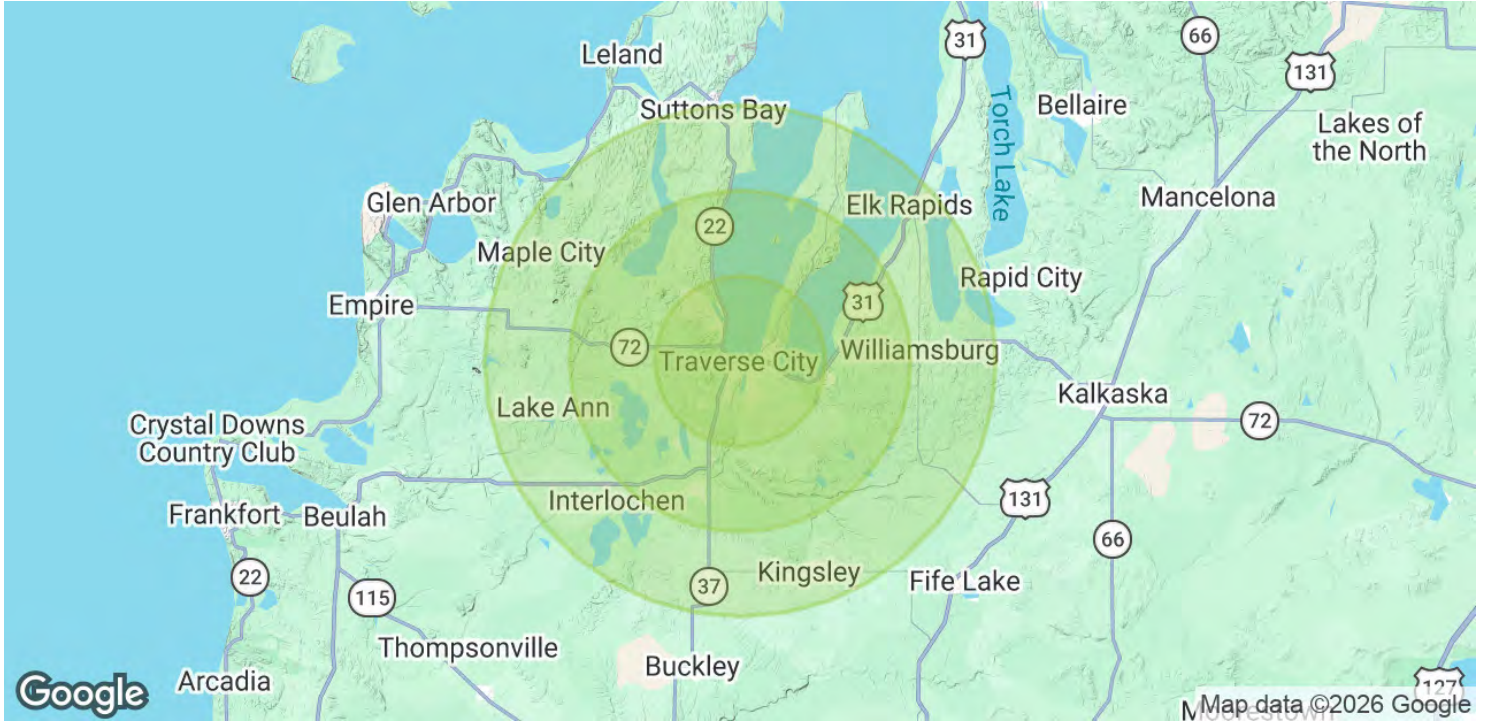
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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	46,224	89,370	115,058
Average Age	45	44	45
Average Age (Male)	43	43	43
Average Age (Female)	47	45	46

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	21,210	38,259	48,743
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,299	\$91,161	\$92,663
Average House Value	\$416,020	\$418,723	\$420,954

2020 American Community Survey (ACS)

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