



1712 S Garfield Ave | Traverse City, MI 49686

<b>AVAILABLE SF:</b>	13,000 - 25,000 SF
<b>LEASE RATE:</b>	\$8.00 SF/YR (NNN)
<b>ZONING:</b>	C - PLANNED SHOPPING CENTER

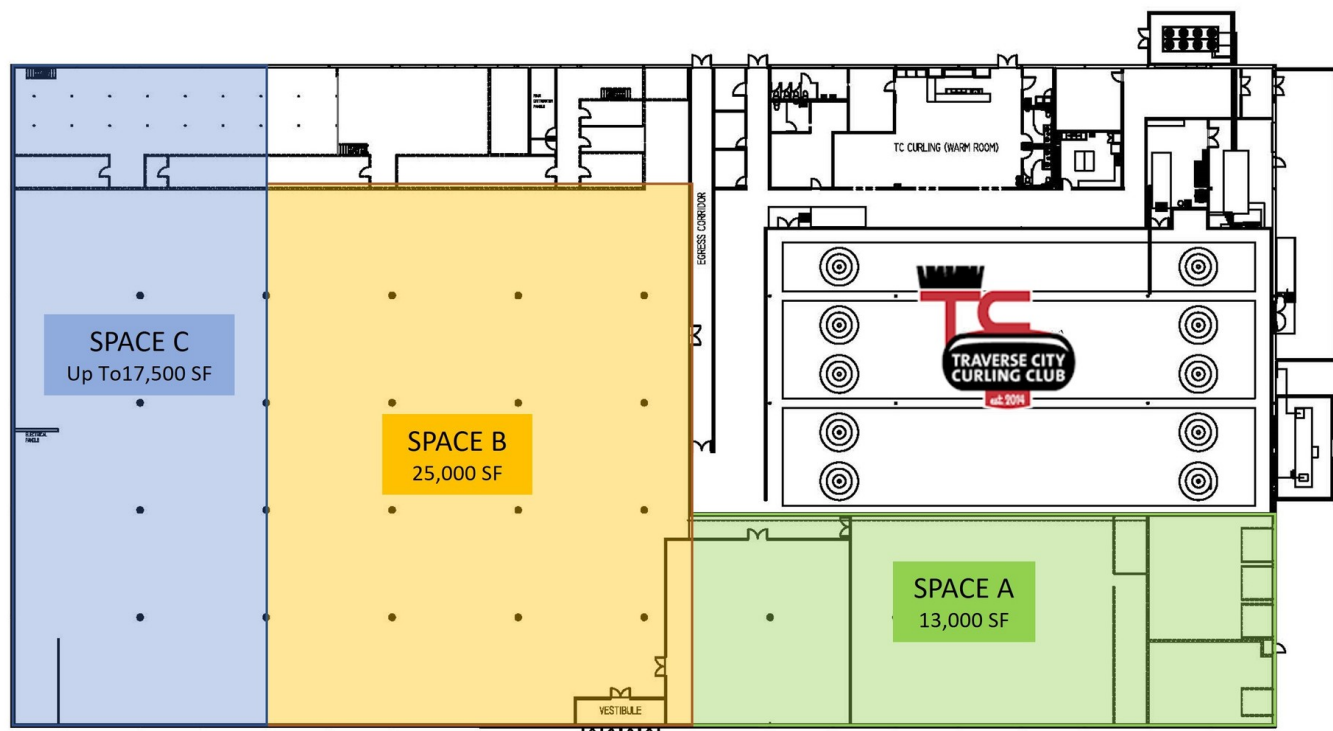
#### PROPERTY OVERVIEW

Here is a great opportunity to be a part of a new and exciting rebirth of an anchor property. The Traverse City Curling Club is building a new world class curling center in the old K-Mart building and are looking for tenants for the remainder of the space to bring a new vibrant atmosphere to a center that has new improvements in the last year with a newly constructed Burger King, Wendy's and Biggby Coffee. There are multiple configurations for space for tenants looking to be a part of an active, sports club atmosphere. These lease spaces do not currently exist and will be demised based on tenants specific needs. Dimensions are approximate.

#### PROPERTY HIGHLIGHTS

- Multiple Size and Layout Configurations
- Loading Dock Access
- Plenty of Parking
- Close to Downtown and Airport
- 6 Ingress/Egress Points

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



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RETAIL PROPERTY FOR LEASE

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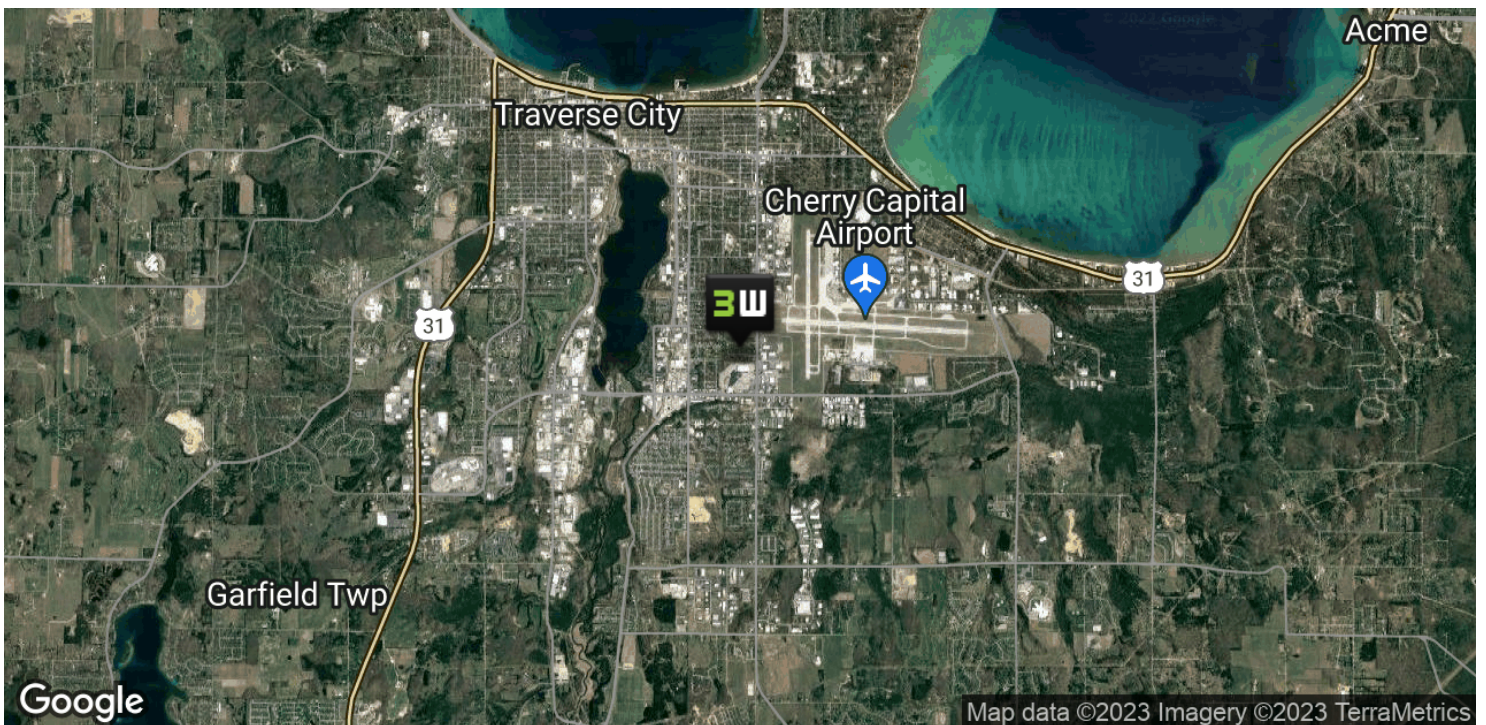
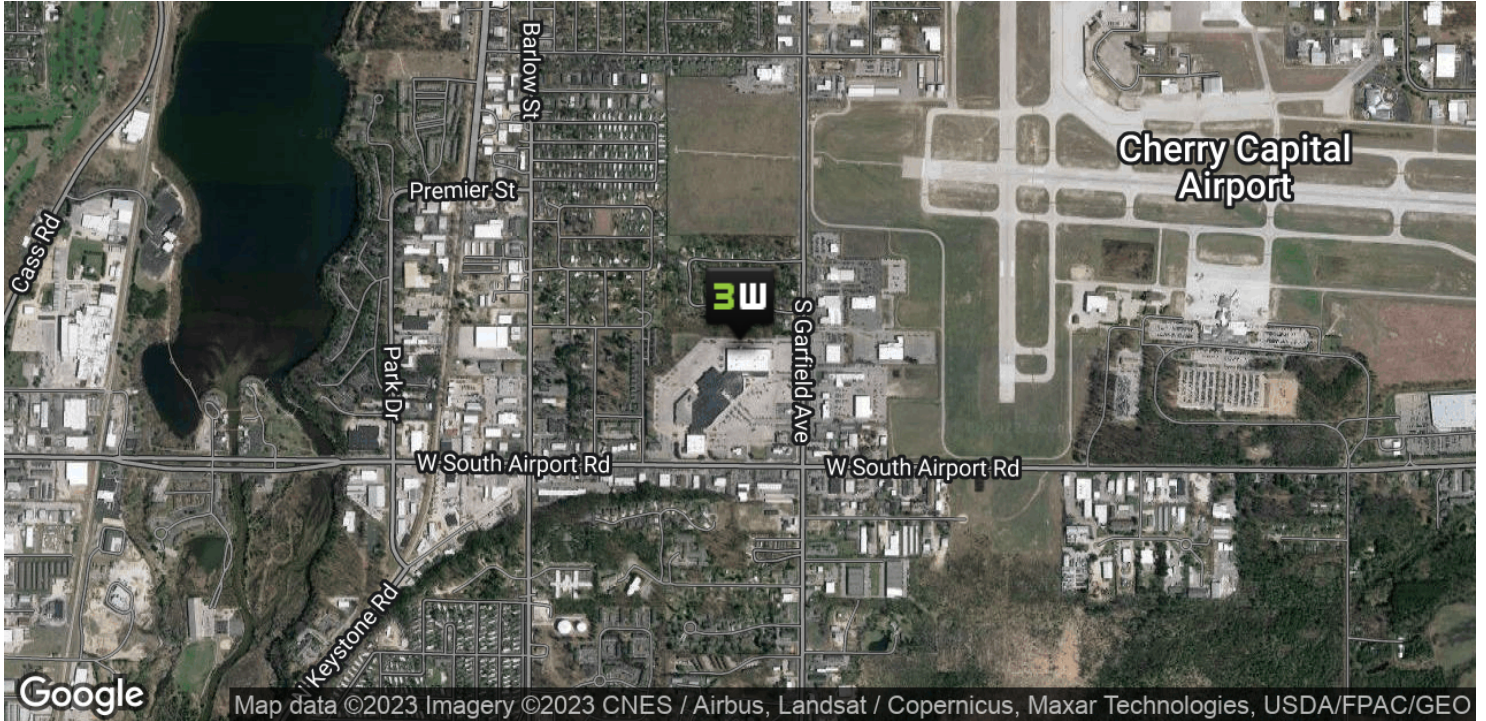
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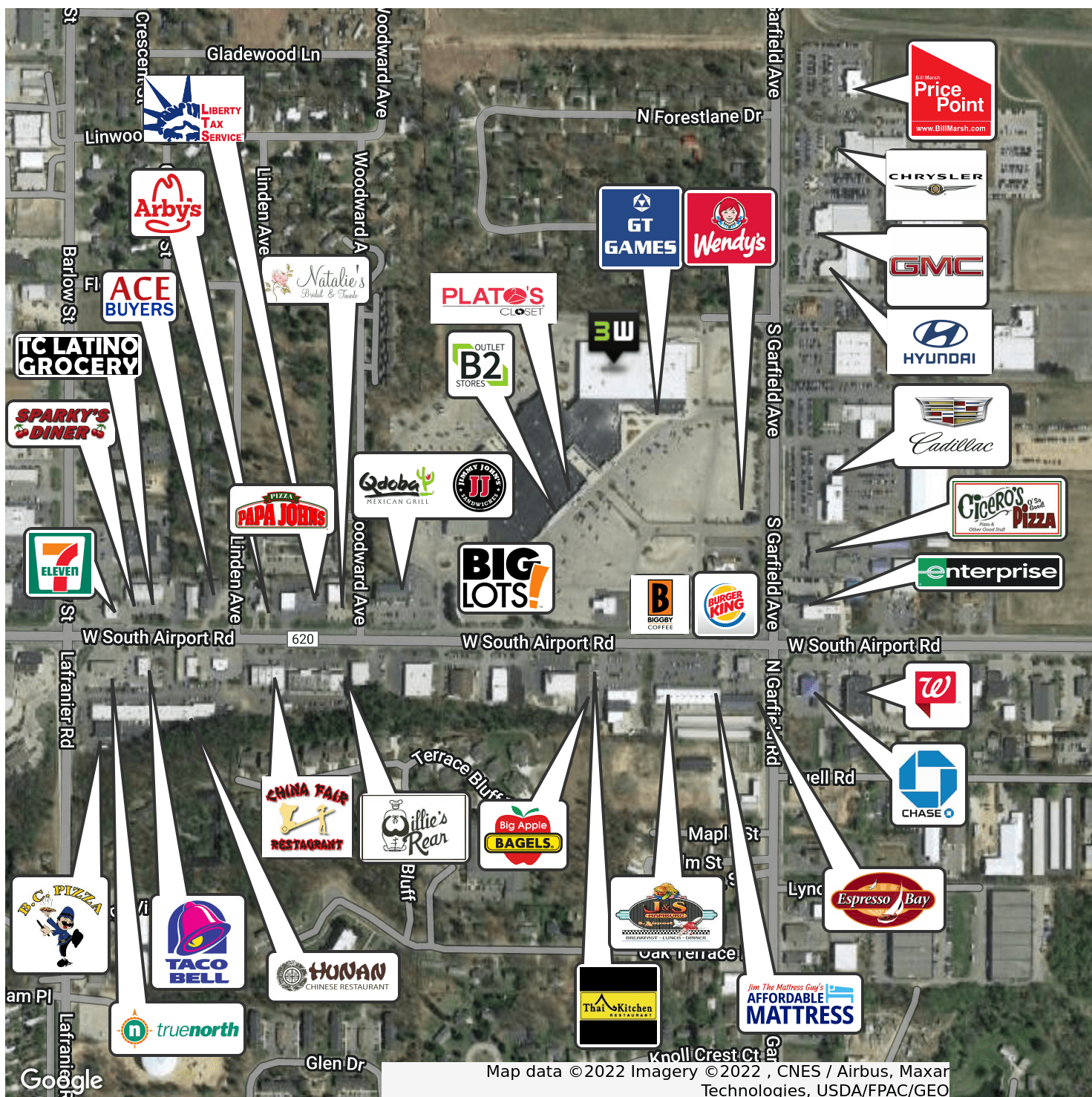
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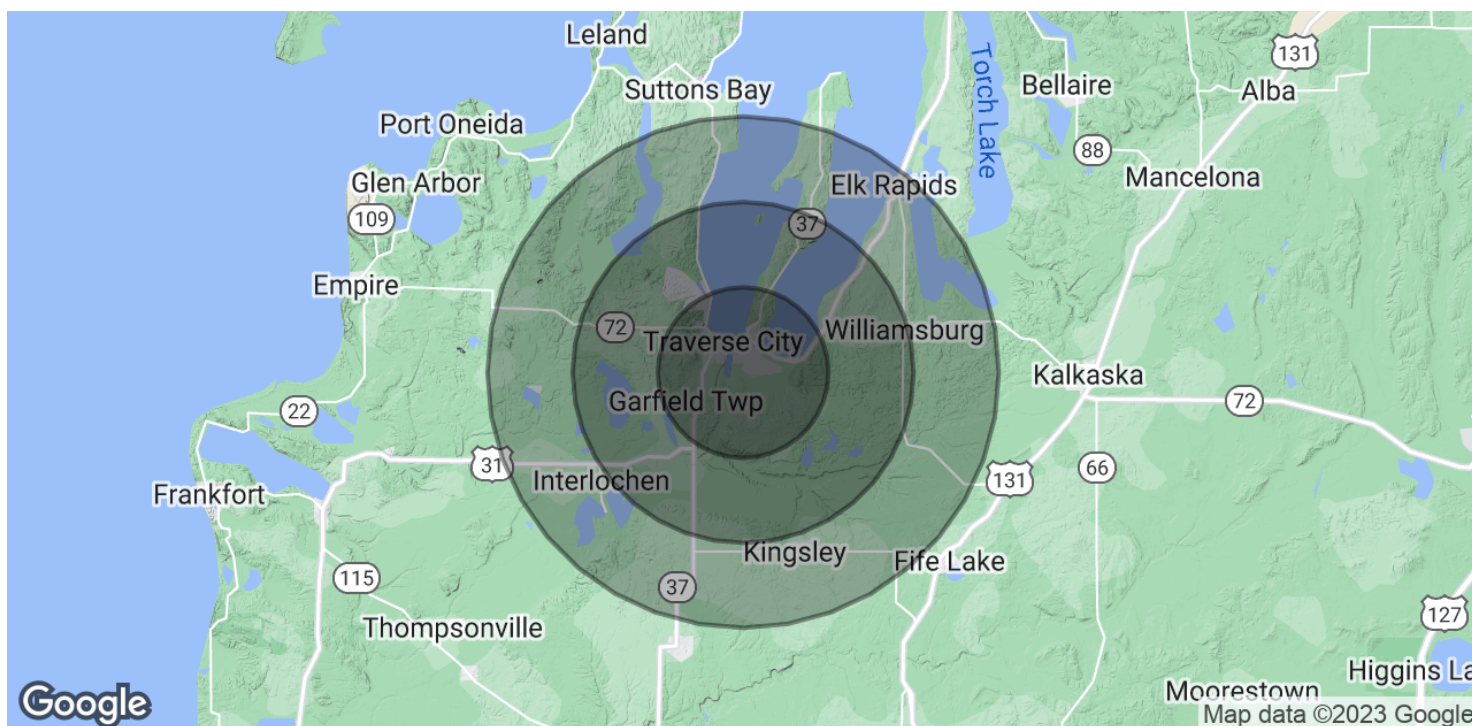
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### POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	43,620	79,585	107,182
Average Age	43.3	43.3	44.1
Average Age (Male)	40.7	41.7	42.7
Average Age (Female)	46.2	45.4	45.8

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	21,130	37,791	52,213
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$71,664	\$74,286	\$72,007
Average House Value	\$252,515	\$255,400	\$256,706

\* Demographic data derived from 2020 ACS - US Census

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