



OFFICE BUILDING FOR LEASE

400 W Main St

executive summary



400 W Main St | Gaylord, MI 49735

AVAILABLE SF:

STE 108/109 - 1750 SF
STE 203 - 180 SF
STE 206/207 - 431 SF

LEASE RATE:

\$12.00 SF/YR (NNN)

PROPERTY OVERVIEW

The Alpine Executive Centers is home to several medical offices as well as other professional offices and retail space. Located in downtown Gaylord just blocks east of I-75. Lots of foot traffic with one neighboring tenant being Subway. Average daily traffic is 25,672 cars per day. Monument sign available for signage.

PROPERTY HIGHLIGHTS

- Close to Downtown Gaylord
- Excellent visibility
- Plenty of parking

DAVID COONROD | Associate | Commercial Realtor | 231.929.2955 | dcoonrod@threewest.com



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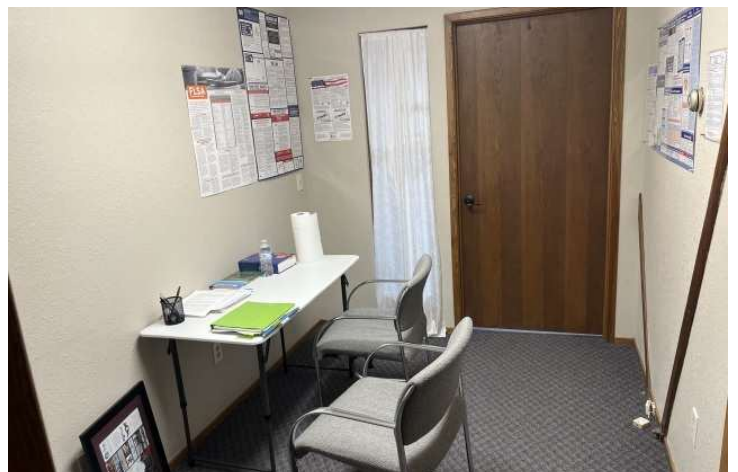
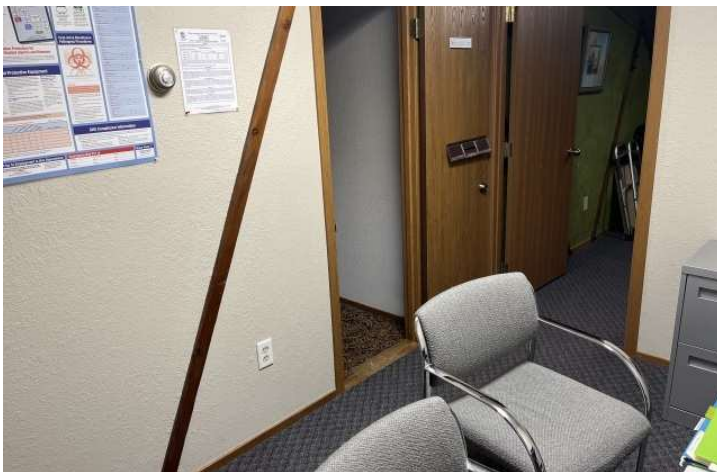
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**3W THREE WEST
COMMERCIAL**



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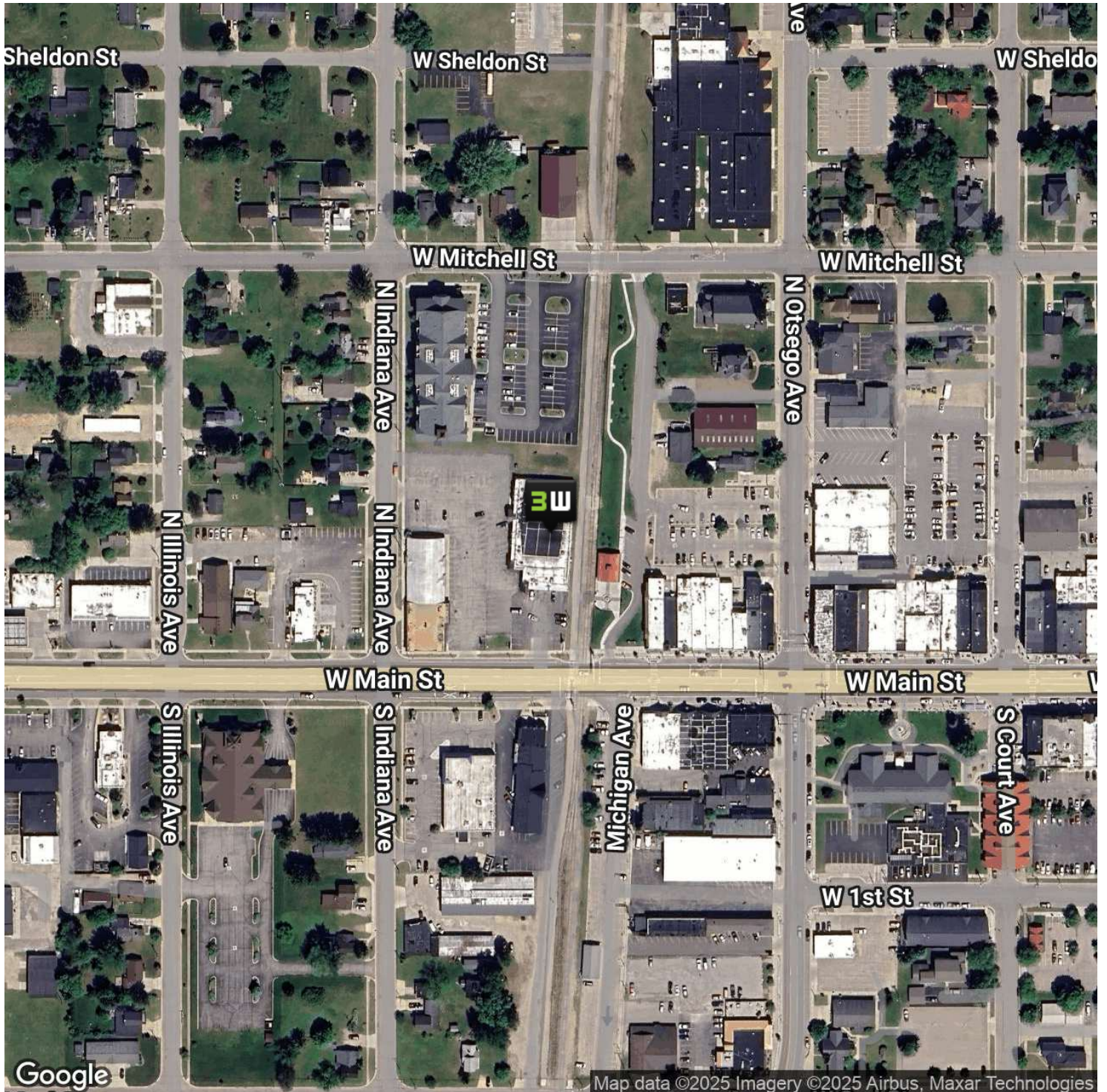
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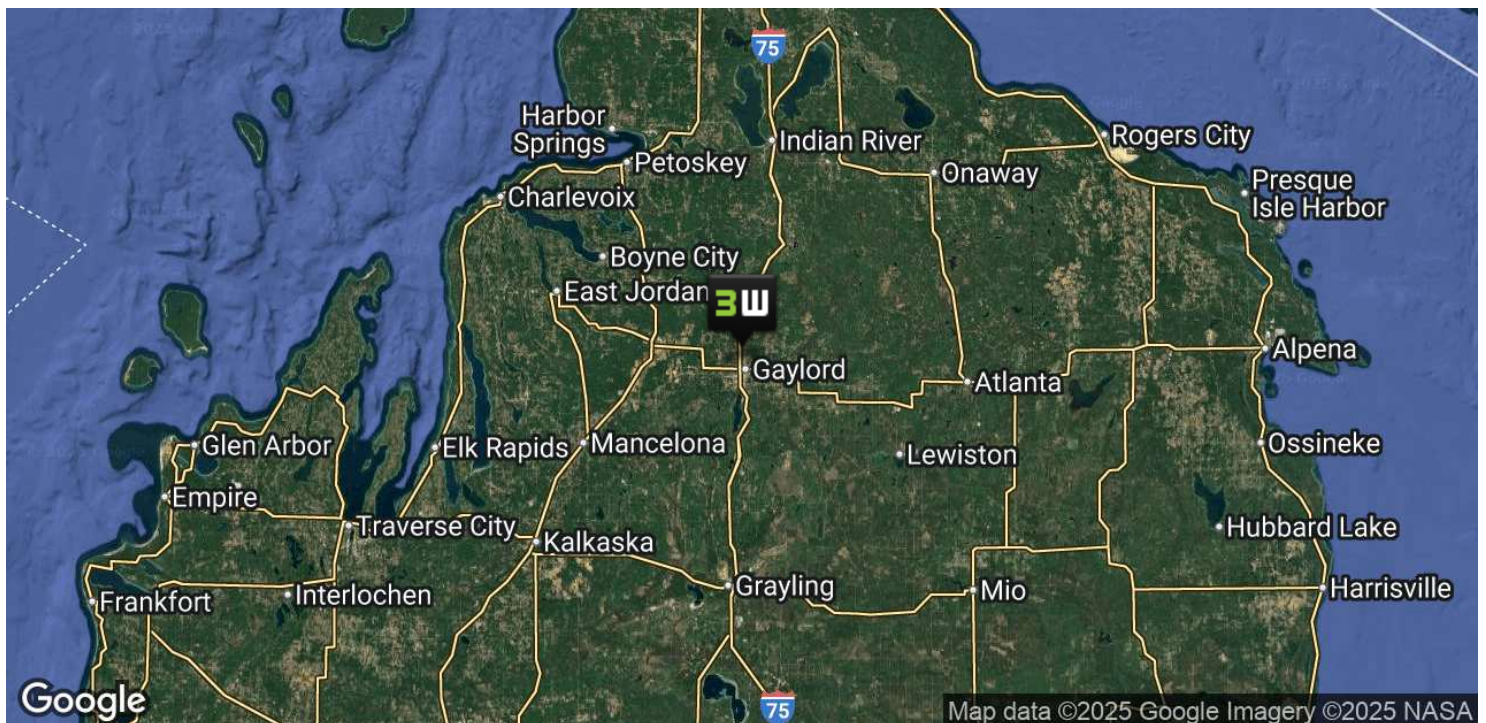
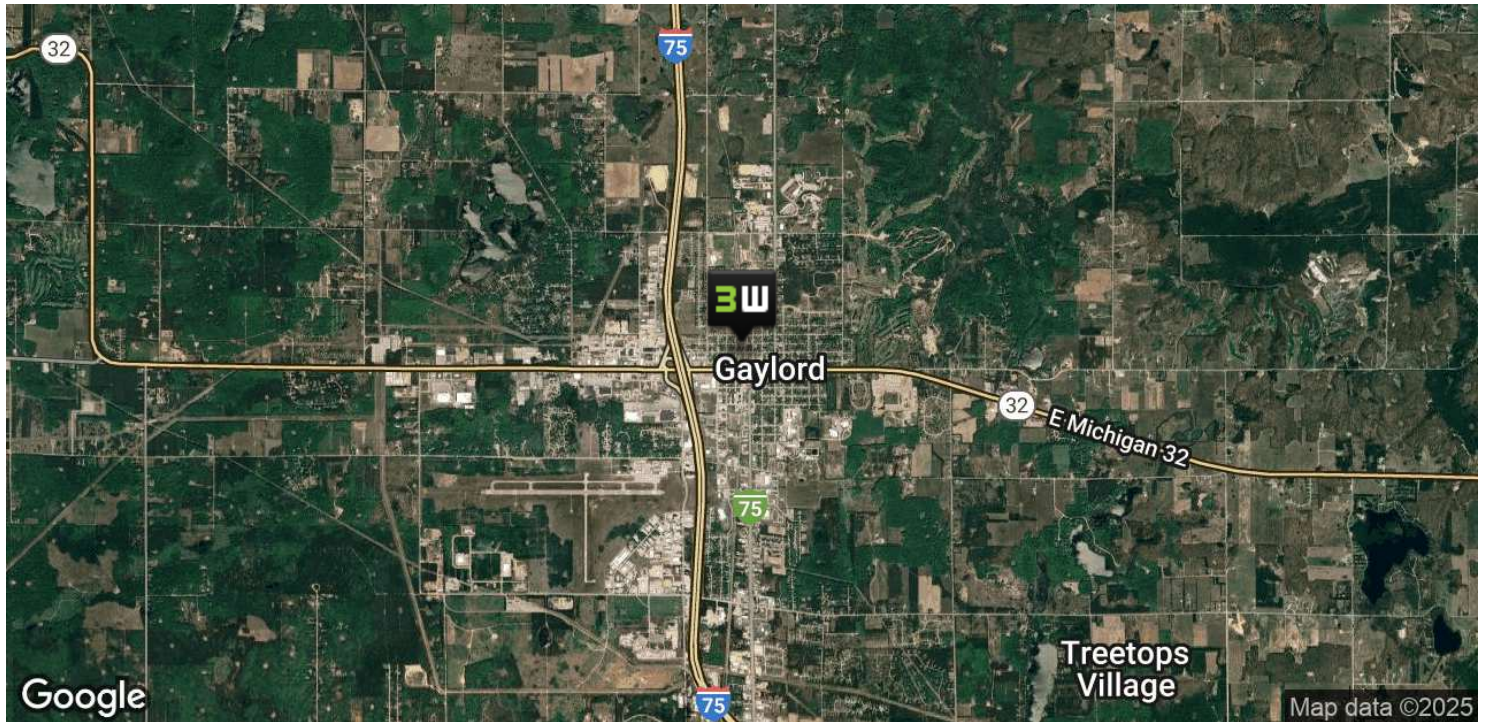
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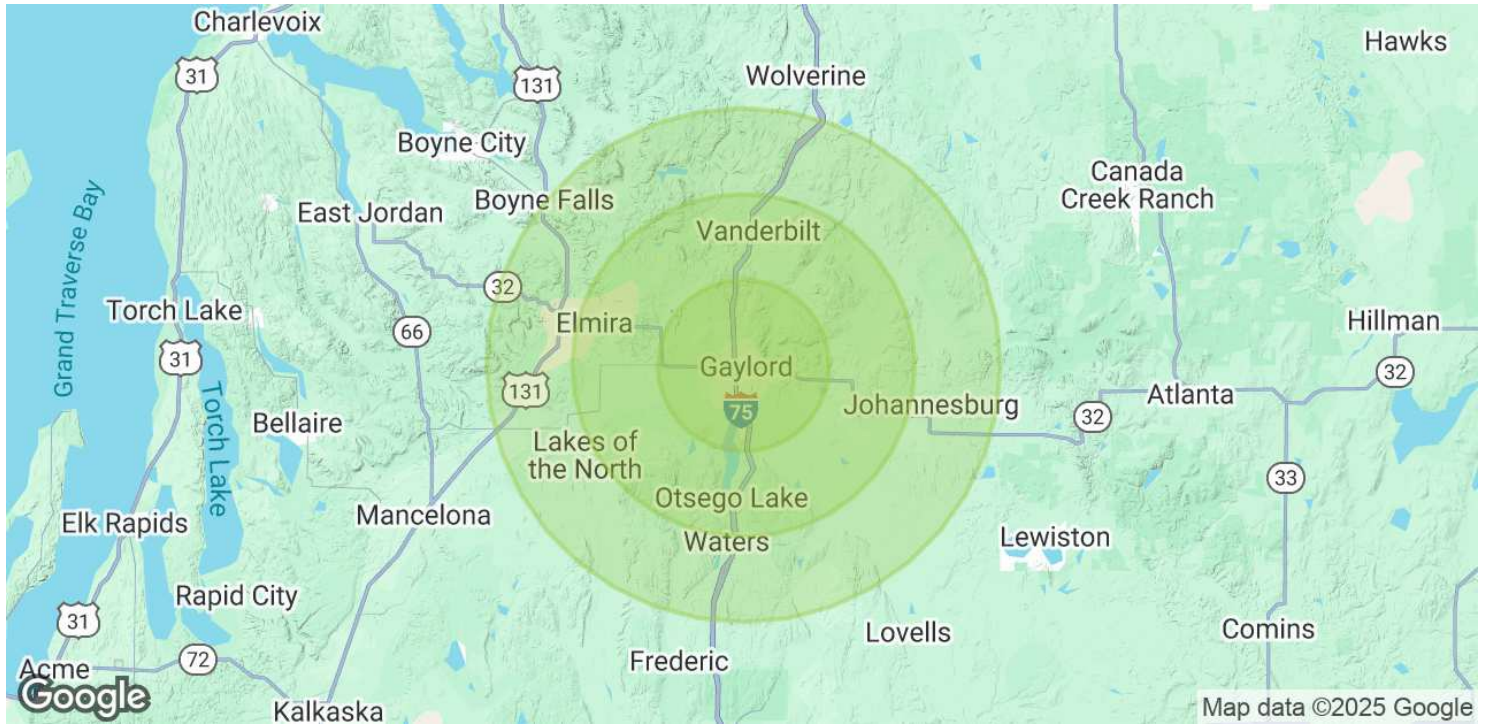
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	10,537	21,315	28,518
Average Age	44.1	44.2	45.2
Average Age (Male)	44.0	43.6	44.7
Average Age (Female)	45.1	44.9	45.8

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	5,694	12,104	17,927
# of Persons per HH	1.9	1.8	1.6
Average HH Income	\$48,647	\$48,099	\$43,317
Average House Value	\$126,224	\$141,883	\$143,482

* Demographic data derived from 2020 ACS - US Census

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