



1370 W Main St | Gaylord, MI 49735

AVAILABLE SF:	2,000, 4,000 OR 6,000 SF
LEASE RATE:	NEGOTIABLE
ZONING:	C-2

PROPERTY OVERVIEW

Introducing 1370 W Main St, Gaylord, MI 49735, a premier commercial property ready to elevate your business. This versatile building offers 2,000–6,000 square feet of customizable retail space and can be configured as two separate suites, giving you options of 2,000 SF, 4,000 SF, or the full 6,000 SF depending on your needs. The flexible footprint supports a wide range of uses or multi tenant layouts.

With ample parking, high visibility from Main St, and close proximity to major thoroughfares, this location offers convenience and accessibility for both customers and employees. Its prime positioning, paired with AADT counts of 21,700, makes this an exceptional opportunity for your business to thrive.

PROPERTY HIGHLIGHTS

- Can be divided into two suites, ideal for multi tenant or single user occupancy
- High visibility Main St. location with strong traffic counts (AADT 21,700)
- Ample on site parking for customers and employees
- Convenient access to major thoroughfares and surrounding amenities

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com
KEVIN PRIESTAP | Associate | Commercial Realtor | 231.929.2955 | kpriestap@threewest.com



RETAIL PROPERTY FOR LEASE

1370 W Main St

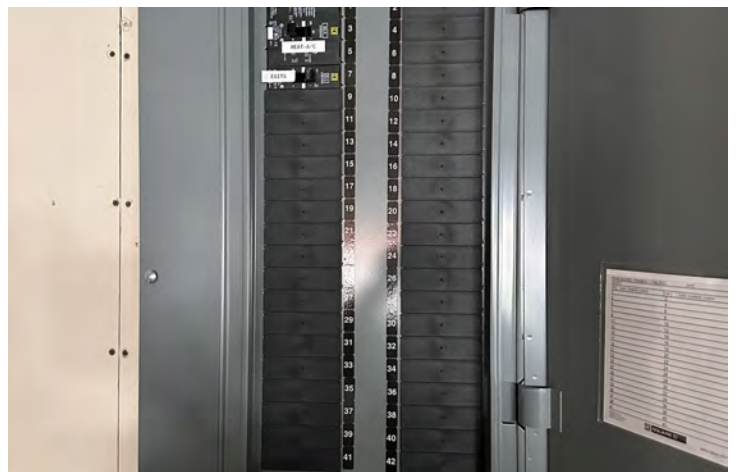
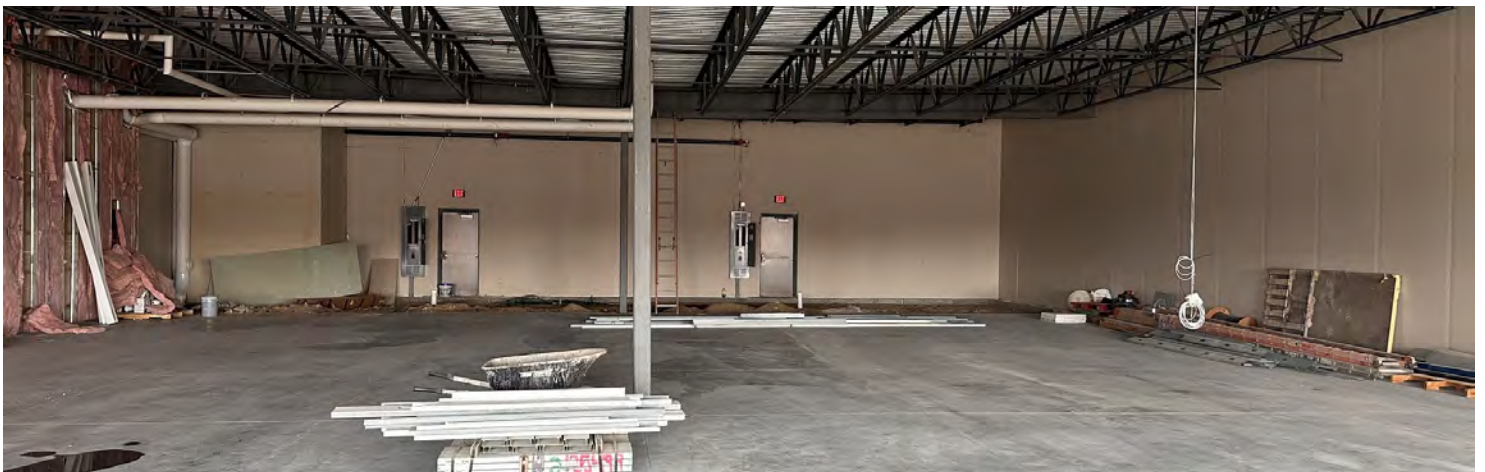


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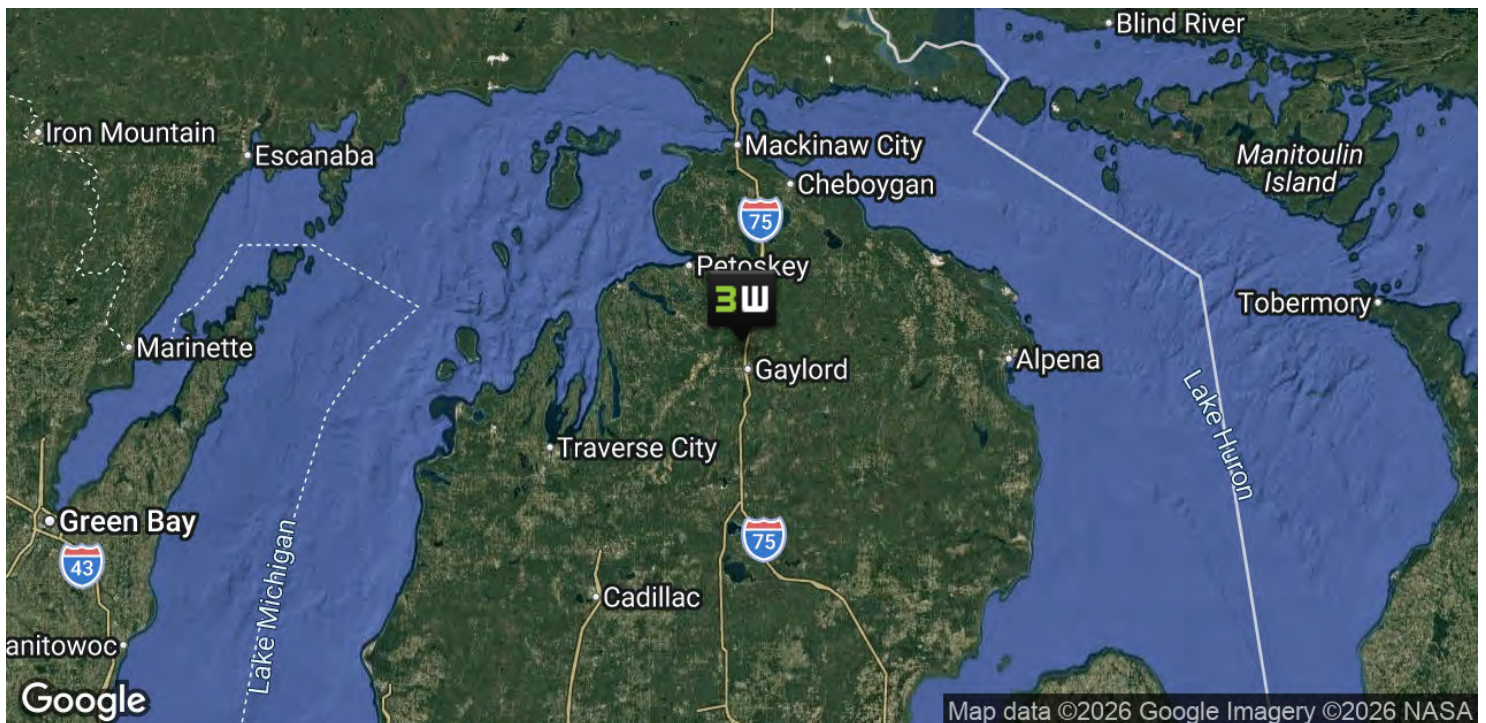
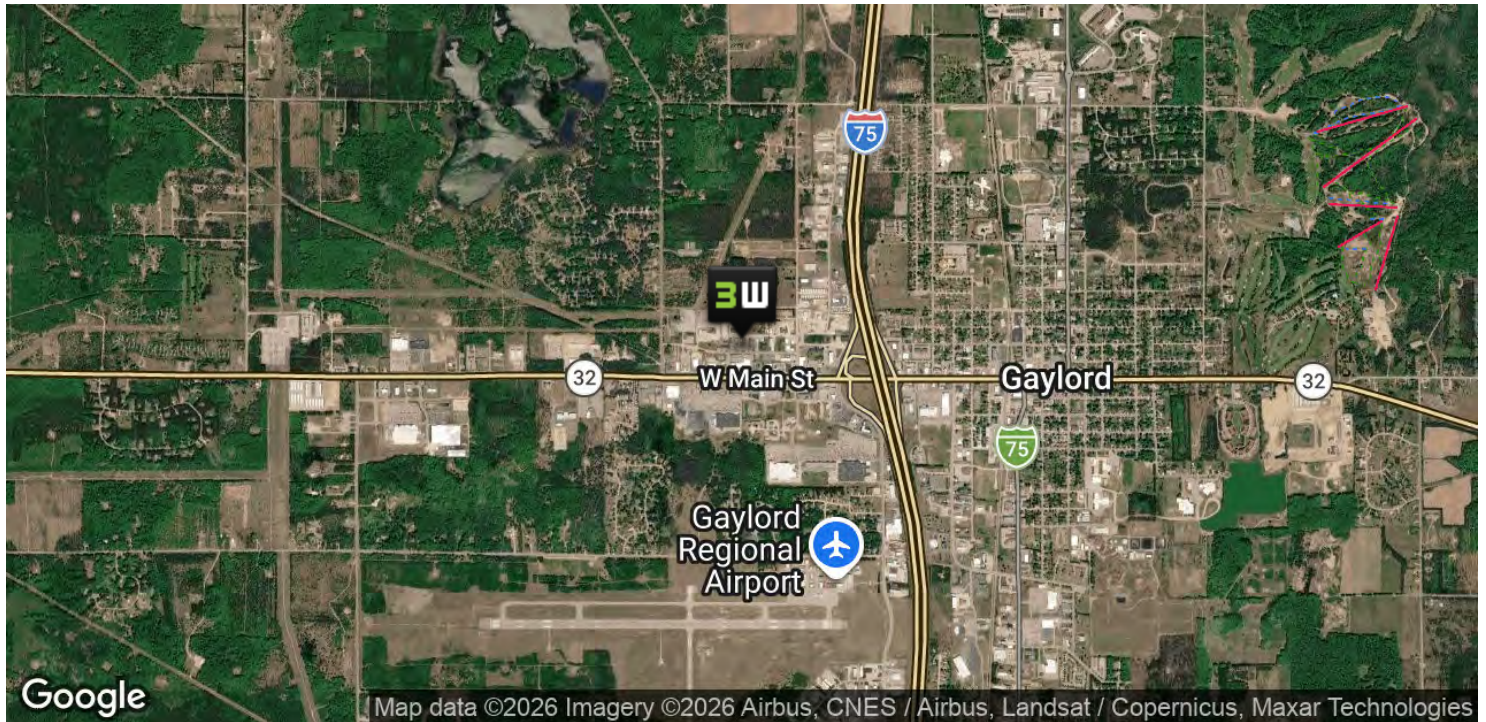
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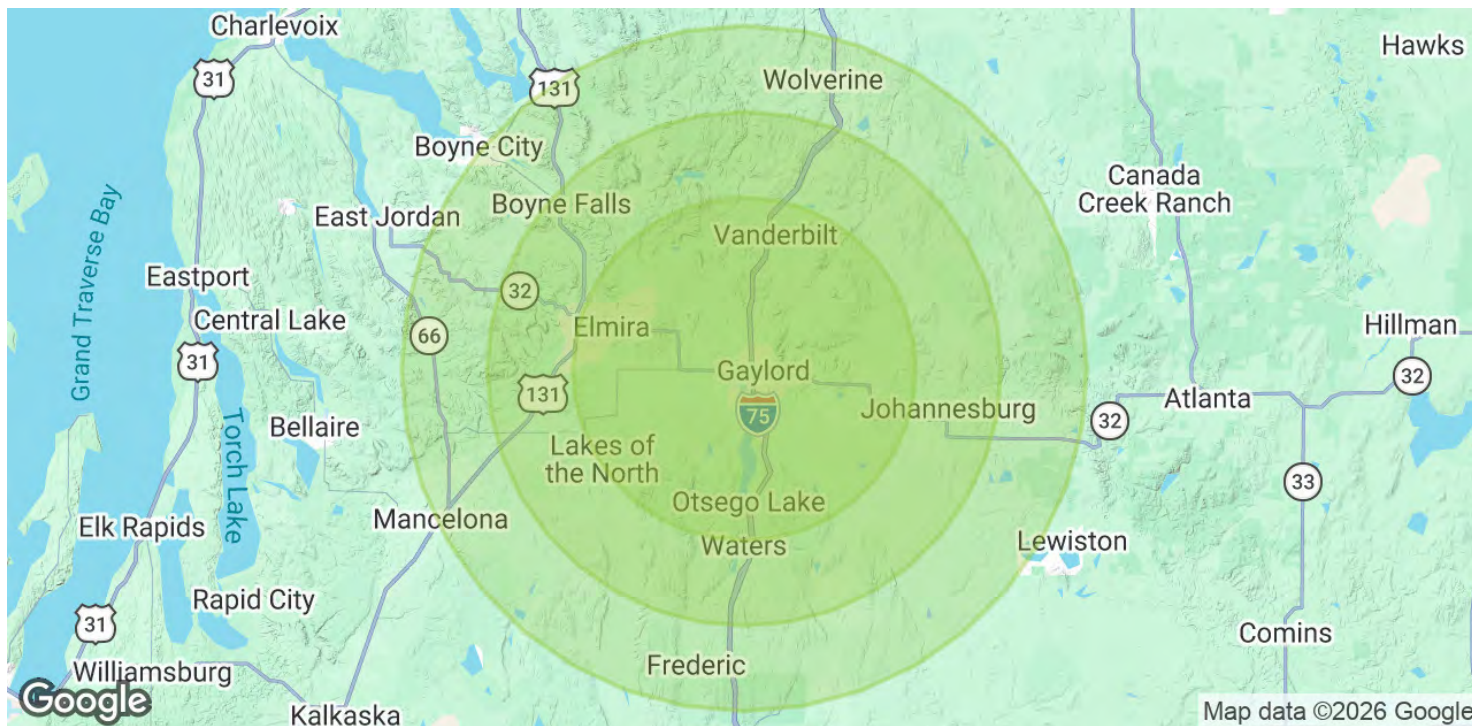


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RETAIL PROPERTY FOR LEASE

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POPULATION

10 MILES

15 MILES

20 MILES

Total Population	21,952	29,403	44,321
Average Age	44.5	44.9	45.6
Average Age (Male)	43.9	44.8	45.1
Average Age (Female)	44.8	44.9	45.8

HOUSEHOLDS & INCOME

10 MILES

15 MILES

20 MILES

Total Households	9,603	12,832	19,465
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$83,079	\$84,067	\$83,578
Average House Value	\$219,487	\$214,165	\$214,181

2023 American Community Survey (ACS)

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