



FOR SALE

2545 S Gladwin Road Prudenville, MI



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PROPERTY OVERVIEW

- This property is positioned at the signalized intersection of M-55 and M-18 in Prudenville, MI, offering premium visibility and accessibility.
- Surrounded by strong traffic volumes including 12,673 VPD on W Houghton Lake Drive and 4,000 VPD on S Gladwin Road NW, supporting strong retail demand.
- Strategically positioned near major retailers in the Houghton Lake and Prudenville corridor, including Walmart Supercenter, Family Fare Supermarket, Home Depot, Dollar General, Walgreens, Subway, O'Reilly's Auto Parts, Verizon, Gill-Roy's Hardware, McDonald's, Arby's, and numerous local restaurants and service providers.
- The site benefits from strong regional draw and consistent year-round traffic.
- Ideal for redevelopment or continued use, the building is currently owner-occupied and suitable for investors, retailers, or grocers.
- Previously occupied by a supermarket with 76 surface parking spaces and a parking ratio of 3.12/1,000 SF.
- Situated on 2.45 acres with 24,392 SF of building area.
- Zoned Commercial, allowing for flexible future use.

Property Type	Retail
Acres	2.45
Number of Buildings	1
Square Footage	24,392 SF
Year Built	1951
Parking	Surface
Zoning	Commercial (NEC)
Occupied	0%
Occupancy	Single-Tenant
Asking Price	\$600,000



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EXTERIOR PHOTOS

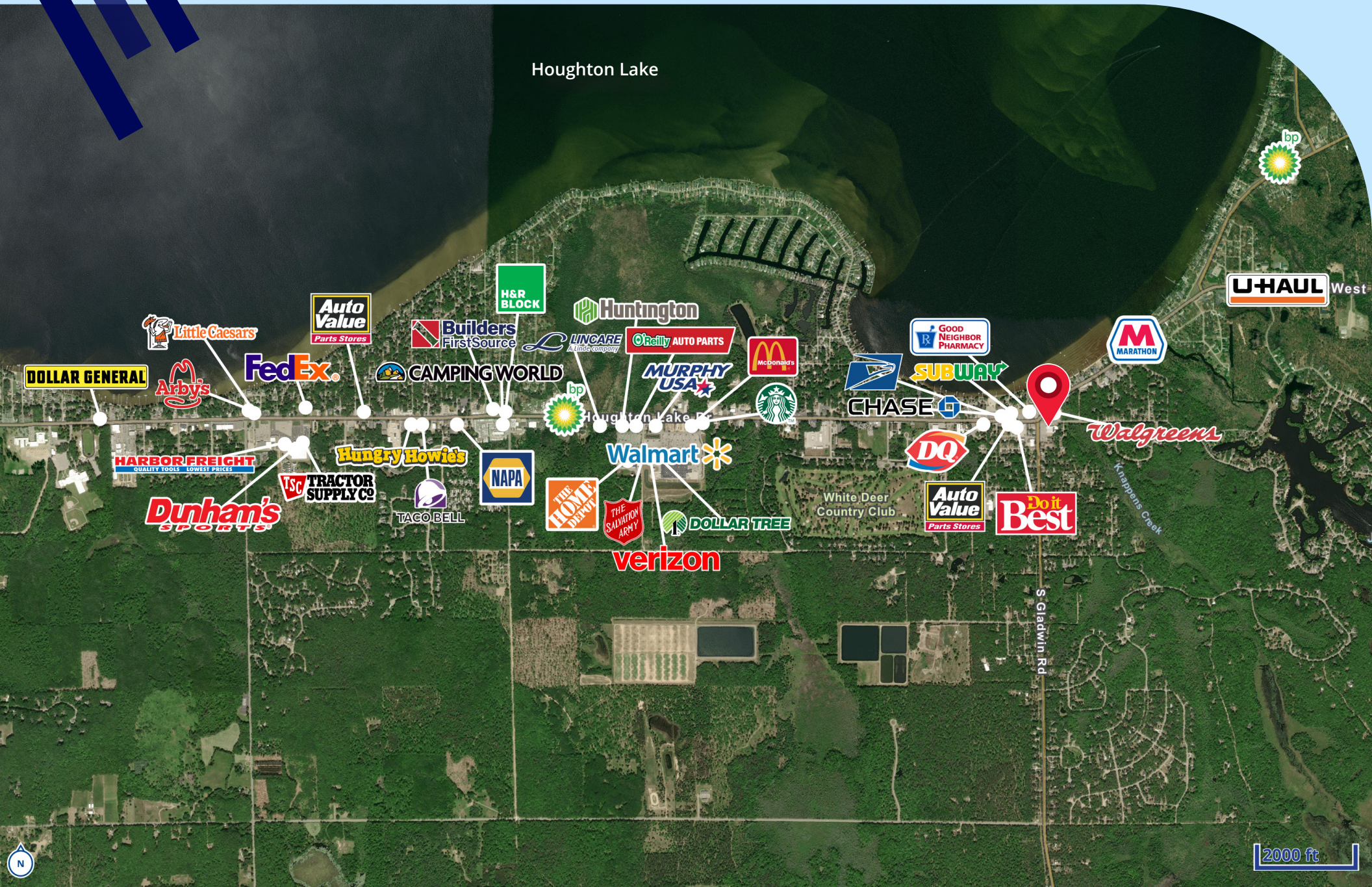


EXTERIOR PHOTOS



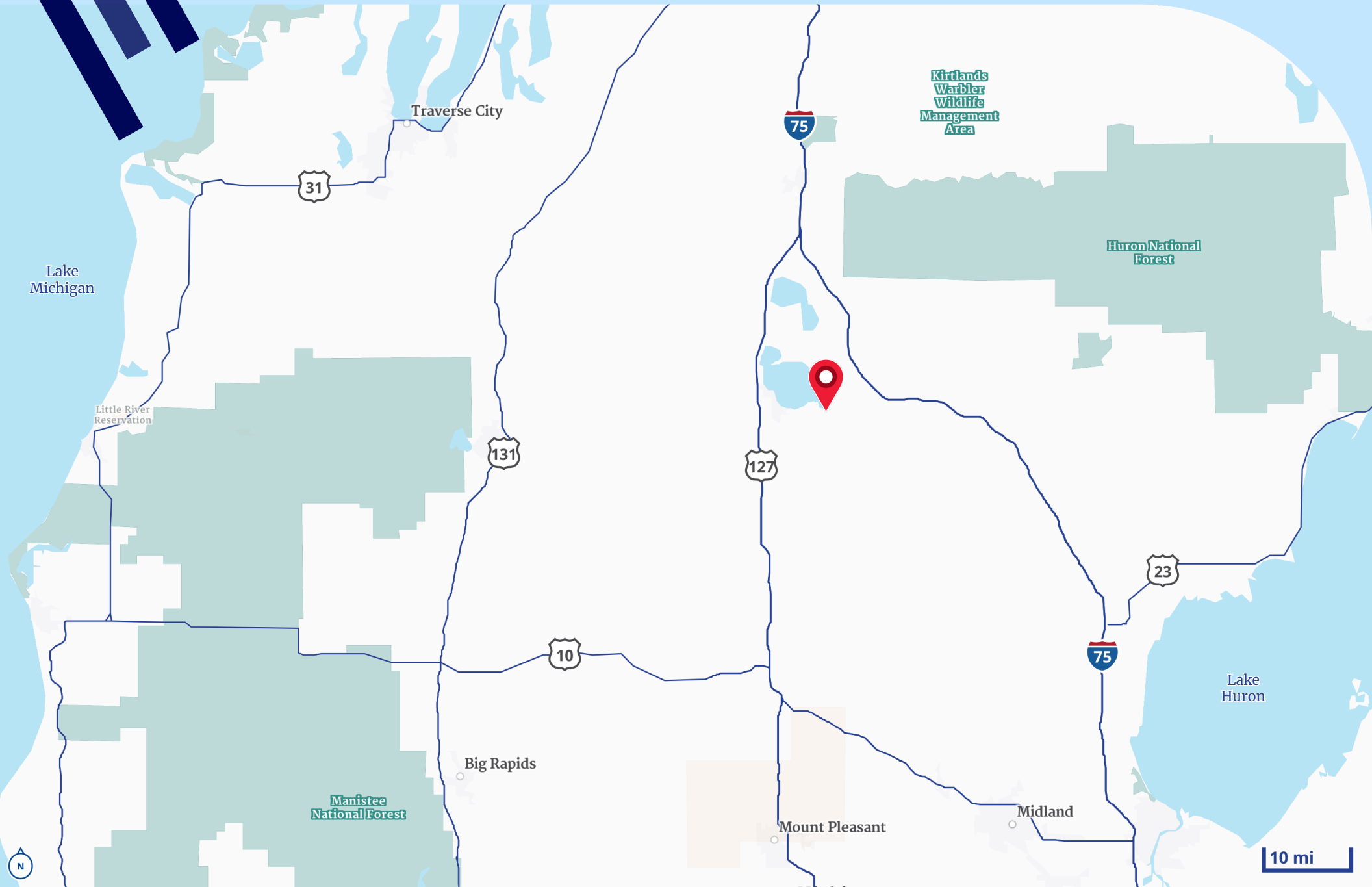
MERCHANT MAP

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LOCATION MAP

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DEMOGRAPHICS

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	1,350	5,128	7,012
Total Households	675	2,649	3,545
Total Family Households	382	1,458	1,958
Average Household Size	2.00	1.94	1.97
Median Age	57.1	57.5	57.3
Population Age 25+	1,092	4,170	5,702
2010 - 2020 Population: Annual Growth Rate (CAGR)	-0.32%	-0.47%	-0.42%
2020 - 2025 Population: Annual Growth Rate (CAGR)	1.06%	0.03%	0.04%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.12%	-0.15%	-0.17%
Households	0.15%	0.11%	0.08%
Families	-0.10%	-0.14%	-0.15%
Median Household Income	4.12%	3.30%	2.78%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	687 / 50.9%	2,599 / 50.7%	3,555 / 50.7%
Female Population / % Female	663 / 49.1%	2,529 / 49.3%	3,457 / 49.3%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$53,818	\$49,342	\$50,576
Average Household Income	\$79,473	\$75,573	\$73,618
Per Capita Income	\$40,209	\$38,656	\$37,295
SUMMARY BUSINESS DATA			
Total Businesses	75	228	311
Total Daytime Population	1,298	5,186	7,710
Daytime Population: Workers	475	2,087	3,475
Daytime Population: Residents	823	3,099	4,235

Data Notes:
Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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