



400 W Main St | Gaylord, MI 49735

AVAILABLE SF:	STE 108/109 - 1750 SF
	STE 208 - 431 SF
LEASE RATE:	STE 108/109-\$12/SF/YR/NNN
	STE 208 -\$13/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 26,249 cars per day. Monument sign available for signage.

PROPERTY HIGHLIGHTS

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

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OFFICE BUILDING FOR LEASE

400 W Main St



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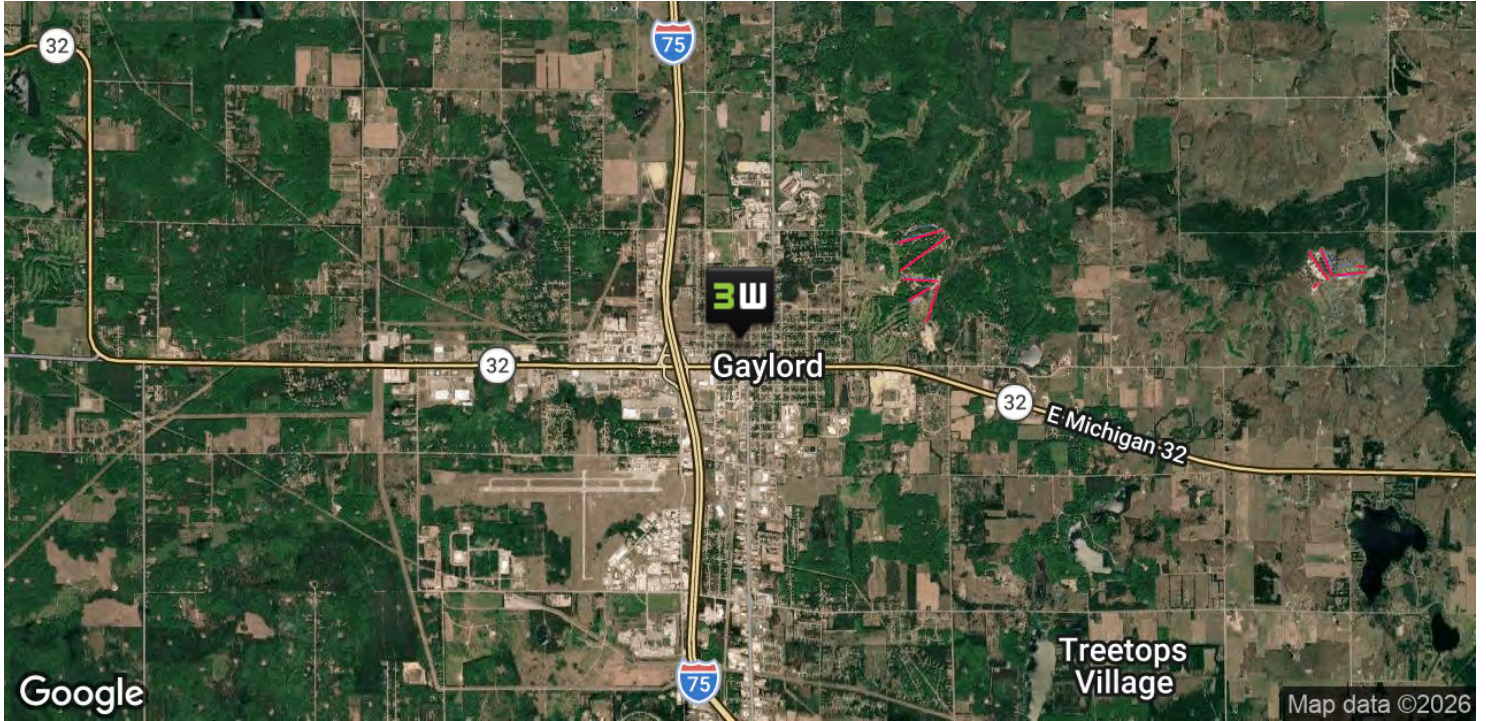


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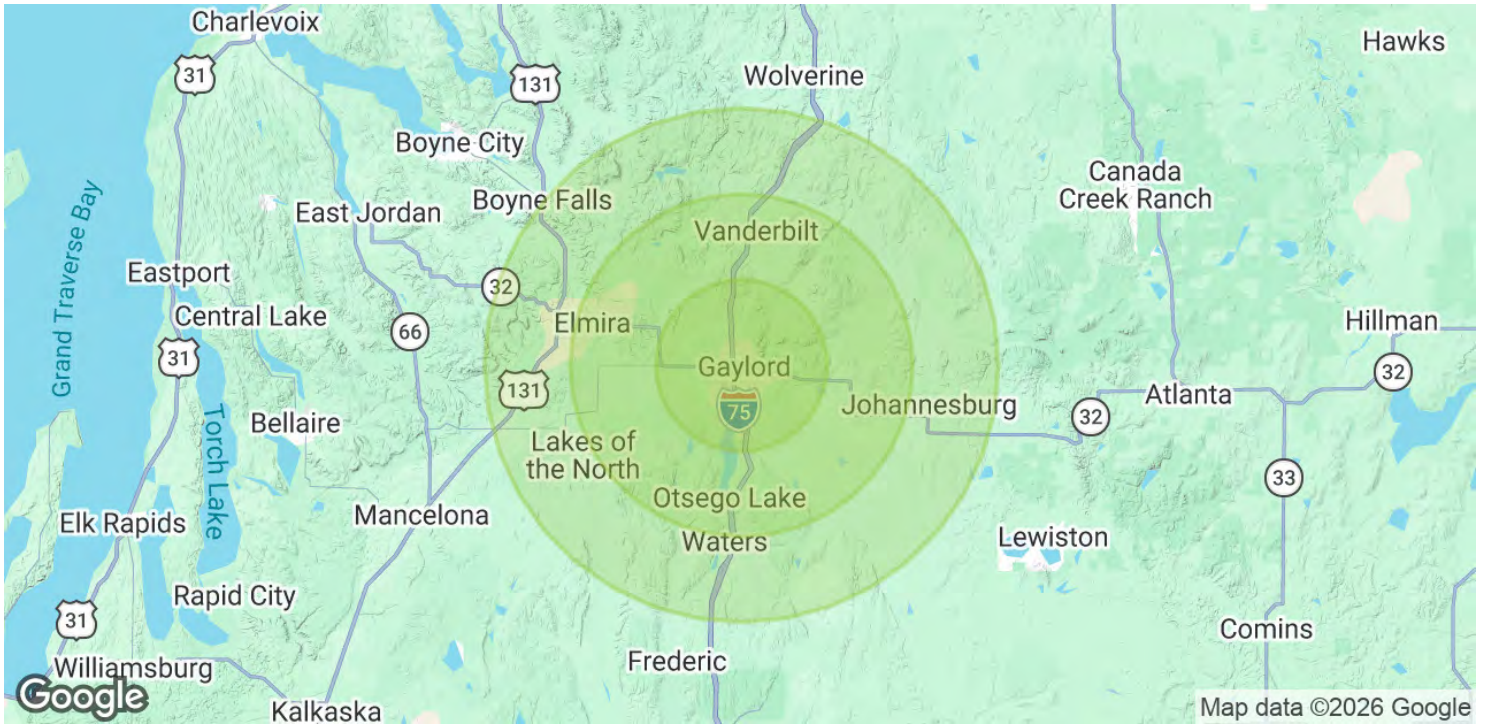


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POPULATION

	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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