



400 W Main St | Gaylord, MI 49735

### AVAILABLE SF:

STE 102 - 650 SF  
STE 108/109 - 1750 SF  
STE 201 - 440 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

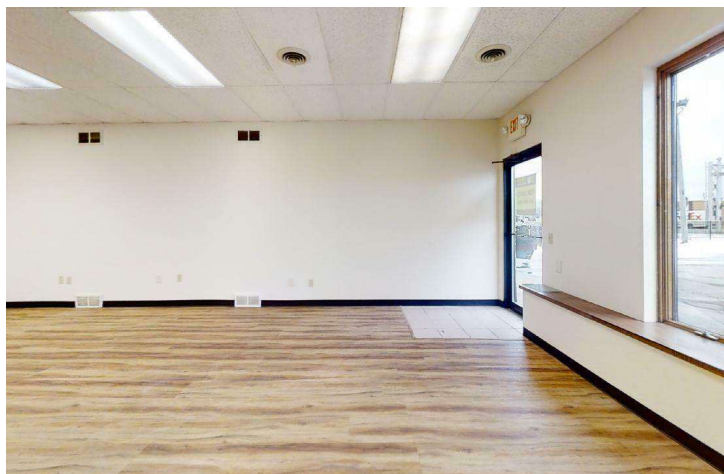
- Close to Downtown Gaylord
- Excellent visibility
- Plenty of parking

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



# OFFICE BUILDING FOR LEASE

## 400 W Main St



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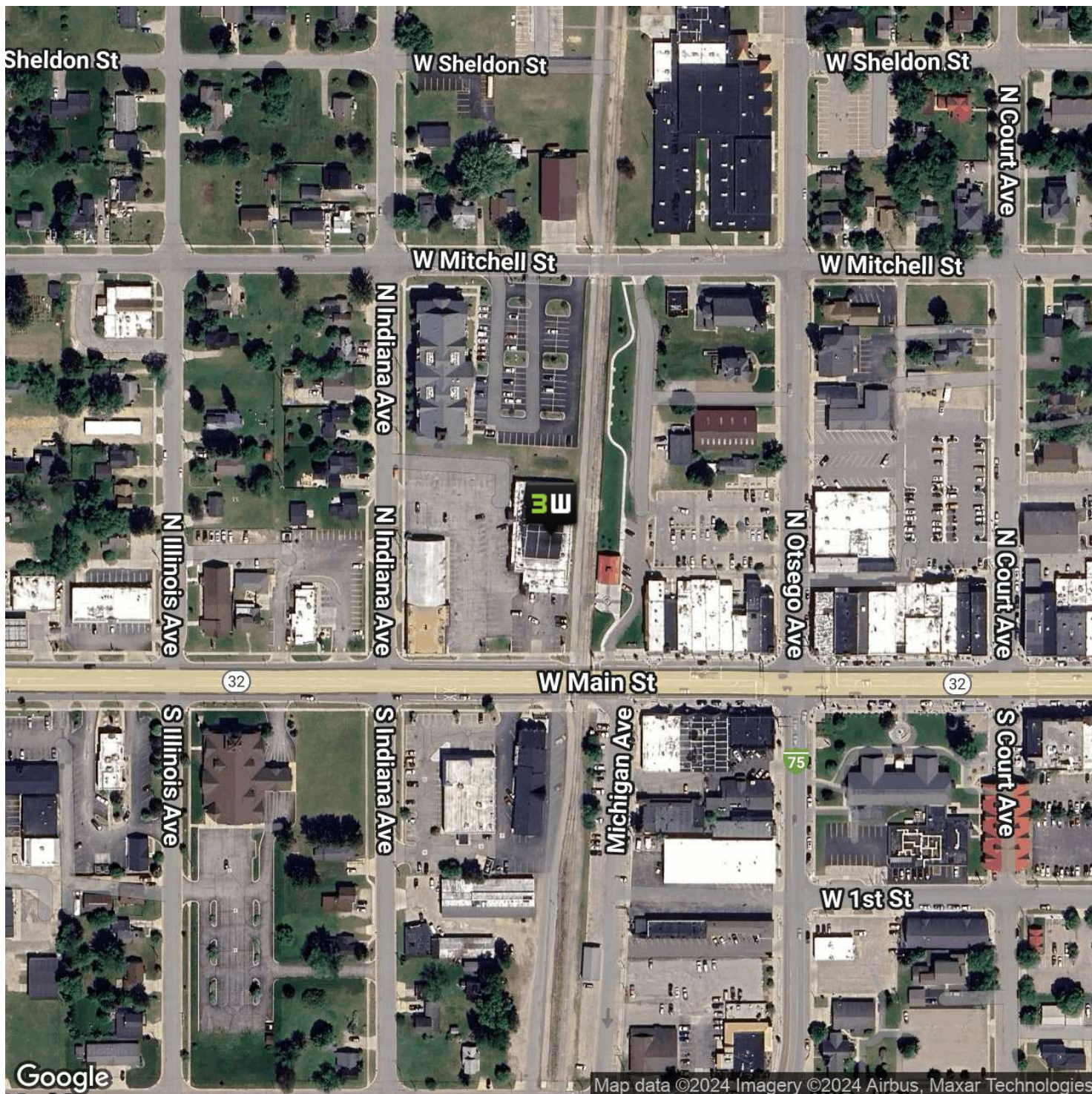


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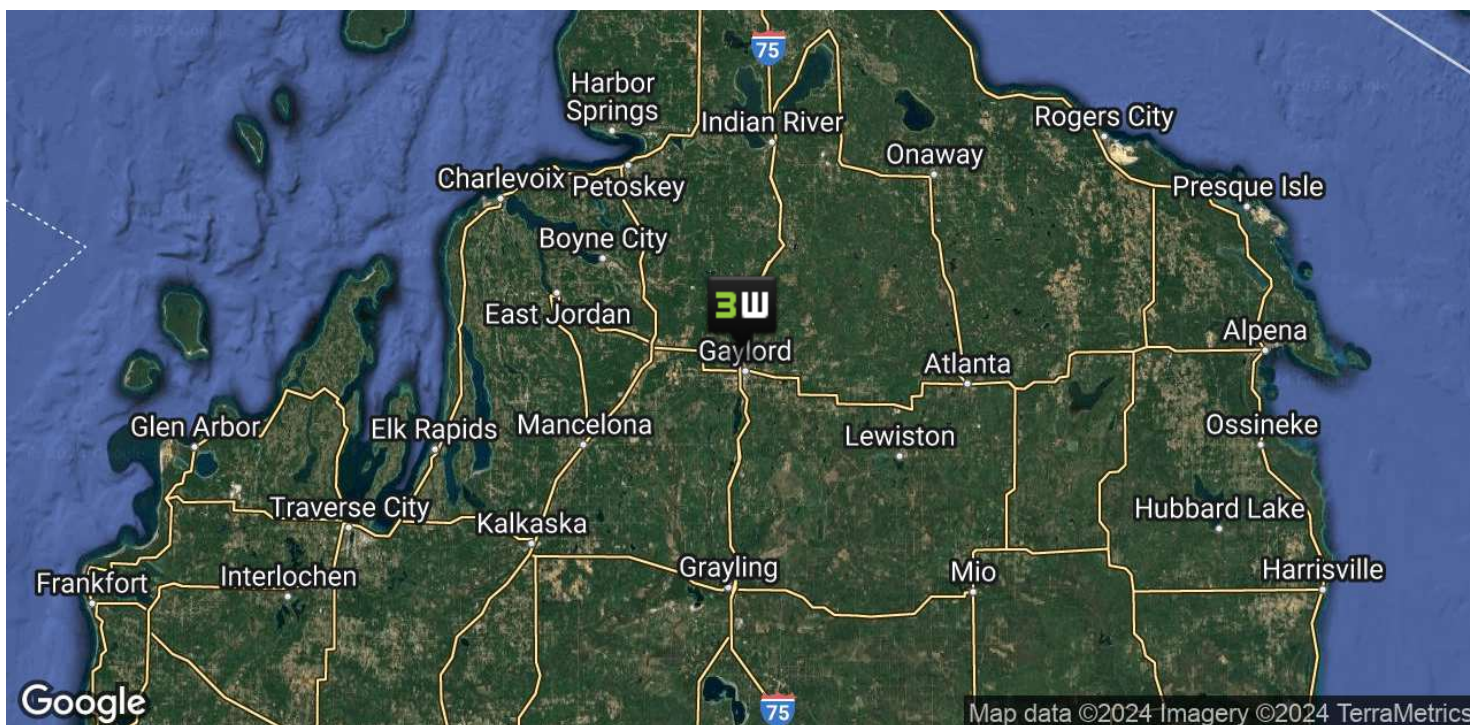
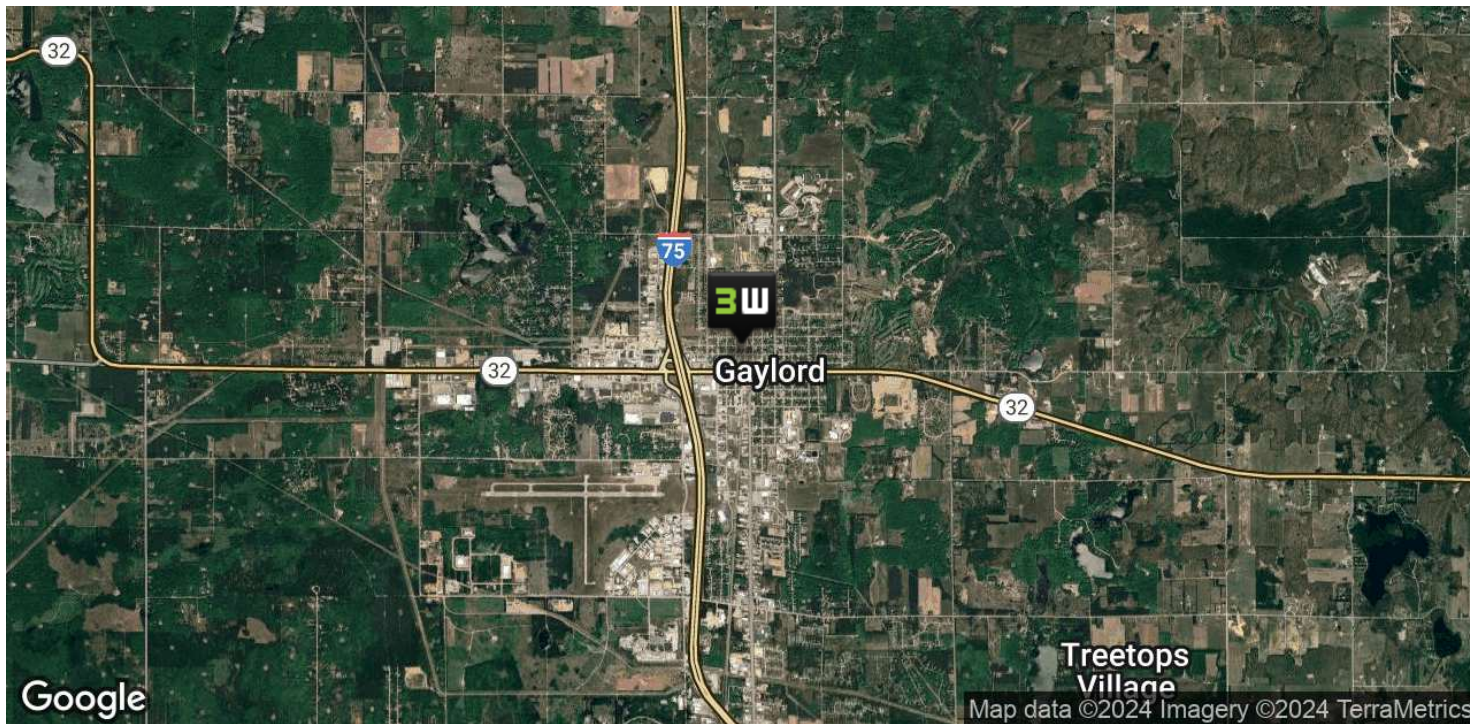
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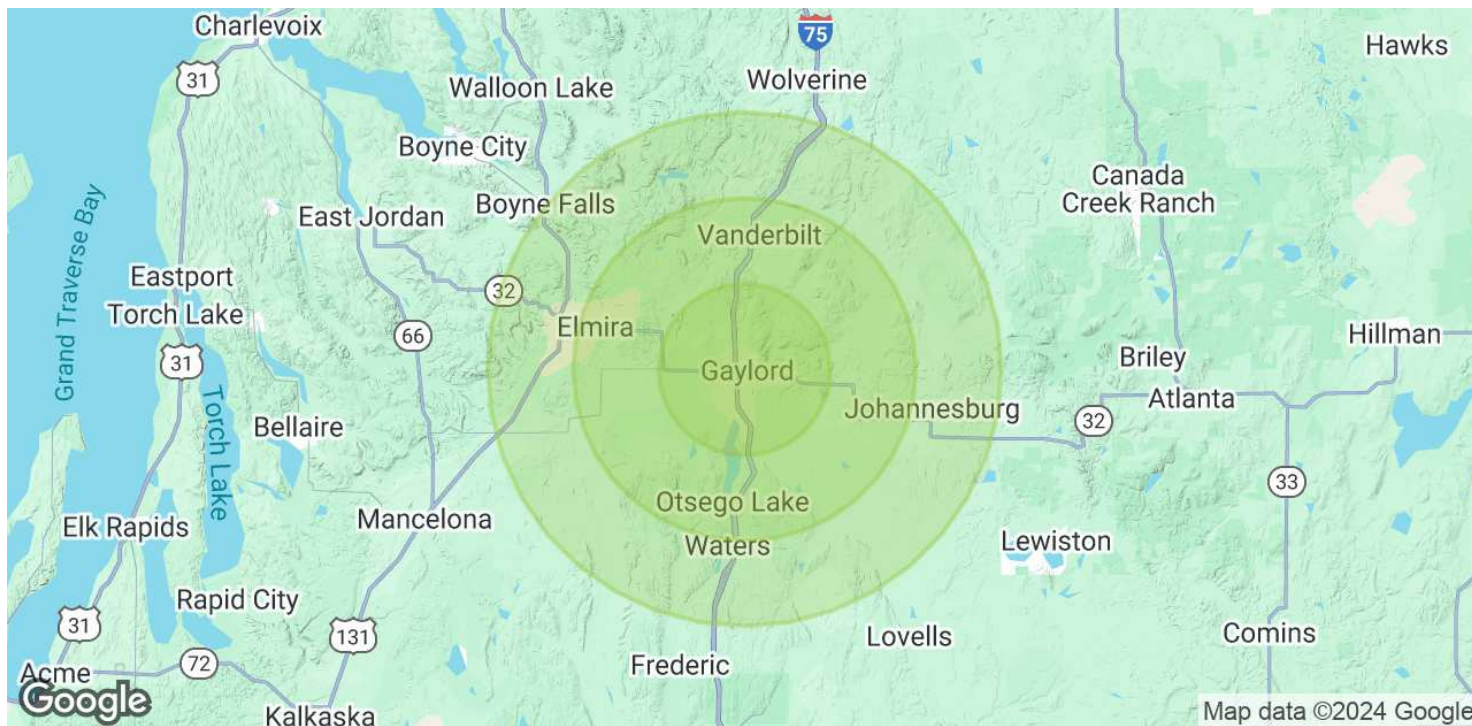


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### POPULATION

|                      | 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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