



400 W Main St | Gaylord, MI 49735

<b>AVAILABLE SF:</b>	STE 108/109 - 1750 SF STE 205 - 435 SF STE 206/207 - 431 SF STE 208 - 431 SF
<b>LEASE RATE:</b>	\$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 26,249 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

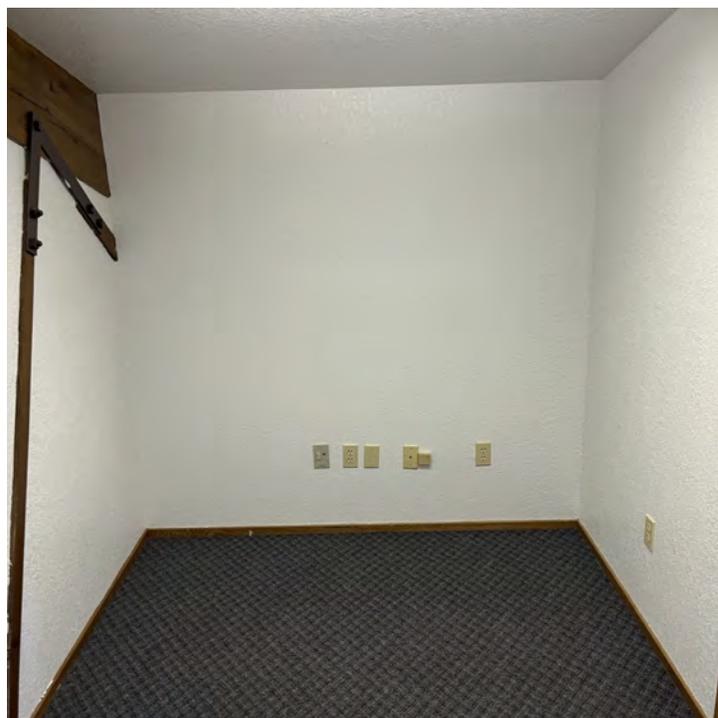


DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // [dcoonrod@threewest.com](mailto:dcoonrod@threewest.com)



OFFICE BUILDING FOR LEASE

400 W Main St

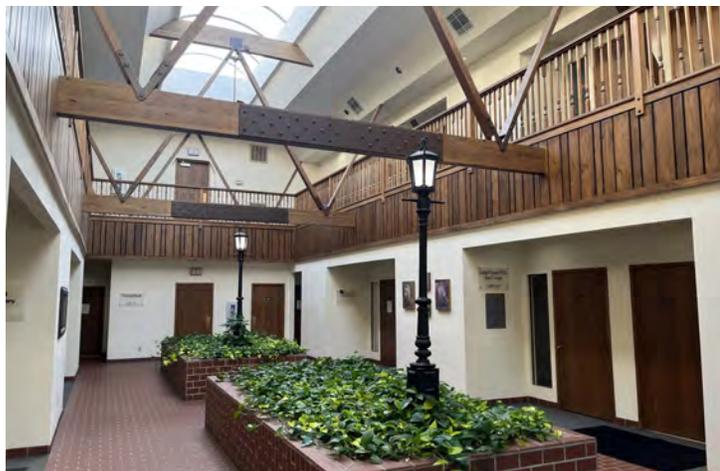


DAVID COONROD // Associate | Commercial Realtor // 231.929.2955 // dcoonrod@threewest.com



OFFICE BUILDING FOR LEASE

400 W Main St



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



OFFICE BUILDING FOR LEASE

400 W Main St



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

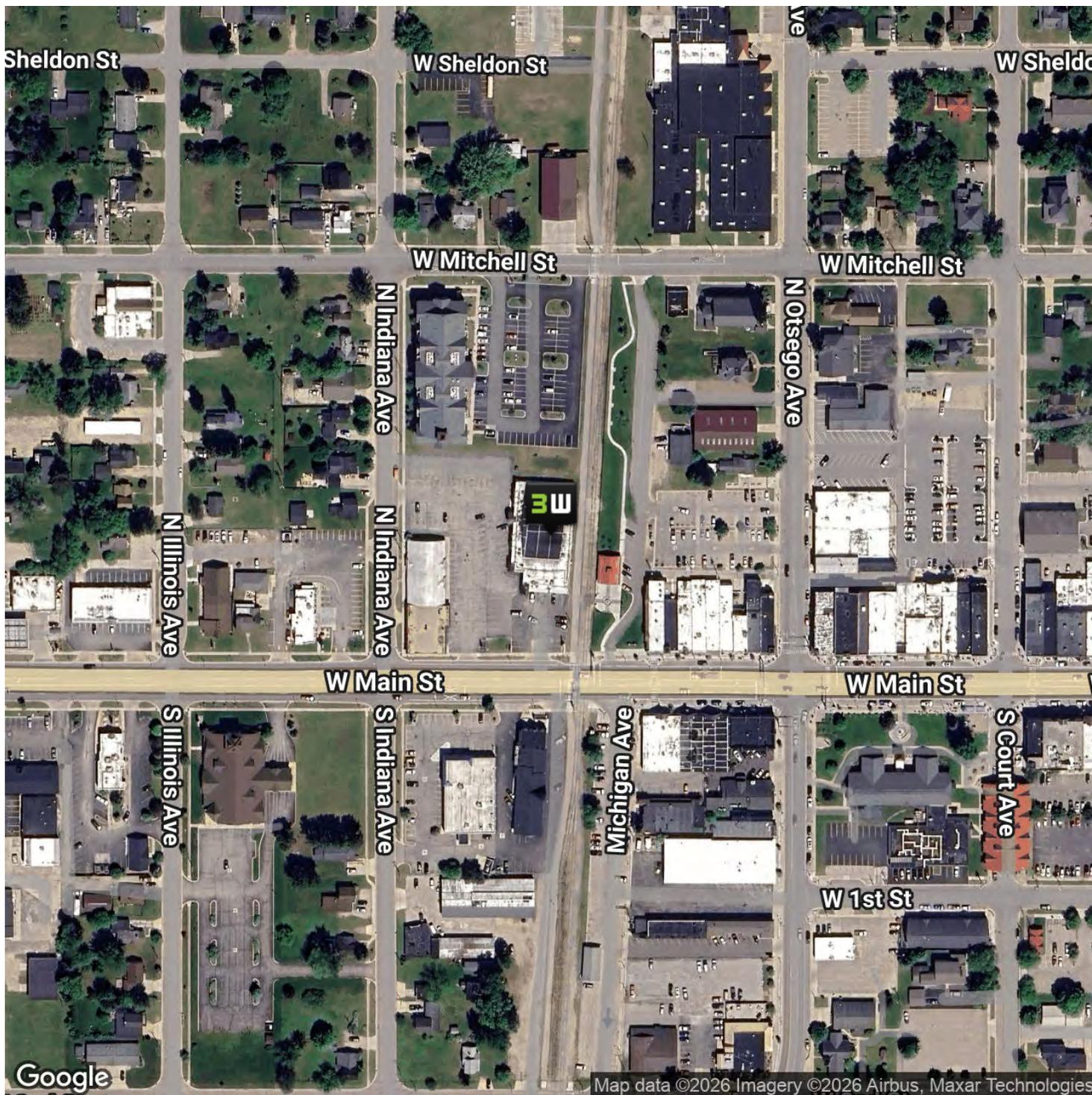
[www.threewest.com](http://www.threewest.com)

**3W** THREE WEST  
COMMERCIAL



OFFICE BUILDING FOR LEASE

400 W Main St



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

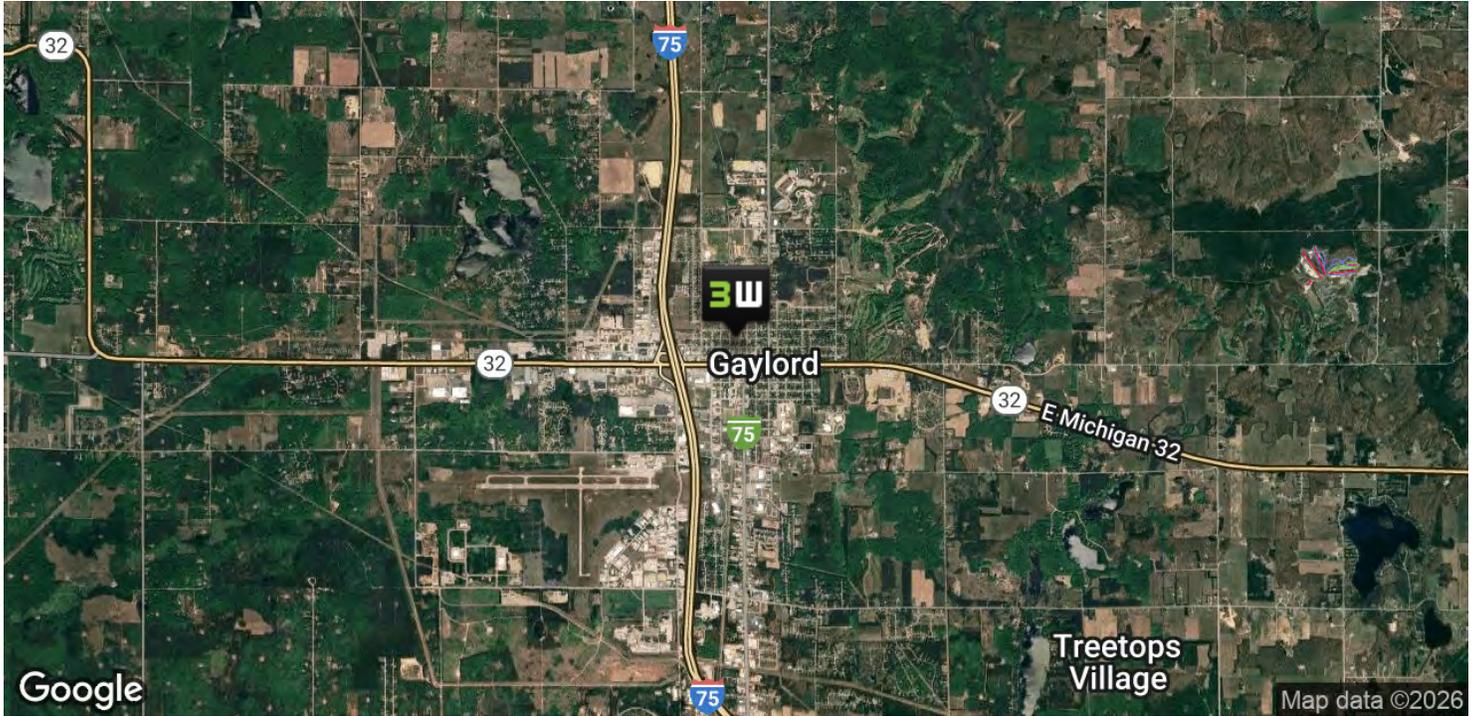
www.threewest.com



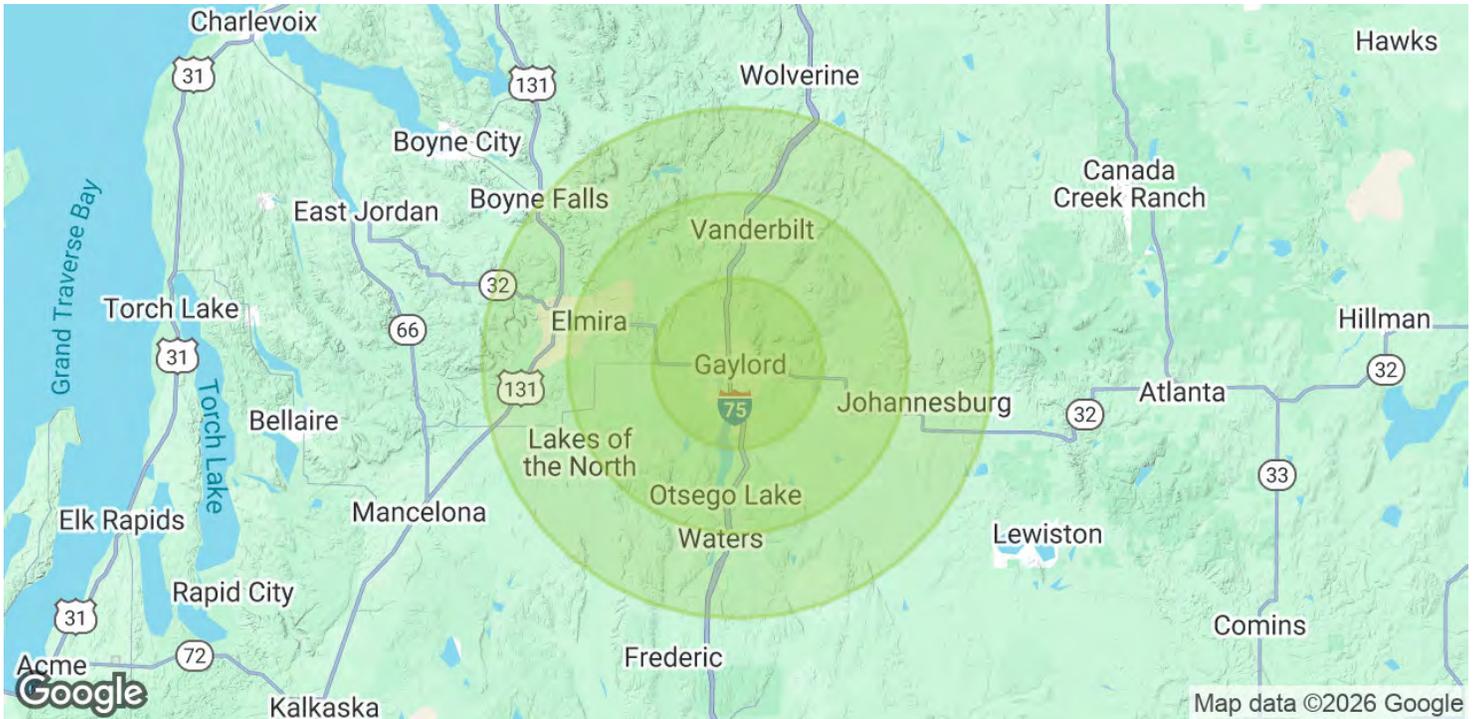


# OFFICE BUILDING FOR LEASE

## 400 W Main St



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



### 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

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