

1251 W. MAIN STREET
GAYLORD, MICHIGAN

RETAIL FOR LEASE
2,400 Square Feet Available



**SIGNATURE
ASSOCIATES**
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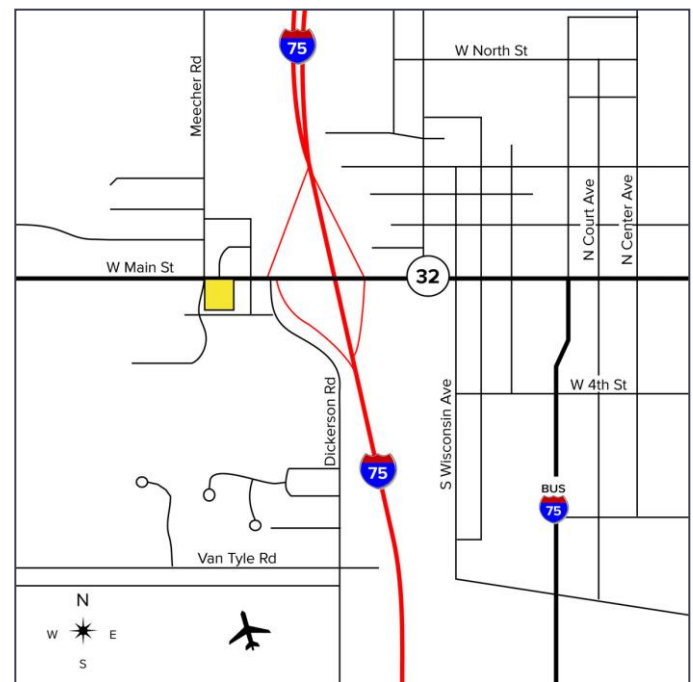
RED ROSE PLAZA



PROPERTY FEATURES

- 9,850 total building square footage
- 2,400 square foot space available
- Zoned C-2
- Building and monument signage
- 50+ parking spaces

Comments: End-cap suite available at Red Rose Plaza. This center has great parking, signage and visibility off M-32 and is located right off I-75. The property is out lot to Lowes, Walmart and Best Western. Site would be great for a coffee shop, small bakery, boutique clothier or an office user.



For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
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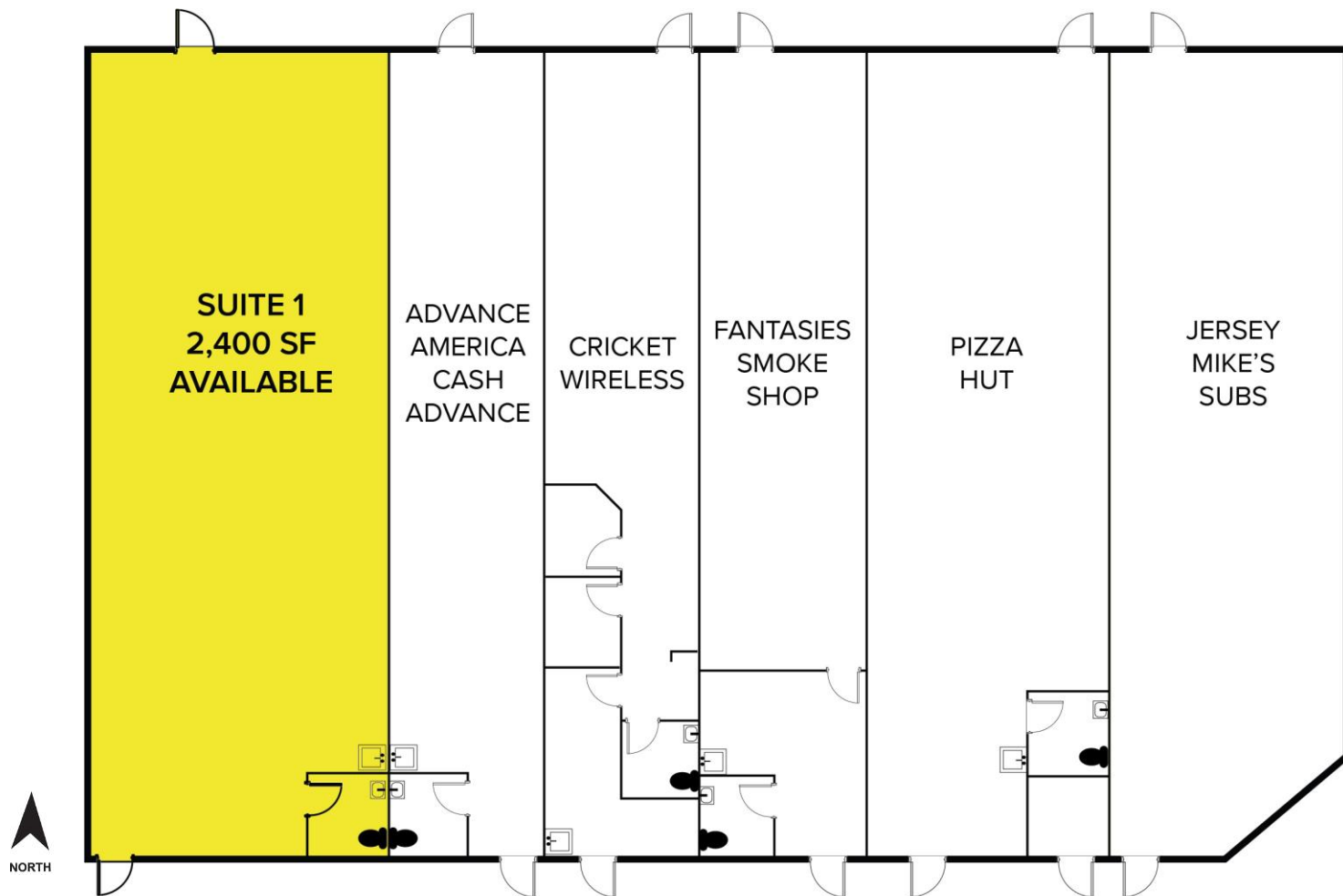
SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

1251 W. Main Street – Gaylord, Michigan

Retail For Lease

2,400
Square Feet
AVAILABLE

Floor Plan



DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 3,049 | \$38,453 |
| 3 MILE | 8,828 | \$47,616 |
| 5 MILE | 12,941 | \$52,898 |

TRAFFIC COUNTS (TWO-WAY)

| | |
|--------|--------------------|
| 29,509 | Main West of I-75 |
| 15,601 | I-75 North of Main |
| 14,933 | I-75 South of Main |
| 25,672 | Main East of I-75 |

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Aerial



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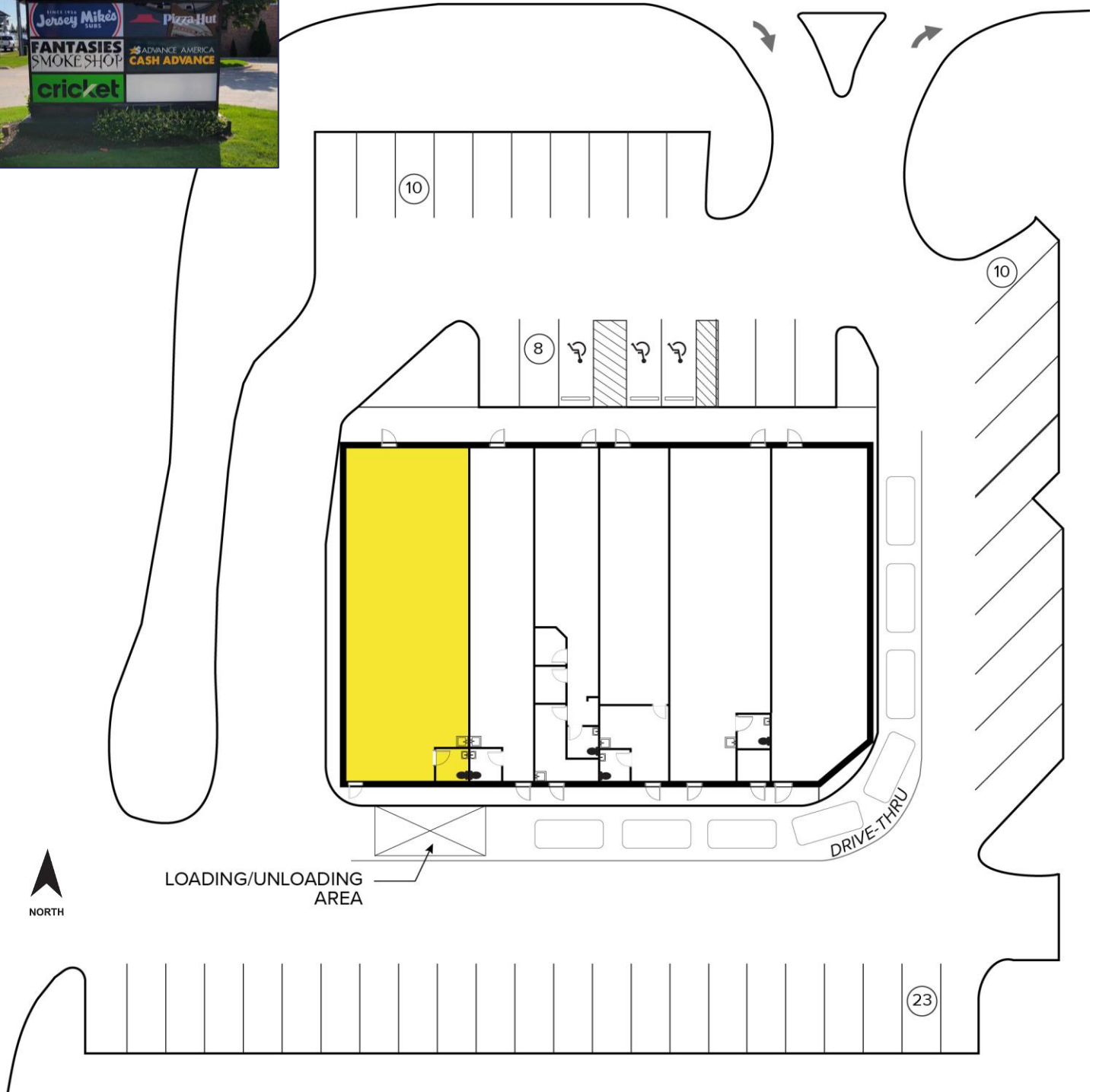
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Site Plan



HIGHWAY M-32
(100 FOOT WIDE R.O.W.)



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