



Murner Rd

N Ohio Ave

**SITE**



**Gordon**  
FOOD SERVICE STORE



Walgreens



**QDOBA**  
MEXICAN EATS

**JET'S PIZZA**

Advance Auto Parts



Culver's

Applebee's



20,692 VPD



Habitat for Humanity  
ReStore

Bob Evans

14,558 VPD

Tuskegee Airmen Mem

Pine Ridge Square  
**HOBBY LOBBY** **BIG LOTS!**  
**Dunham's**  
**SPORTS**  
**FOR LEASE**

Edelweiss Village Shopping Center



Medical Office/Retail Building Available

1388 W Main St | Gaylord, MI

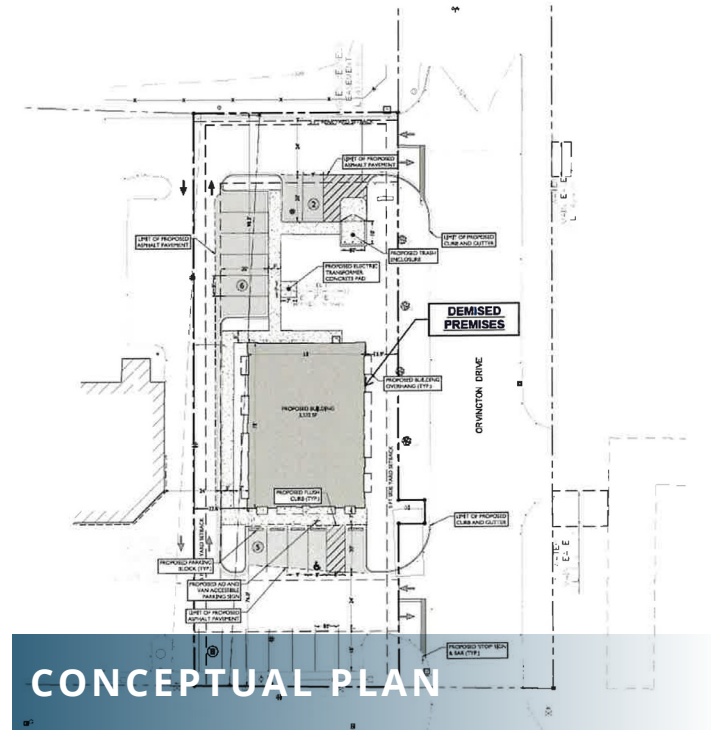


# Executive Summary

1388 W Main St | Gaylord, MI 49735



**FOR LEASE**



**CONCEPTUAL PLAN**

3,532 SF  
Available

Contact  
Broker  
Lease Rate

## ABOUT THE PROPERTY

- Freestanding medical office/retail building available along W Main St just west of I-75.
- Located in the heart of the Gaylord retail market.
- Surrounded by major national retail tenants including: Walmart, The Home Depot, Lowe's, Hobby Lobby, Five Guys, Aldi, Culver's, Meijer and Dunham's.

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

W Main St

20,692 AADT

I-75

25,036 AADT

Year: 2022 | Source: MDOT

# Trade Aerial

Gaylord, MI



# 1388 W Main St

Gaylord, MI



**SITE**

**Panera BREAD**  
**ALDI**  
**FIVE GUYS**  
BURGERS and FRIES  
**tropical CAFE**  
Cafe & Deli

**Starbucks**  
**Domino's**  
**FIREHOUSE SUBS**  
**T-Mobile**



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**C WAREHOUSE**

**Culver's**

**Applebee's**

20,692 VPD



Habitat for Humanity  
**ReStore**

**Bob Evans**



14,558 VPD

**State Farm**

**Alpine**  
FAMILY FARE.



**BAYMONT**  
INN & SUITES

**Pine Ridge Square**  
**HOBBY LOBBY**  
**BIG LOTS!**  
**Dunham's SPORTS**  
**Bath & Body Works**  
**maurices**

**Edelweiss Village Shopping Center**

**Walmart Supercenter**  
**LOWE'S**  
**KAY JEWELERS**  
**PET SUPPLIES PLUS.**  
**SHOE DEPT.**  
**SALLY BEAUTY**  
**GameStop**  
**DOLLAR TREE**  
**SUBWAY**



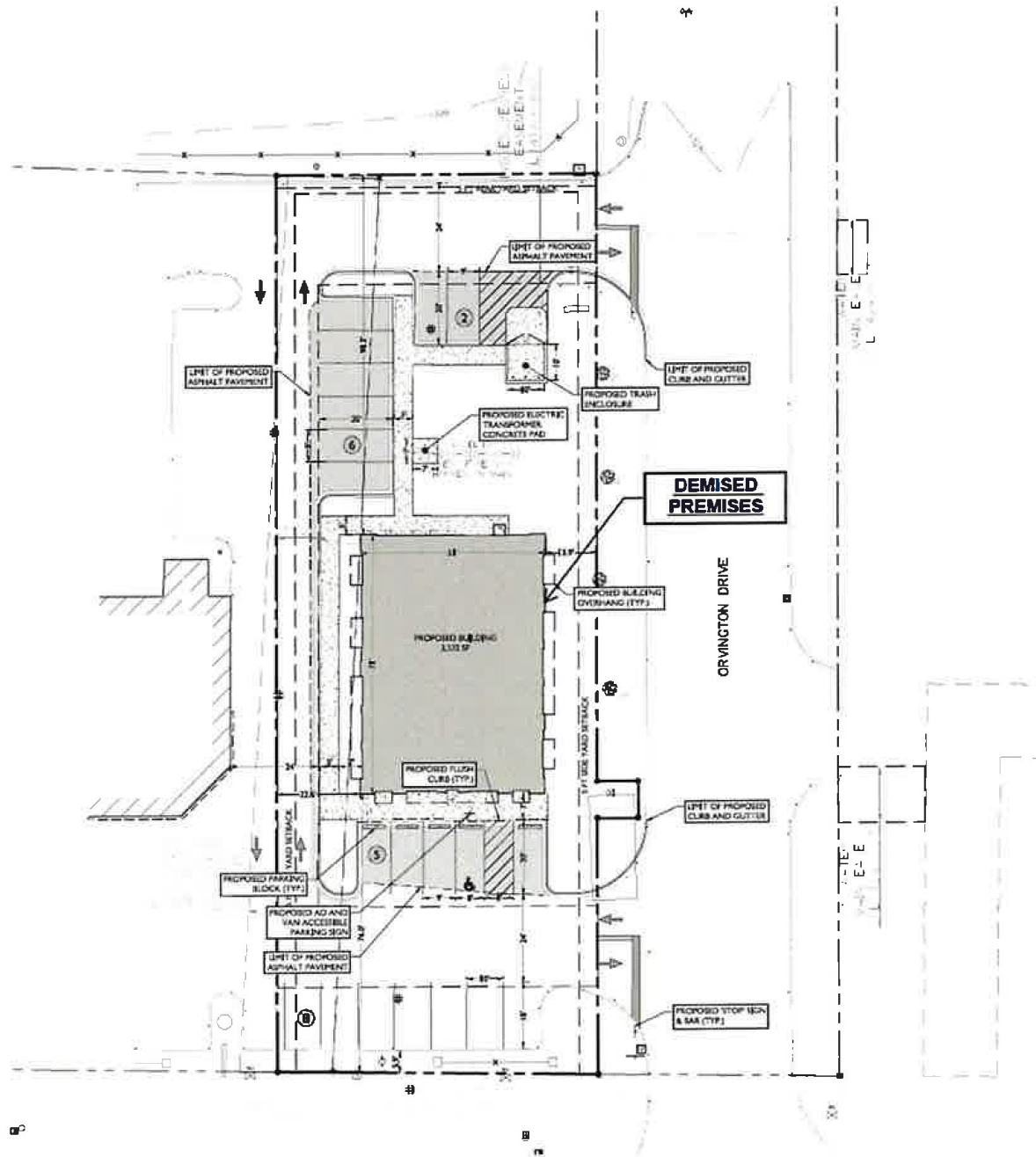
Tuskegee Airmen Mem Hwy

S Wisconsin St



# Conceptual Site Plan

1388 W Main St | Gaylord, MI 49735



# Demographic Highlights

1388 W Main St | Gaylord, MI 49735



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

2,236 Population	4,765 Total Daytime Population	\$69,216 Average Household Income	981 Total Households
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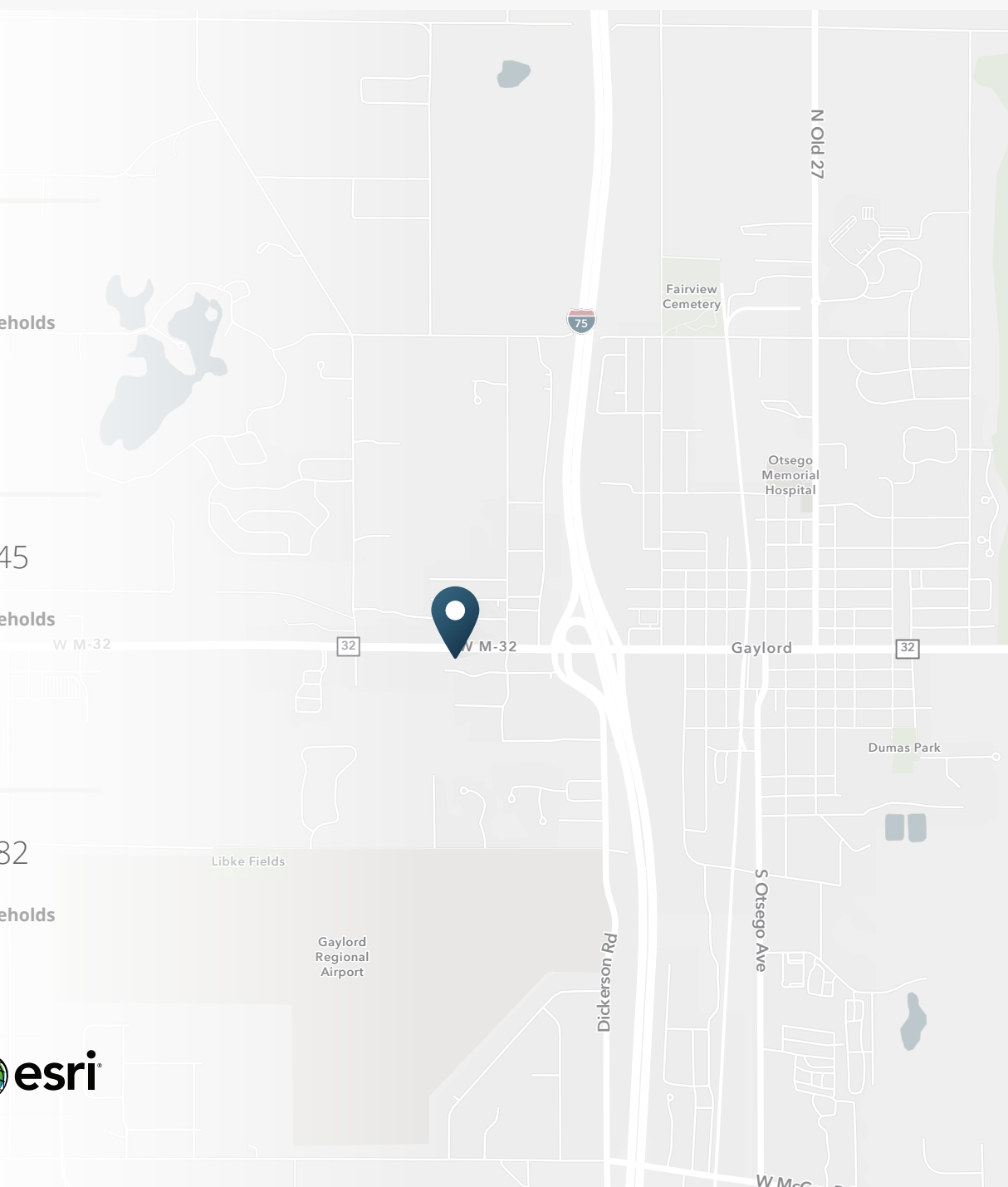
### 3 MILES

9,092 Population	15,118 Total Daytime Population	\$74,259 Average Household Income	3,845 Total Households
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### 5 MILES

13,712 Population	18,472 Total Daytime Population	\$81,400 Average Household Income	5,682 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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