

FOR LEASE
ABC WAREHOUSE CENTER
1517 W MAIN STREET, GAYLORD MI 49735



PROPERTY DETAILS

LOCATION: 1517 W. Main St,
Gaylord, MI 49735

PROPERTY TYPE: Shopping Center

RENT: \$12.00/SF NNN

NNN EXPENSE: \$1.42/SF

BUILDING SIZE: 36,478 SF

LOT SIZE: 3.41 Acres

AVAILABLE SPACE: 11,639 SF (67'x171')

ZONING: C-2

TRAFFIC COUNT: Main Street (29,509 CPD)
I-75 (16,520 CPD)

\$12.00/SF

\$1.42/SF

RENT

NNN

TENANT ROSTER



DESCRIPTION

Excellent end-cap space available adjacent to ABC Warehouse. Strategically located on West Main Street in the heart of the Gaylord retail market which includes national retailers like: Walmart, Lowe's, Home Depot, Hobby Lobby, ABC Warehouse, Meijer and Dunham's.

HIGHLIGHTS

- Adjacent to the Home Depot & Hobby Lobby
- Excellent traffic count of almost 30,000 cars per day
- Near the I-75 interchange, providing regional access

EXCLUSIVELY LISTED BY:



DAVID M. WARD
Director
dward@landmarkcres.com
248 488 2620



MATTHEW D. SWANTKO
Principal
mswantko@landmarkcres.com
248 488 2620

MICRO AERIAL

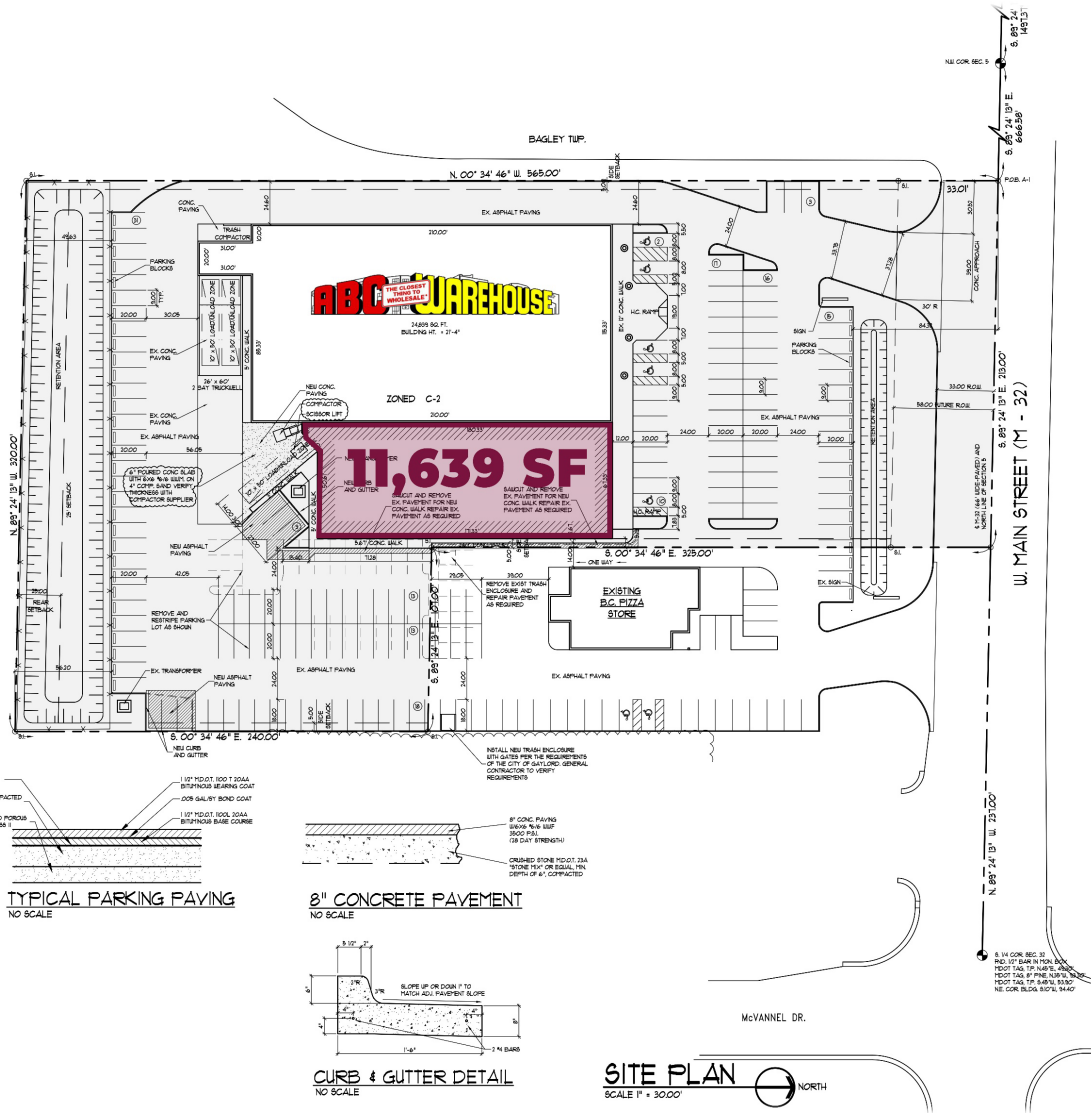


MACRO AERIAL

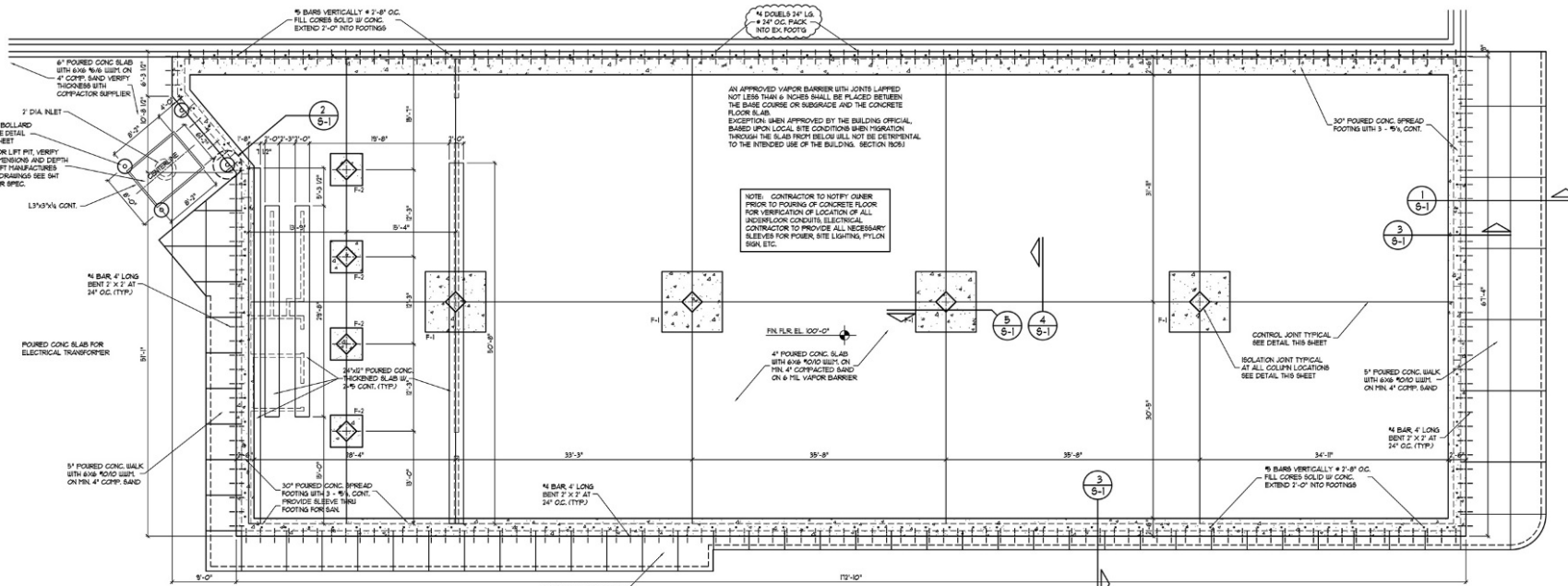


SITE PLAN

CITY OF GAYLORD
ZONED C-2



SITE PLAN



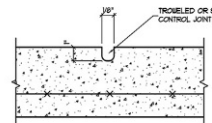
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

CONCRETE NOTES

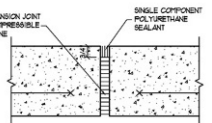
- FOOTINGS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3000 PSF. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED AT THE DISCRETION OF THE ARCHITECT/ENGINEER. VERIFY FOUNDATION SOIL BEARING CAPACITY IN THE FIELD BY A SOILS LAB. FOLLOW DIRECTIONS GIVEN IN SOILS REPORT FOR SOIL PREPARATION.
- ALL CONCRETE SLABS, FOOTINGS, FOUNDATION WALLS AND PIERS SHALL DEVELOPE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, WITH 6% AIR. IS ENTRAINED AIR IS EXPOSED TO WEATHER. ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE SPECIFICATIONS OF THE CODES AND ACI LATEST EDITIONS. ALL FILL UNDER SLABS SHALL BE CLEAN GRANULAR SOIL COMPACTED TO A MINIMUM OF 95% PROCTOR.
- ALL FABRICATION AND ERECTION OF REINFORCING BARS SHALL FOLLOW THE ACI MANUAL "STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 318, LATEST EDITION). REINFORCING BARS SHALL BE INTERMEDIATE GRADE, PREFORMED, NEW BILLET STEEL MEETING ASTM A63 (LATEST EDITION), ASTM A63, GRADE 60. ALL REINFORCING STEEL SHALL HAVE A MINIMUM 3/8" BARS CHARACTER LAY. ALL WELDED WIRE FABRIC SHALL HAVE END LAPS OF ONE FULL MESH AND CONFORM TO ASTM A185.
- PROVIDE DOUBLES BETWEEN ALL FOOTINGS, WALLS AND PIERS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.
- ALL BLOCK SHALL BE TYPE N-1 MORTAR SHALL BE TYPE "S", HORIZONTAL WIRE REINFORCING SHALL BE AT 16" O.C. (EVERY OTHER COURSE) IN ALL MASONRY WALLS.
- FOR MASONRY OPENINGS, FURNISH ONE 4" X 3/4" X 1/4" ANGLE FOR EACH 4" OF WALL THICKNESS FOR SPANS UP TO 9'-0", UNLESS OTHERWISE NOTED.
- PROVIDE TEMPORARY BRACING AS REQUIRED TO INSURE THE STABILITY OF THE STRUCTURE UNTIL THE PERMANENT STRUCTURE IS IN PLACE.
- VERIFY THE EXACT SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS WITH MECHANICAL AND PLUMBING CONTRACTORS.
- VERIFY EXISTING DIMENSIONS AND MATERIALS IN FIELD. FIELD VERIFICATION IS REQUIRED.

FOOTING SCHEDULE

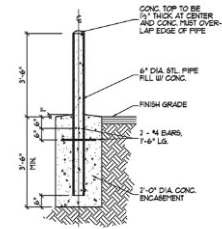
MARK	SIZE	REINFORCING	MARK	SIZE	REINFORCING
F-1	1'-6" x 1'-6" x 2'-0" DEEP	5/8" 2' O.C. EACH WAY, TOP & BOTTOM	F-2	4'-6" x 4'-6" x 2'-0" DEEP	5/8" 2' O.C. EACH WAY, TOP & BOTTOM



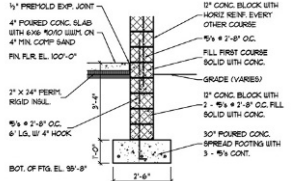
TYP. CONTROL JOINT
NO SCALE



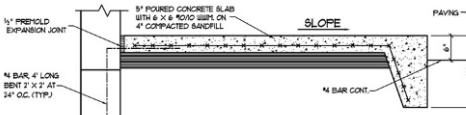
TYP. ISOLATION JOINT
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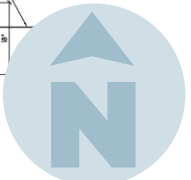
BOLLARD DETAIL
NO SCALE



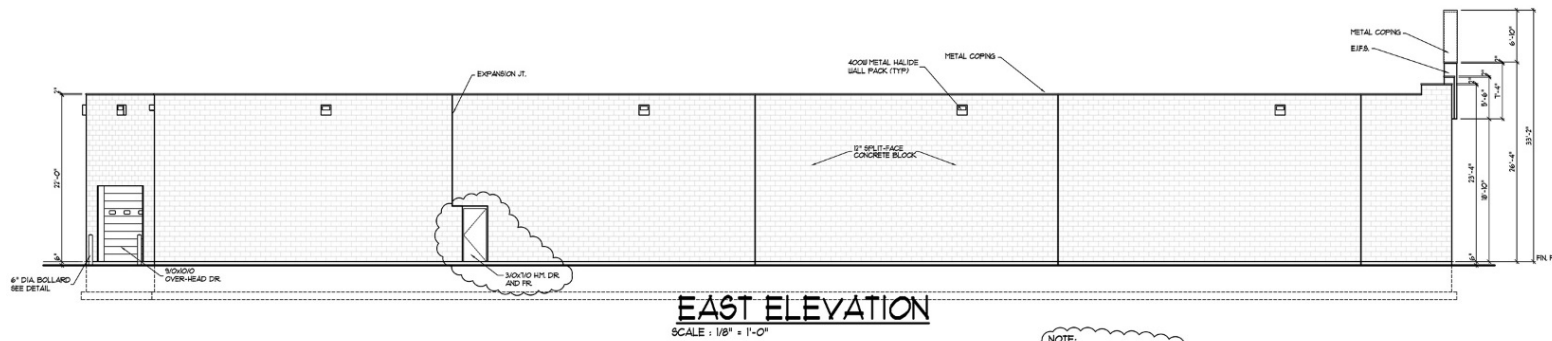
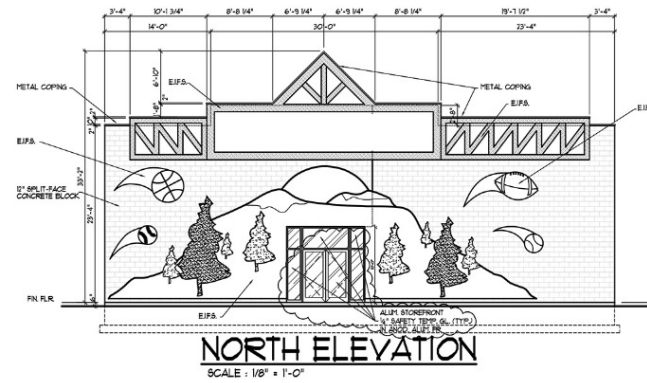
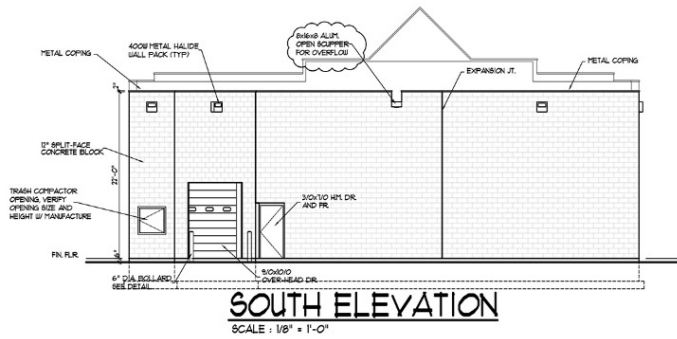
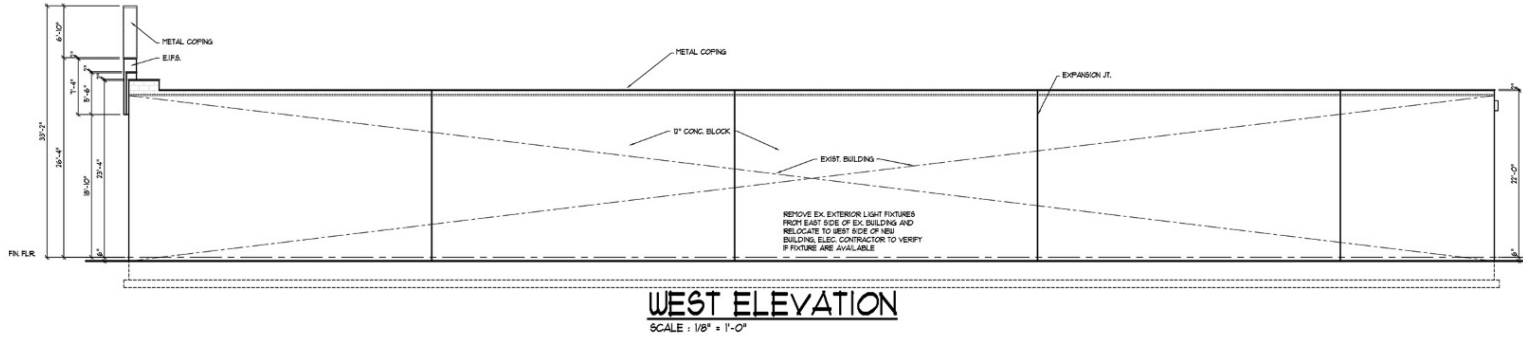
SPREAD FOOTING
SCALE: 1/4" = 1'-0"



SIDEWALK DETAIL
NO SCALE



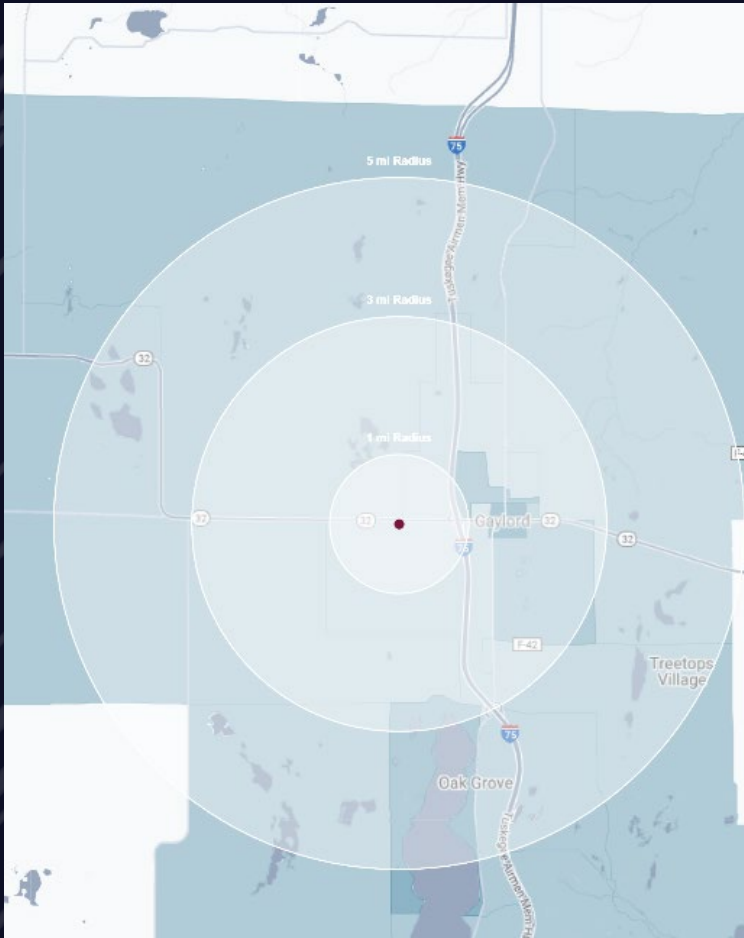
SITE PLAN



NOTE:
CONTRACTOR TO PROVIDE MASONRY
CONSTRUCTION INSPECTION REPORT BY
PROFESSIONAL ENGINEER



DEMOGRAPHICS



ABC WAREHOUSE CENTER

1517 W Main Street,
Gaylord, MI 49735

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	1,304	8,433	13,582
2028 Projected Population	1,379	8,859	14,457
2020 Census Population	1,337	8,913	13,776
2010 Census Population	1,285	8,056	12,838
Projected Annual Growth 2023 to 2028	1.1%	1.0%	1.3%
Historical Annual Growth 2010 to 2023	0.1%	0.4%	0.4%
HOUSEHOLDS			
2023 Estimated Households	534	3,570	5,644
2028 Projected Households	573	3,795	6,073
2020 Census Households	517	3,698	5,661
2010 Census Households	476	3,240	5,117
Projected Annual Growth 2023 to 2028	1.5%	1.3%	1.5%
Historical Annual Growth 2010 to 2023	0.9%	0.8%	0.8%
RACE			
2023 Est. White	92.9%	92.1%	93.3%
2023 Est. Black	0.8%	1.6%	1.1%
2023 Est. Asian or Pacific Islander	1.3%	1.1%	0.9%
2023 Est. American Indian or Alaska Native	0.6%	0.6%	0.5%
2023 Est. Other Races	4.5%	4.7%	4.2%
INCOME			
2023 Est. Average Household Income	\$88,029	\$85,284	\$89,605
2023 Est. Median Household Income	\$52,544	\$50,450	\$60,134
2023 Est. Per Capita Income	\$36,240	\$36,515	\$37,500
BUSINESS			
2023 Est. Total Businesses	152	695	775
2023 Est. Total Employees	1,770	7,624	8,388

CONTACT US



**DAVID M.
WARD**

Director

dward@landmarkcres.com

248 488 2620



**MATTHEW D.
SWANTKO**

Principal

mswantko@landmarkcres.com

248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

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