

GLADWIN, MI RETAIL REDEVELOPMENT

±42,128 SF RETAIL BUILDING FOR SALE

174 JAMES ROBERTSON DR, GLADWIN, MI 48624



Brisky Commercial

Listed in conjunction with Michigan broker DZ Net Lease Realty, LLC license 6505381227

OVERVIEW

Many possibilities here at this well-located 42,128 SF retail building. The property offers great visibility and signage, ample parking, and is connected to a shopping center. Offered at an attractive PSF price, which opens the door for a great many possible uses.

PROPERTY HIGHLIGHTS

- GREAT VISIBILITY & SIGNAGE
- LOCATION CONNECTED TO SHOPPING CENTER
- AMPLE PARKING

PROPERTY SUMMARY

- ASKING PRICE: \$1,308,060
- YEAR BUILT: 1996
- LOT SIZE: ±3.6 AC
- BUILDING SIZE: ±42,128 SF

Gladwin, MI is conveniently located in the Heart of Michigan, with easy access from I-75, U.S. 10, and U.S. 127. It is located just 3 hours from Michigan's major metropolitan areas.



COMMUNITY OVERVIEW



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	4,286	7,293	18,829
MEDIAN HH INCOME	\$36,476	\$40,269	\$41,810
MEDIAN AGE	41.7	42.8	45.8
HOUSEHOLDS	1,813	2,981	7,958
DAILY TRAFFIC COUNT	7,000+ CARS PER DAY ON E CEDAR AVE / HWY 61		

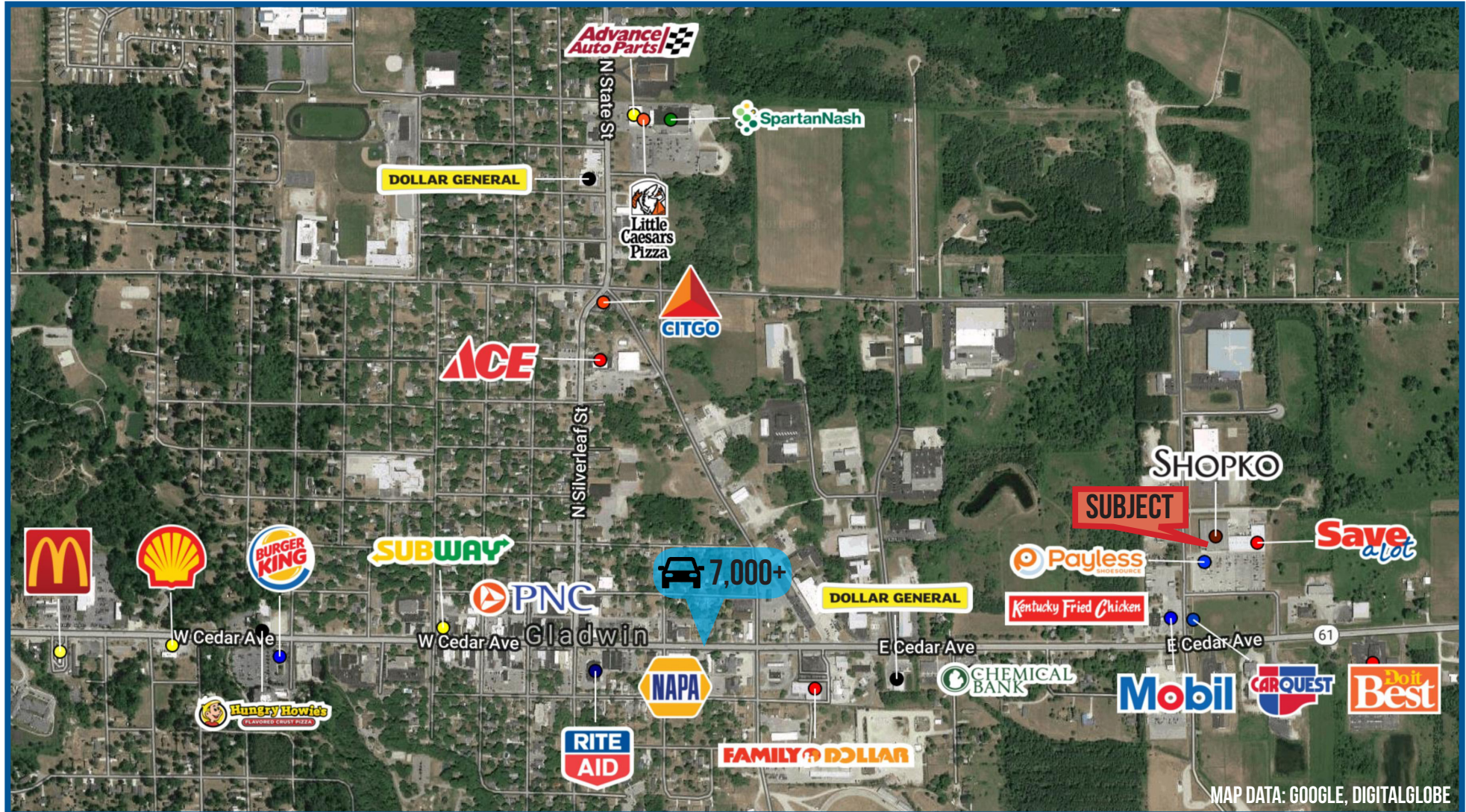


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AREA OVERVIEW



AERIAL



PROPERTY PHOTOS



DISCLAIMER

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DISCLAIMER CONTINUED

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