



FOR LEASE

ABC WAREHOUSE CENTER

1517 W. MAIN ST, GAYLORD, MI 49735



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FOR LEASE

PROPERTY DETAILS

Location:	1517 W. Main St, Gaylord, MI 49735
Property Type:	Shopping Center
Date Available:	Immediately
Rent:	\$12.00/SF NNN
NNN Expense:	\$1.42/SF
Available Space:	11,639 SF (67'x171')
Lot Size:	3.41 Acres
Building Size:	36,478 SF
Zoning:	C-2
Traffic Count:	Main St = 29,323 cpd I-75 = 14,942 cpd
Contact:	Matthew D. Swantko mswantko@landmarkcres.com David M. Ward dward@landmarkcres.com (248) 488-2620

ANCHOR



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

MICRO



MURNER RD

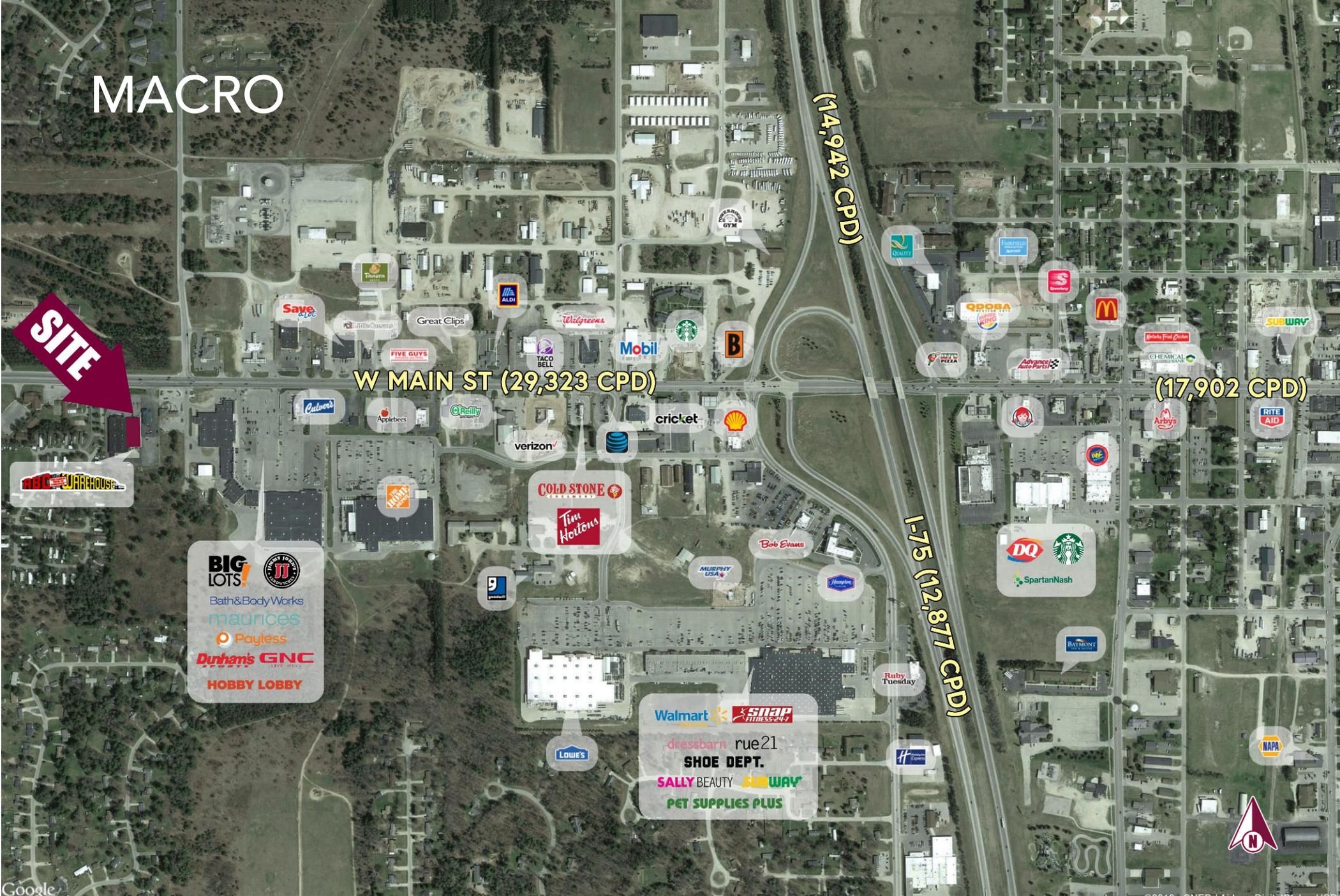
MEECHER RD

W MAIN ST (29,323 CPD)

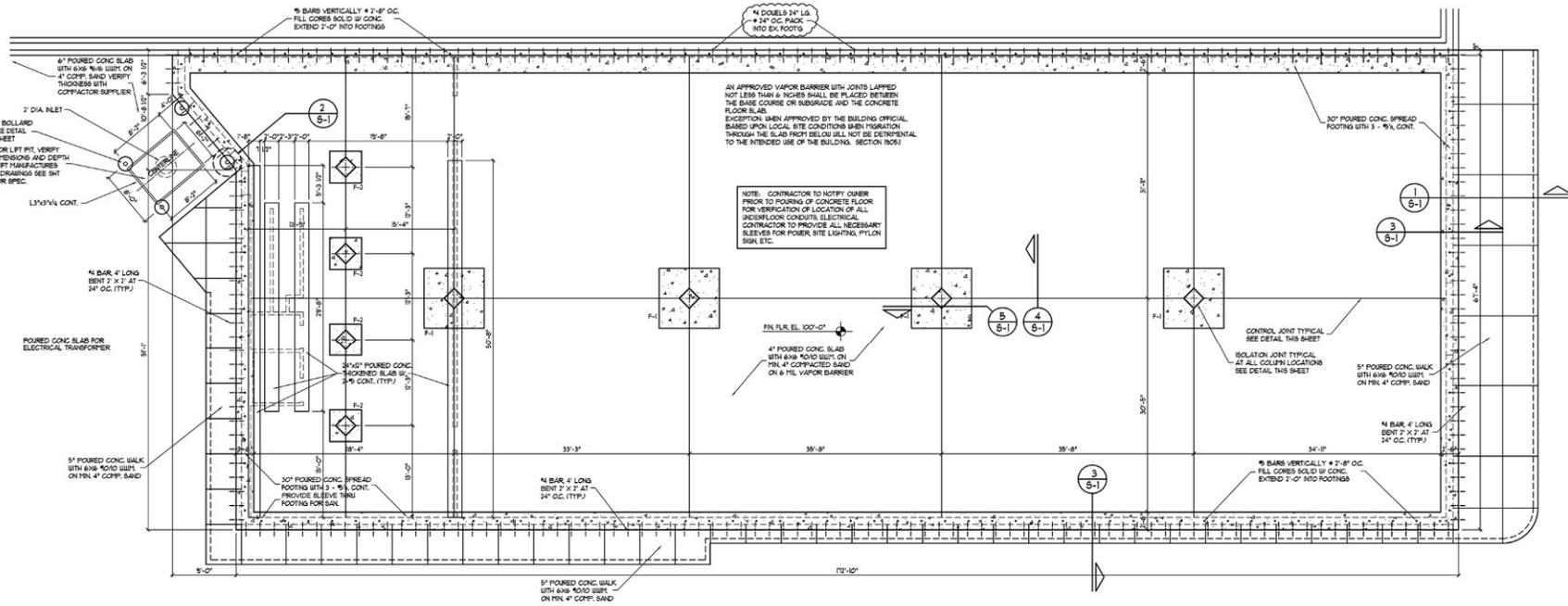
SITE

MACRO

SITE



SITE PLAN



FOUNDATION PLAN

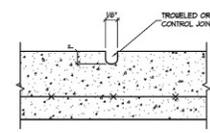
SCALE: 1/8" = 1'-0"



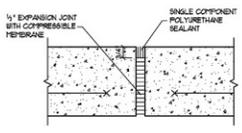
CONCRETE NOTES

- 1) FOOTINGS ARE DESIGNED FOR A SOIL BEARING PRESSURE OF 1500 PSF. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTING SHALL BE ENLARGED AT THE DISCRETION OF THE ARCHITECT/ENGINEER. VERIFY FOUNDATION SOIL BEARING PRESSURE IN THE FIELD BY A SOILS LAB. FOLLOW DIRECTIONS GIVEN IN SOILS REPORT FOR SOIL PREPARATION.
- 2) ALL CONCRETE SLABS, FOOTINGS, FOUNDATION WALLS AND PIERS SHALL DEVELOPE A COMPRESSIVE CONCRETE STRENGTH OF 3000 PSI AT 28 DAYS. WITH 6% W. IN ENTRAINED AIR WHEN EXPOSED TO WEATHER. ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE SPECIFICATIONS OF THE CSI AND ACI LATEST EDITIONS. ALL FILL UNDER SLABS SHALL BE CLEAN GRANULAR SOIL, COMPACTED TO A MINIMUM OF 98% PRODDER.
- 3) ALL FABRICATION AND ERECTION OF REINFORCING BARS SHALL FOLLOW THE ACI MANUAL. STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 308, LATEST EDITION). REINFORCING BARS SHALL BE INTERMEDIATE GRADE, PROTECTED NEW BULLET STEEL, FEETING ASTM A618 (LATEST EDITION). BARS AND GRADE 40. ALL REINFORCING STEEL SHALL HAVE A MINIMUM 3/8" BAR DIAMETER LAPS. ALL BELIEVED WIRE FABRIC SHALL HAVE END LAPS OF ONE FULL MESH AND CONFORM TO ASTM A95.
- 4) PROVIDE DOUBLES BETWEEN ALL FOOTINGS, WALLS AND PIERS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.
- 5) ALL BLOCK SHALL BE TYPE III MASONRY SHALL BE TYPE "S" HORIZONTAL WIRE REINFORCING SHALL BE AT 16" O.C. (EVERY OTHER COURSE) IN ALL MASONRY WALLS.
- 6) FOR MASONRY OPENINGS, FINISH ONE 1" x 3/4" x 1/4" ANGLE FOR EACH CORNER OF THE STRUCTURE UNTIL THE PERMANENT STRUCTURE IS IN PLACE. 4" OF WALL THICKNESS FOR SPANS UP TO 3'-0", UNLESS OTHERWISE NOTED.
- 7) PROVIDE TEMPORARY BRACING AS REQUIRED TO INSURE THE STABILITY OF THE STRUCTURE UNTIL THE PERMANENT STRUCTURE IS IN PLACE.
- 8) VERIFY THE EXACT SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS WITH MECHANICAL AND PLUMBING CONTRACTORS.
- 9) VERIFY EXISTING DIMENSIONS AND MATERIALS IN FIELD. FIELD VERIFICATION IS REQUIRED.

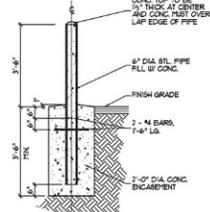
FOOTING SCHEDULE			
MARK	SIZE	REINFORCING	REINFORCING
F-1	7'-6" x 1'-6" x 3'-0" DEEP	3/4" O.C. EACH WAY, TOP & BOTT.	3/4" O.C. EACH WAY, TOP & BOTT.
F-2	4'-6" x 4'-6" x 3'-0" DEEP	3/4" O.C. EACH WAY, TOP & BOTT.	3/4" O.C. EACH WAY, TOP & BOTT.



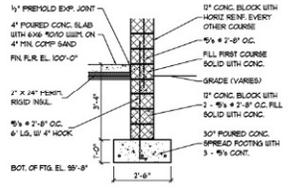
TYP. CONTROL JOINT (4) NO SCALE



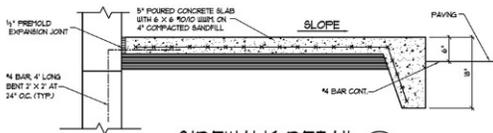
TYP. ISOLATION JOINT (5) NO SCALE



BOLLARD DETAIL (2) NO SCALE

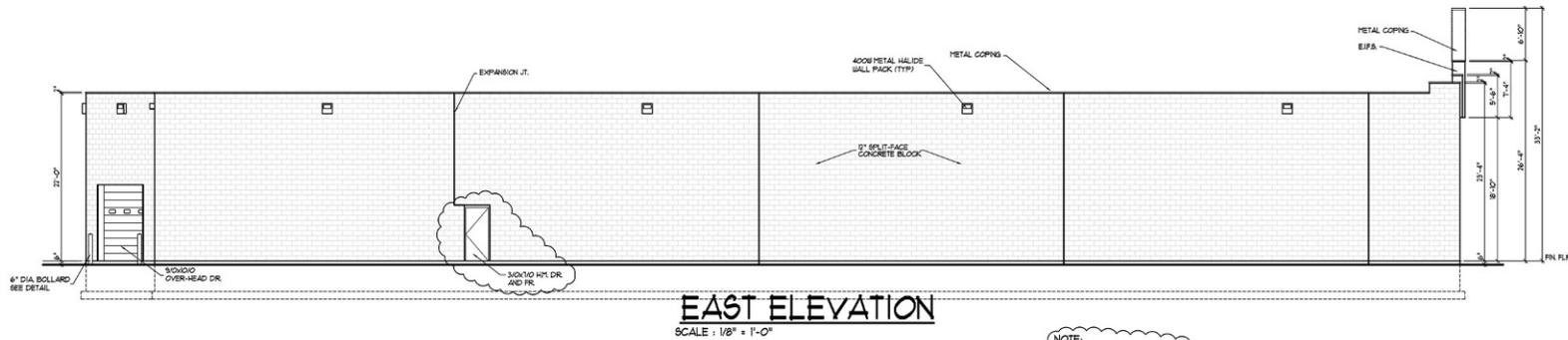
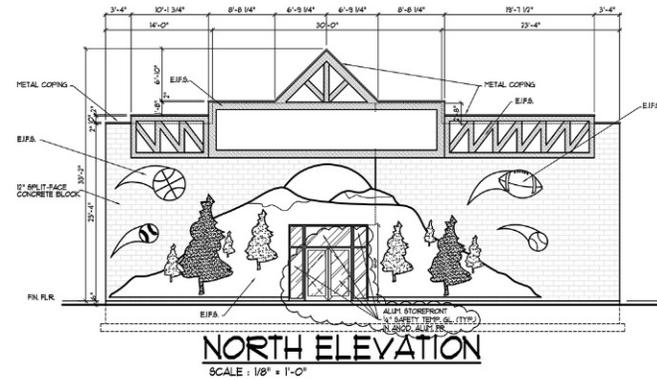
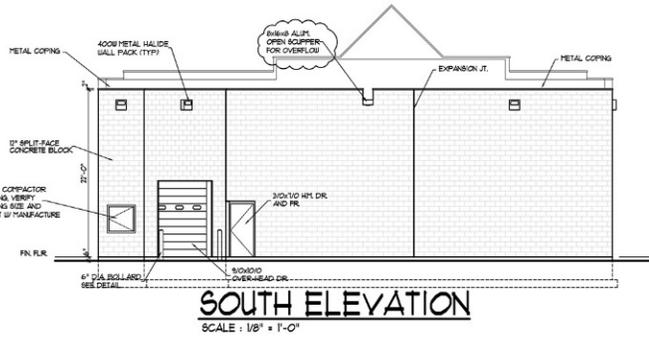
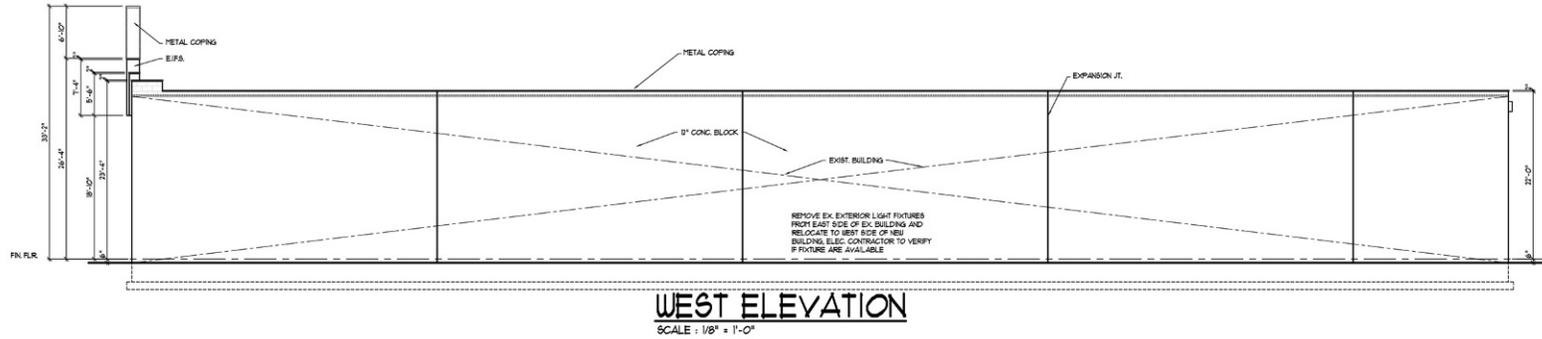


SPREAD FOOTING (3) SCALE: 1/4" = 1'-0"



SIDEWALK DETAIL (1) NO SCALE

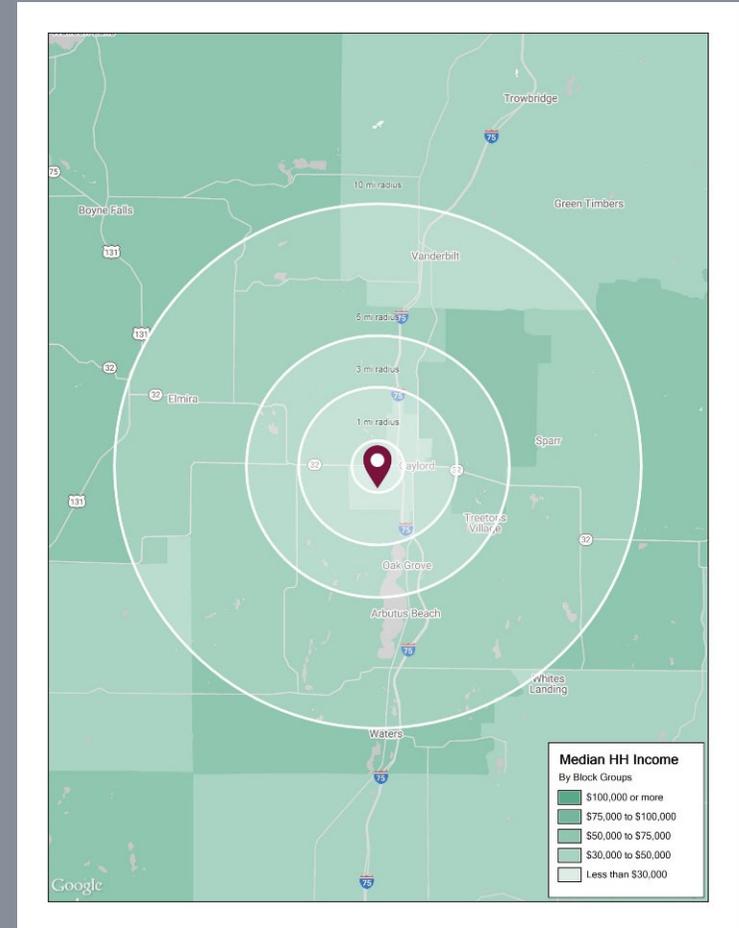
SITE PLAN



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

DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	2018 Estimated Population	1,321	8,380	12,973	22,332
	2023 Projected Population	1,366	8,668	13,410	23,118
	2010 Census Population	1,364	8,189	12,783	21,929
	2000 Census Population	1,309	8,143	12,538	21,004
	Projected Annual Growth 2018 to 2023	0.7%	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2018	0.1%	0.2%	0.2%	0.4%
HOUSEHOLDS	2018 Estimated Households	506	3,519	5,369	9,276
	2023 Projected Households	514	3,567	5,437	9,416
	2010 Census Households	505	3,298	5,083	8,757
	2000 Census Households	479	3,189	4,809	8,062
	Projected Annual Growth 2018 to 2023	0.3%	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2018	0.3%	0.6%	0.6%	0.8%
RACE	2018 Est. White	93.6%	93.4%	94.3%	94.9%
	2018 Est. Black	1.0%	1.2%	0.9%	0.8%
	2018 Est. Asian or Pacific Islander	1.2%	1.6%	1.3%	1.0%
	2018 Est. American Indian or Alaska Native	0.9%	0.8%	0.7%	0.7%
	2018 Est. Other Races	3.3%	3.0%	2.7%	2.6%
INCOME	2018 Est. Average Household Income	\$65,812	\$66,155	\$73,194	\$73,158
	2018 Est. Median Household Income	\$45,650	\$48,676	\$53,050	\$55,495
	2018 Est. Per Capita Income	\$25,484	\$28,048	\$30,486	\$30,534
BUSINESS	2018 Est. Total Businesses	266	1,122	1,226	1,421
	2018 Est. Total Employees	3,012	11,492	12,582	14,397



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