

1003 W. Cedar Ave., Gladwin, MI 48624



Site Details	
Site/Building Name	Featured Site #2
Street Address	1003 W. Cedar Ave.
City	Gladwin
County	Gladwin
Type of Space	Vacant
Parcel Lot Size	1.2 Acres
Zoning	C2 (Service Commercial)
Desired Uses	General office including medical; Health care clinics; Vet clinics; Open air businesses; Motels; Indoor recreational facilities; Automotive service facilities; Vehicle dealers; General & specialty retail; Restaurants; Health and athletic clubs; Mixed-use planned developments
Municipal Contact	City Administrator, (989) 426-9231 ext. 15

Property Description
Vacant commercial lot in the City of Gladwin. Located on a busy main road with lots of thru traffic. Build your new business with us.

Development Considerations	
Gas Service	Consumers Energy
Electric Service	Consumers Energy
Water Service	City of Gladwin; DPW Foreman at 989-426-6943, dpw@gladwin.org
Sewer Service	City of Gladwin; DPW Foreman at 989-426-6943, dpw@gladwin.org
Internet Service	Access to cable, DSL and fiber optic

Market Conditions	
Projected Population Growth	+0.24%
Workforce	1,207
Nearby Businesses	Burger King, Hungry Howie's, Gladwin Chamber of Commerce
WalkScore	75
Traffic Counts	11,186 AADT

