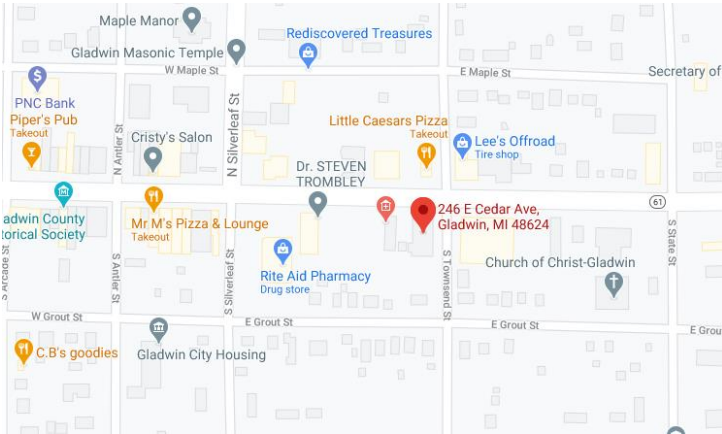


# 246 E. Cedar Ave., Gladwin, MI 48624



Site Details	
<b>Site/Building Name</b>	Featured Site #3
<b>Street Address</b>	246 E. Cedar Ave.
<b>City</b>	Gladwin
<b>County</b>	Gladwin
<b>Type of Space</b>	Vacant
<b>Parcel Lot Size</b>	0.31 Acres
<b>Zoning</b>	C1 (Central Business District)
<b>Desired Uses</b>	General and specialty retail including department stores; General office including medical; Health care clinics; Vet clinics (totally enclosed facilities only); Daycare centers including adult and childcare; Medical, dental and optical labs; Personal service establishments; Hotels; Dwelling units located on 2 <sup>nd</sup> floor or higher; Restaurants (sit-down, drive thru, drive-in or carry out); Health and athletic clubs; Mixed-use planned development; theaters
<b>Municipal Contact</b>	City Administrator, (989) 426-9231 ext. 15

Property Description
This vacant lot is located on a busy main street with a high traffic count. Ideal for a variety of businesses looking to locate in the City of Gladwin.

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

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

