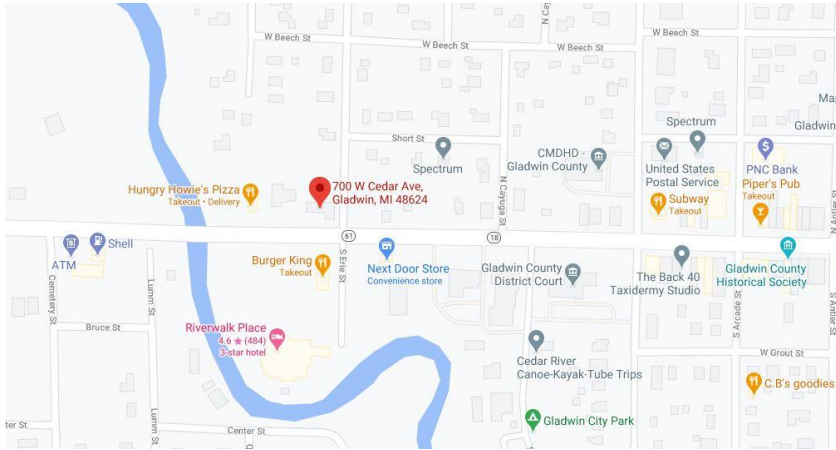


700 W. Cedar Ave., Gladwin, MI 48624



Site Details	
Site/Building Name	Featured Site #1
Street Address	700 W. Cedar Ave.
City	Gladwin
County	Gladwin
Type of Space	Vacant
Parcel Lot Size	0.43 Acres
Zoning	C2 (Service Commercial)
Desired Uses	General office, including medical; Health care clinic; Vet clinic; Open air businesses; Motel; Indoor recreational facility; Automotive service facility; Vehicle dealer; General & Specialty retail; Restaurant; Health & athletic club; Mixed-use planned development
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. Perfect corner lot to build a new business in town.

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

