



**ERIK ELWELL**  
ASSOCIATE

[eelwell@cmprealestategroup.com](mailto:eelwell@cmprealestategroup.com)

**JORDAN JABBORI**  
SENIOR DIRECTOR

[jjabbori@cmprealestategroup.com](mailto:jjabbori@cmprealestategroup.com)

**ANTHONY SESI**  
VICE PRESIDENT

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

PROPERTY INFORMATION

Property Address	2060 Dixie Highway
City/Township	Waterford
Building Size	14,860 SF
Land Size	2.5 AC
Space Available	10,000 SF
Minimum Available	2,000 SF
Maximum Available	10,000 SF
Asking Rate	Contact Broker
Estimated NNN's	TBD

DEMOGRAPHICS (FIVE-MILE RADIUS)



**POPULATION**  
156,137 PEOPLE



**HOUSEHOLDS**  
65,524



**AVG HOUSEHOLD INCOME**  
\$79,028/ANNUALLY



**MEDIAN AGE**  
39.9 YEARS OLD



**CONSUMER SPENDING**  
\$1.8 BILLION ANNUALLY



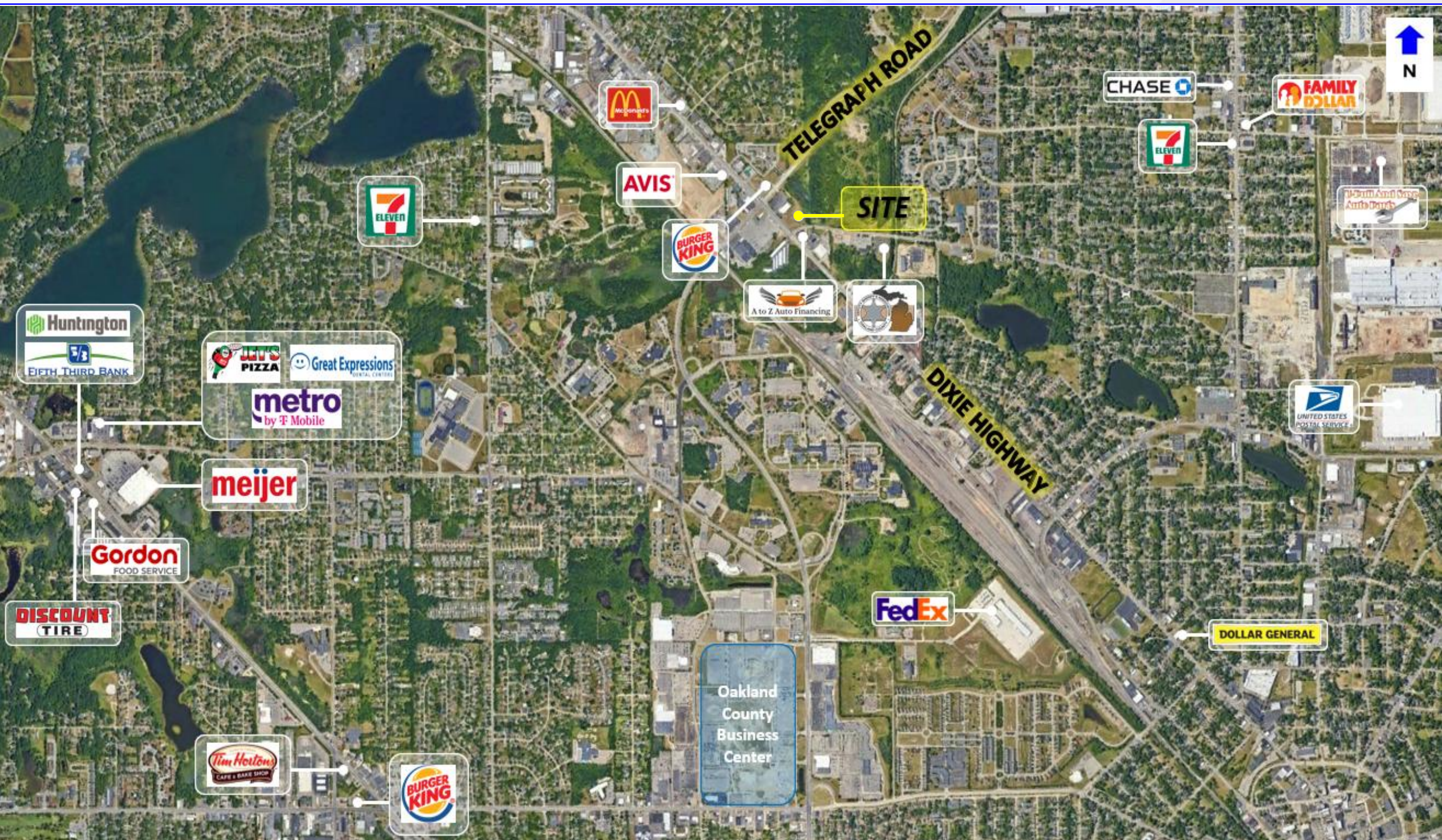
**DAYTIME POPULATION**  
100,122 PEOPLE

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Retail/Medical space available at the corner of Telegraph and Dixie Highway in Waterford, MI.
- 2.5 Acres of vacant land available for sale, ground lease, or BTS along Dixie Highway.
- Situated at the hard corner of Telegraph Road and Dixie Highway which features combined traffic counts north of 60,000 vehicles per day.
- Oakland county Business Center which features 1MM SF of potential development is located within minutes of this site.
- Site is easily accessible offering a curb cut on Both Telegraph and Dixie Highway.









POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,291	69,000	154,242
2024 Population	6,225	69,309	156,137
2029 Population Projection	6,170	68,901	155,452
Annual Growth 2020-2024	-0.3%	0.1%	0.3%
Annual Growth 2024-2029	-0.2%	-0.1%	-0.1%
Median Age	36.1	39.2	39.9
Bachelor's Degree or Higher	11%	20%	25%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,530	36,934	90,653
Black	1,795	14,992	34,635
American Indian/Alaskan Native	31	247	427
Asian	287	1,885	4,408
Hawaiian & Pacific Islander	1	39	79
Two or More Races	1,581	15,213	25,935
Hispanic Origin	1,446	13,513	21,127

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,716	28,525	64,917
2024 Households	2,678	28,628	65,524
2029 Household Projection	2,652	28,449	65,184
Owner Occupied Households	962	16,033	39,106
Renter Occupied Households	1,690	12,416	26,078
Avg Household Income	\$50,410	\$70,371	\$79,028
Median Household Income	\$36,416	\$52,247	\$56,968

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	506	6,695	15,248
\$50,000 - 75,000	433	5,066	10,902
\$75,000 - 100,000	244	3,296	8,103
\$100,000 - 125,000	206	2,770	6,255
\$125,000 - 150,000	86	1,244	3,211
\$150,000 - 200,000	46	1,241	3,587
\$200,000+	41	1,191	4,105

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	5,022	249	20	34,011	3,037	11	83,942	7,843	11
Trade Transportation & Utilities	207	32	6	5,770	531	11	17,795	1,297	14
Information	5	1	5	375	54	7	1,051	134	8
Financial Activities	130	27	5	1,247	285	4	9,179	829	11
Professional & Business Services	81	18	5	1,901	337	6	10,271	983	10
Education & Health Services	276	69	4	7,758	1,028	8	18,097	2,835	6
Leisure & Hospitality	375	16	23	3,531	259	14	9,880	628	16
Other Services	208	32	7	2,212	427	5	5,496	976	6
Public Administration	3,740	54	69	11,217	116	97	12,173	161	76
Goods-Producing Industries	437	27	16	3,483	243	14	16,180	771	21
Natural Resources & Mining	3	1	3	8	4	2	26	9	3
Construction	196	16	12	1,513	157	10	3,790	444	9
Manufacturing	238	10	24	1,962	82	24	12,364	318	39
Total	5,459	276	20	37,494	3,280	11	100,122	8,614	12



## EXCLUSIVELY LISTED BY:

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## CONTACT US:



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West Bloomfield, Michigan 48322



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

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**RETAIL LEASING**

*Landlord Representation  
& New Project Leasing*



**TENANT REPRESENTATION**

*Site Selection &  
Negotiations*



**INVESTMENT SALES**

*STNL & Multi-Tenant, Multi-  
Family, Carwashes, etc.*



**ACQUISITIONS/DISPOSITIONS**

*Single & Full Portfolio  
Transactions*



**MARKET ANALYSIS**

*Market Research  
& Site Evaluations*



**NATIONAL RELATIONSHIPS**

*Retailers & Investors  
across the U.S.*



**TEAMWORK**

*Innovative  
Solutions*



**SHARED DATABASE**

*Retailers & Investors  
across the U.S.*