

FOR LEASE

2060 DIXIE HIGHWAY | WATERFORD, MICHIGAN



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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)

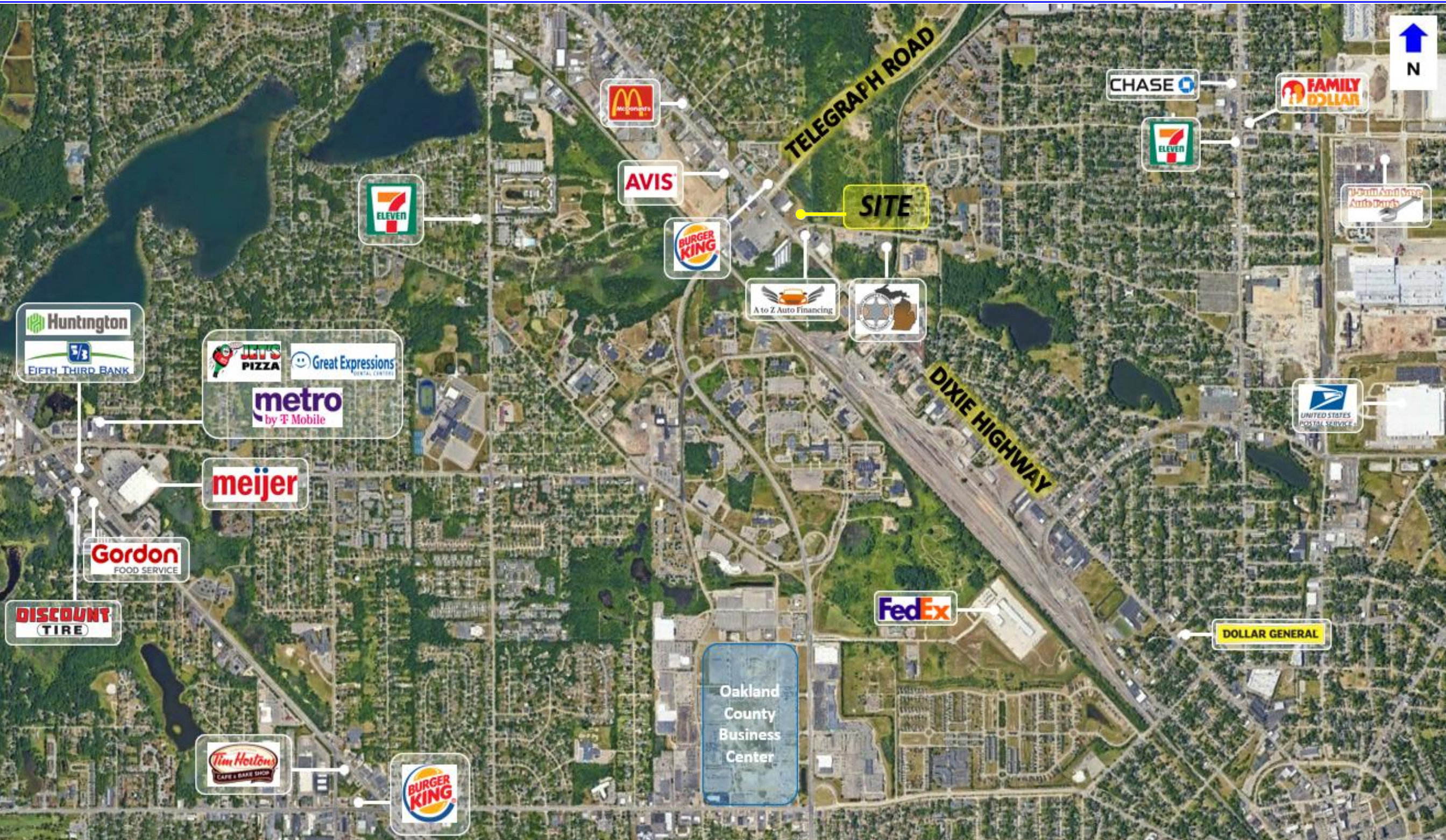
| | |
|---|--|
|  POPULATION 156,137 PEOPLE |  MEDIAN AGE 39.9 YEARS OLD |
|  HOUSEHOLDS 65,524 |  CONSUMER SPENDING \$1.8 BILLION ANNUALLY |
|  AVG HOUSEHOLD INCOME \$79,028/ANNUALLY |  DAYTIME POPULATION 100,122 PEOPLE |

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.





2.5 Acres
Available





| 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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