

**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
Vacant Land – 2.5 Acres	Contact Broker
Space Available	10,000 SF
Minimum Available	2,500 SF
Asking Rate	Contact Broker
Estimated NNN's	TBD

**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
2022 Population	32,943	159,903	496,503
2022 Households	12,828	63,763	192,069
Avg Household Income	62,254	75,156	116,851
Median Household Income	45,372	54,878	87,131

**AREA TENANTS**



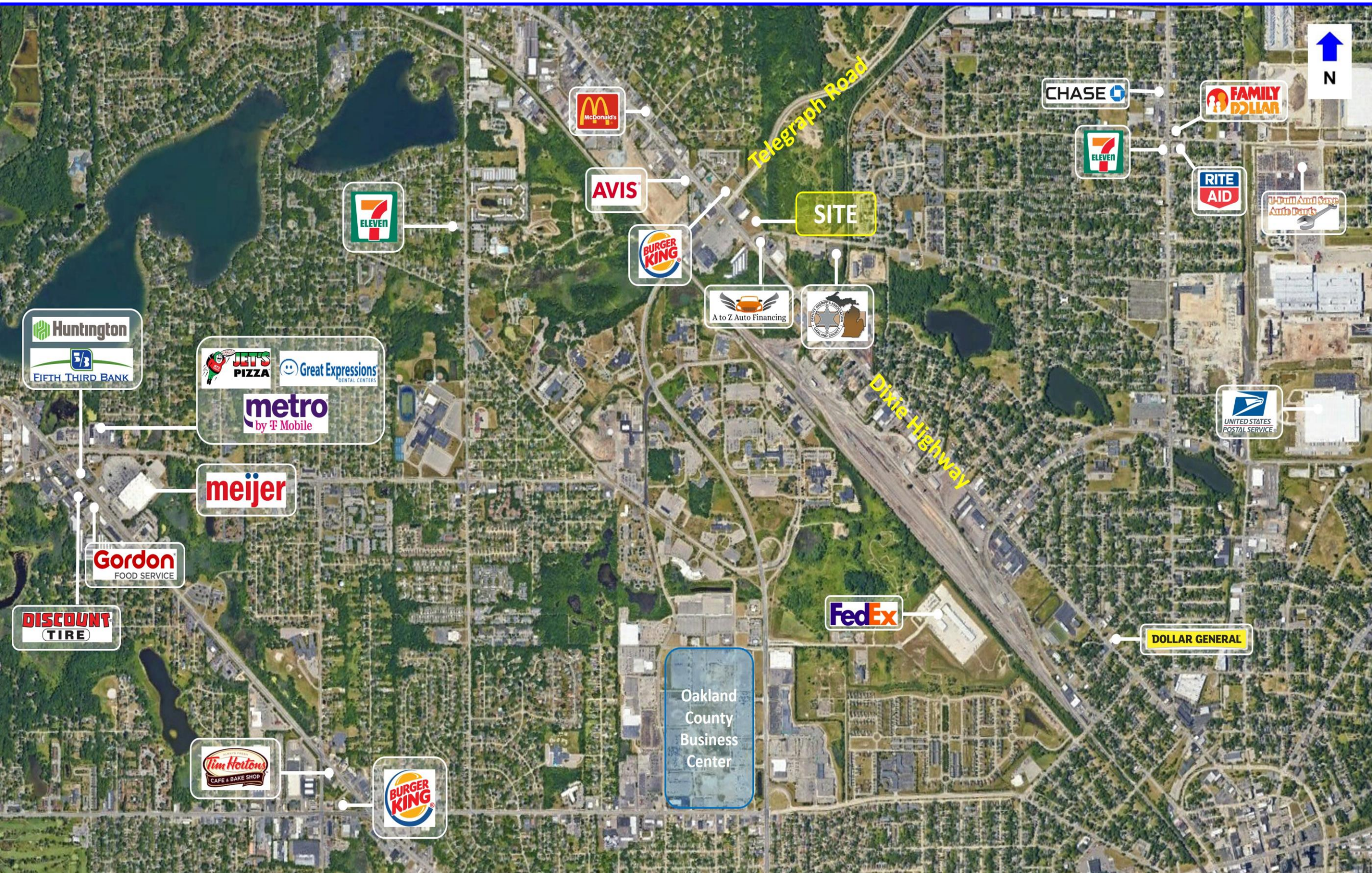
**PROPERTY HIGHLIGHTS**

- 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



Telegraph Road

Dixie Highway

SITE



Oakland County Business Center



DOLLAR GENERAL



# 2060 DIXIE HIGHWAY

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	32,483	152,715	473,954
2022 Population	32,943	159,903	496,503
2027 Population Projection	32,700	159,638	495,736
Annual Growth 2010-2022	0.10%	0.40%	0.40%
Annual Growth 2022-2027	-0.10%	0.00%	0.00%
Median Age	38.1	39.4	41.9
Bachelor's Degree or Higher	16%	24%	44%

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	12,624	60,716	182,925
2022 Households	12,828	63,763	192,069
2027 Household Projection	12,739	63,692	191,861
Owner Occupied Households	6,941	40,082	143,991
Renter Occupied Households	5,798	23,610	47,870
<b>Avg Household Income</b>	<b>62,254</b>	<b>75,156</b>	<b>116,851</b>
<b>Median Household Income</b>	<b>45,372</b>	<b>54,878</b>	<b>87,131</b>

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	22,148	110,855	387,267
Black	7,936	37,208	57,587
American Indian/Alaskan Native	278	1,004	1,760
Asian	1,240	5,551	37,558
Hawaiian & Pacific Islander	43	75	154
Two or More Races	1,298	5,211	12,177
Hispanic Origin	6,553	20,789	32,774

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	3,441	15,323	31,728
\$50,000 - 75,000	2,417	11,220	27,667
\$75,000 - 100,000	1,302	8,351	24,362
\$100,000 - 125,000	846	5,068	19,407
\$125,000 - 150,000	557	2,950	13,682
\$150,000 - 200,000	340	3,286	19,439
\$200,000+	424	3,405	30,966

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
<b>Service-Producing Industries</b>	<b>11,732</b>	<b>938</b>	<b>13</b>	<b>78,115</b>	<b>7,013</b>	<b>11</b>	<b>192,660</b>	<b>20,417</b>	<b>9</b>
Trade Transportation & Utilities	1,113	180	6	17,097	1,298	13	36,191	2,962	12
Information	121	20	6	1,136	148	8	4,377	416	11
Financial Activities	431	102	4	9,195	804	11	23,738	2,615	9
Professional & Business Services	455	94	5	9,875	915	11	26,403	3,210	8
Education & Health Services	2,001	248	8	17,130	2,242	8	49,195	7,235	7
Leisure & Hospitality	842	72	12	10,288	618	17	28,581	1,625	18
Other Services	650	137	5	4,833	816	6	12,708	2,047	6
Public Administration	6,119	85	72	8,561	172	50	11,467	307	37
<b>Goods-Producing Industries</b>	<b>1,610</b>	<b>85</b>	<b>19</b>	<b>13,495</b>	<b>706</b>	<b>19</b>	<b>29,979</b>	<b>1,906</b>	<b>16</b>
Natural Resources & Mining	3	1	3	17	9	2	107	41	3
Construction	723	62	12	3,361	418	8	8,017	1,150	7
Manufacturing	884	22	40	10,117	279	36	21,855	715	31
<b>Total</b>	<b>13,342</b>	<b>1,023</b>	<b>13</b>	<b>91,610</b>	<b>7,719</b>	<b>12</b>	<b>222,639</b>	<b>22,323</b>	<b>10</b>



Specializing in retail real estate services, our team is committed to working with each client to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or providing market research for future projects.

#### CONTACT

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