

**FOR LEASE**

**6460 DIXIE HIGHWAY | CLARKSTON, MICHIGAN**



**ERIK ELWELL**  
ASSOCIATE

**ANTHONY SESI**  
VICE PRESIDENT

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

[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	6460 Dixie Highway
City/Township	Clarkston
Building Size	8,400 SF
Land Size	1.03 AC
Asking Rental Rate	\$10.00/NNN

### AREA TENANTS & EMPLOYERS



### DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 88,975 PEOPLE	 <b>MEDIAN AGE</b> 42.3 YEARS OLD
 <b>HOUSEHOLDS</b> 35,092	 <b>CONSUMER SPENDING</b> \$1.2 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$103,617/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 29,780 EMPLOYEES

### PROPERTY HIGHLIGHTS

- Freestanding building available for lease on Dixie Highway in Clarkston.
- Great visibility with traffic counts of 34,000+ VPD passing the site on Dixie Hwy.
- Located on the dense Dixie Hwy Retail Corridor.
- Situated in the affluent area with an average household income of \$103,000+ within a 5-mile radius.







<b>POPULATION</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
2010 Population	20,992	86,945	327,335
2022 Population	21,267	88,975	341,914
2028 Population Projection	21,284	89,210	344,057
Annual Growth 2010-2023	0.10%	0.20%	0.30%
Annual Growth 2023-2028	0.00%	0.10%	0.10%
Median Age	42.4	42.3	40.8
Bachelor's Degree or Higher	34%	34%	33%

<b>POPULATION BY RACE</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
White	19,669	81,475	277,283
Black	481	2,878	42,399
American Indian/Alaskan Native	83	398	1,643
Asian	523	2,183	11,601
Hawaiian & Pacific Islander	7	34	147
Two or More Races	504	2,008	8,841
Hispanic Origin	1,277	5,807	28,997

<b>HOUSEHOLDS</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
2010 Households	8,322	34,013	124,954
2023 Households	8,504	35,092	131,217
2028 Household Projection	8,524	35,237	132,172
Owner Occupied Households	6,725	27,847	98,561
Renter Occupied Households	1,800	7,390	33,610
<b>Avg Household Income</b>	<b>\$102,714</b>	<b>\$103,617</b>	<b>\$100,338</b>
<b>Median Household Income</b>	<b>\$80,615</b>	<b>\$81,754</b>	<b>\$77,275</b>

<b>INCOME</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
\$25,000 - 50,000	1,690	6,488	24,990
\$50,000 - 75,000	1,323	5,687	20,434
\$75,000 - 100,000	1,211	5,456	17,502
\$100,000 - 125,000	1,009	4,023	14,463
\$125,000 - 150,000	610	2,692	9,966
\$150,000 - 200,000	859	3,281	12,193
\$200,000+	836	3,568	13,077

DAYTIME EMPLOYMENT	TWO MILE			FIVE MILE			TEN 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>9,157</b>	<b>1,384</b>	<b>7</b>	<b>27,147</b>	<b>3,532</b>	<b>8</b>	<b>125,143</b>	<b>12,386</b>	<b>10</b>
Trade Transportation & Utilities	1,583	178	9	5,350	513	10	25,780	2,064	12
Information	115	19	6	423	60	7	2,198	247	9
Financial Activities	891	161	6	2,671	462	6	12,928	1,493	9
Professional & Business Services	850	168	5	2,717	503	5	14,773	1,758	8
Education & Health Services	2,924	581	5	7,158	1,214	6	28,774	4,087	7
Leisure & Hospitality	1,486	108	14	4,791	310	15	17,225	1,110	16
Other Services	1,066	148	7	3,144	423	7	9,514	1,393	7
Public Administration	242	21	12	893	47	19	13,951	234	60
<b>Goods-Producing Industries</b>	<b>711</b>	<b>119</b>	<b>6</b>	<b>2,633</b>	<b>392</b>	<b>7</b>	<b>18,713</b>	<b>1,396</b>	<b>13</b>
Natural Resources & Mining	6	1	6	21	6	4	86	33	3
Construction	394	83	5	1,506	279	5	5,392	915	6
Manufacturing	311	35	9	1,106	107	10	13,235	448	30
<b>Total</b>	<b>9,868</b>	<b>1,503</b>	<b>7</b>	<b>29,780</b>	<b>3,924</b>	<b>8</b>	<b>143,856</b>	<b>13,782</b>	<b>10</b>

**EXCLUSIVELY LISTED BY:**

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**CONTACT US:**



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(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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