

**FOR LEASE**

**6560 DIXIE HIGHWAY | CLARKSTON, MICHIGAN**



**ANDREW ROYE**  
ASSOCIATE

**CHRIS JONNA**  
PRESIDENT

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**PROPERTY INFORMATION**

Property Address	6560 Dixie Highway
City/Township	Clarkston
Building Size	6,900 SF
Land Size	1.01 (AC)
Space Available	6,900 SF
Asking Rental Rate	\$12.00 PSF/NNN
Estimated NNN's	Contact Broker

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

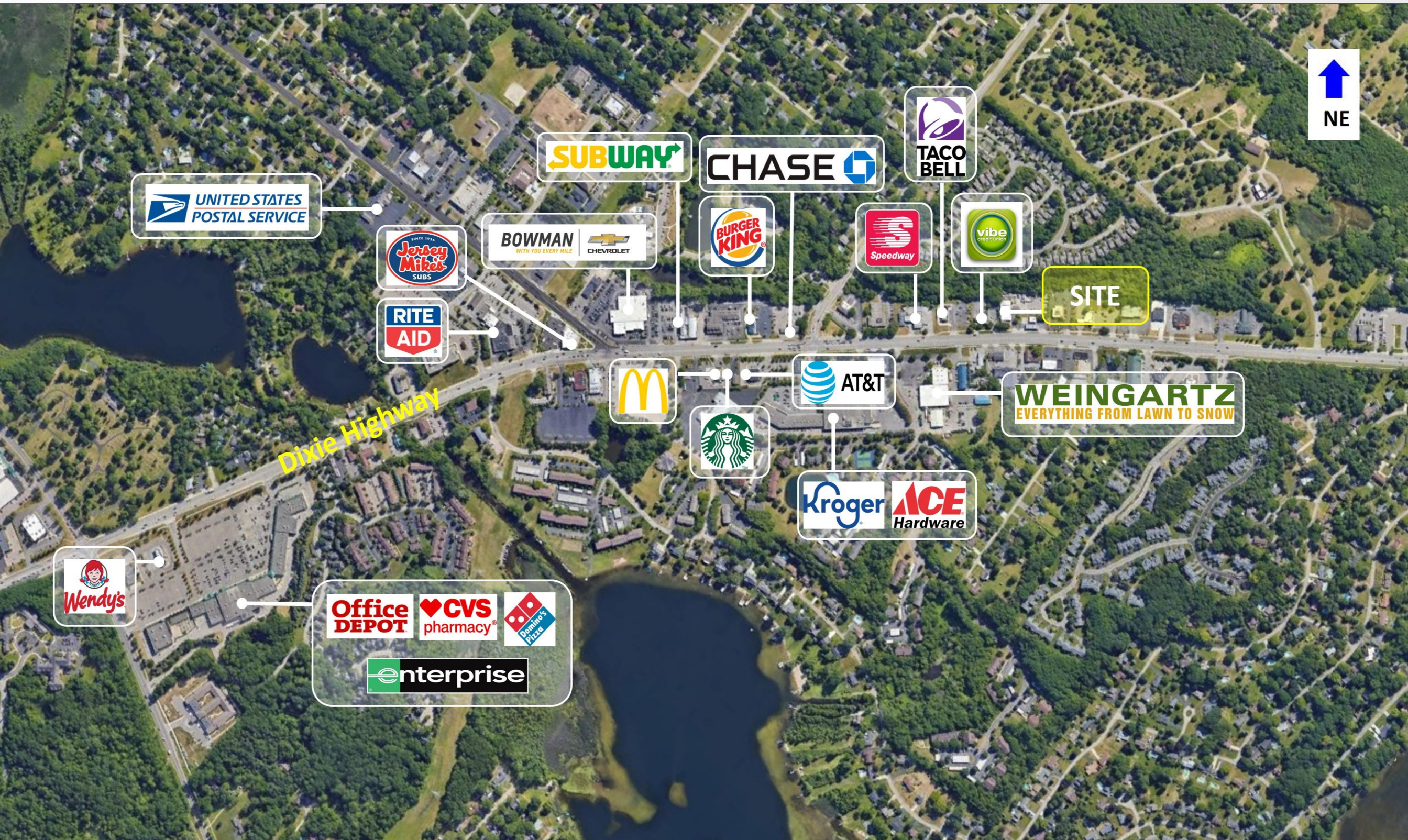
 <b>POPULATION</b> 338,739 PEOPLE	 <b>MEDIAN AGE</b> 40.8 YEARS OLD
 <b>HOUSEHOLDS</b> 129,646	 <b>CONSUMER SPENDING</b> \$1.2 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$98,871/ANNUALLY	 <b>DAYTIME EMPLOYMENT</b> 132,447 EMPLOYEES

**AREA TENANTS**



**PROPERTY HIGHLIGHTS**

- Unique freestanding building available for lease on Dixie Highway in Clarkston.
- The site provides good visibility on the heavily traveled Dixie Highway with over 34,000 VPD passing the site.
- Perfect for any neighborhood service retailers, medical or office users to take advantage of.
- Pylon signage available.



POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	20,403	85,335	323,913
2022 Population	21,677	87,927	338,739
2027 Population Projection	21,697	87,526	338,108
Annual Growth 2010-2022	0.50%	0.30%	0.40%
Annual Growth 2022-2027	0.00%	-0.10%	0.00%
Median Age	42.5	42.4	40.8
Bachelor's Degree or Higher	34%	34%	32%

POPULATION BY RACE	2 MILE	5 MILE	10 MILE
White	20,091	80,697	275,946
Black	475	2,744	41,226
American Indian/Alaskan Native	81	388	1,606
Asian	534	2,142	11,283
Hawaiian & Pacific Islander	10	32	137
Two or More Races	486	1,924	8,542
Hispanic Origin	1,253	5,566	28,180

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	8,072	33,306	123,505
2022 Households	8,615	34,599	129,646
2027 Household Projection	8,630	34,497	129,495
Owner Occupied Households	6,764	27,120	96,285
Renter Occupied Households	1,866	7,377	33,210
<b>Avg Household Income</b>	<b>102,713</b>	<b>104,848</b>	<b>98,871</b>
<b>Median Household Income</b>	<b>81,155</b>	<b>81,984</b>	<b>74,310</b>

INCOME	2 MILE	5 MILE	10 MILE
\$25,000 - 50,000	1,692	6,244	24,652
\$50,000 - 75,000	1,385	5,788	21,141
\$75,000 - 100,000	1,379	5,258	17,679
\$100,000 - 125,000	915	3,810	13,216
\$125,000 - 150,000	554	2,556	8,696
\$150,000 - 200,000	1,006	3,561	11,578
\$200,000+	794	3,584	13,086

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>9,322</b>	<b>1,366</b>	<b>7</b>	<b>25,807</b>	<b>3,347</b>	<b>8</b>	<b>114,465</b>	<b>11,646</b>	<b>10</b>
Trade Transportation & Utilities	1,559	172	9	5,377	513	10	24,522	2,060	12
Information	136	22	6	404	60	7	1,926	242	8
Financial Activities	1,284	168	8	2,661	446	6	12,731	1,458	9
Professional & Business Services	830	162	5	2,480	483	5	13,021	1,625	8
Education & Health Services	2,999	565	5	6,621	1,083	6	27,551	3,621	8
Leisure & Hospitality	1,467	106	14	4,950	298	17	17,554	1,054	17
Other Services	754	145	5	2,397	411	6	7,650	1,345	6
Public Administration	293	26	11	917	53	17	9,510	241	39
<b>Goods-Producing Industries</b>	<b>717</b>	<b>113</b>	<b>6</b>	<b>2,650</b>	<b>395</b>	<b>7</b>	<b>17,982</b>	<b>1,374</b>	<b>13</b>
Natural Resources & Mining	0	0	-	16	6	3	76	32	2
Construction	374	76	5	1,490	276	5	5,505	910	6
Manufacturing	343	37	9	1,144	113	10	12,401	432	29
<b>Total</b>	<b>10,039</b>	<b>1,479</b>	<b>7</b>	<b>28,457</b>	<b>3,742</b>	<b>8</b>	<b>132,447</b>	<b>13,020</b>	<b>10</b>

## EXCLUSIVELY LISTED BY:

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