



PROPERTY INFORMATION

Property Address	6756 Dixie Highway
City/Township	Clarkston
Building Size	8,248 SF
Space Available	1,367 SF
Asking Rental Rate	\$29.50 PSF
Estimated NNN's	\$8.00 PSF
Parking	81 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 79,714 PEOPLE	 MEDIAN AGE 42.7 YEARS OLD
 HOUSEHOLDS 30,959	 CONSUMER SPENDING \$1.1 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$107,815/ANNUALLY	 DAYTIME EMPLOYMENT 26,330 EMPLOYEES

JOIN



AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join T-Mobile, Jersey Mike's and Crispellis in this new retail development located on M-15 and Dixie Highway.
- High traffic counts and strong visibility to the site.
- Great accessibility and ample parking with easements to the Rite Aid anchored center.
- I-75 freeway is within immediate proximity, just two miles North of this property.
- There are many national retailers and fast-food users operating within the immediate trade area.
- Viable site for fast casual restaurants and neighborhood service users.



LEGAL DESCRIPTION - TAX PARCEL 08-29-328-009

TAX PAR. 009 29 SUPERVISOR'S PLAT NO 9 LOT 53, ALSO PART OF LOT 54 BEG AT SW COR. 74' ALG CURVE TO LEFT, RAD 138.56 FT, CHORD BEGINS @ 42-29-25 N 54.90 FT, DIST 54.08 FT, TH N 79-03-30 E 155 FT, TH N 18-56-34 W 20 FT, TH N 73-00-00 E 70.38 FT, TH S 80-08-02 W 70.12 FT, TH S 79-03-30 W 138.56 FT TO BEG

FLOOD NOTE:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA.
BY GRAPHICAL PLOTTING, THE PARCEL LIES WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS INDICATED ON FEMA FLOOD INSURANCE RATE MAP PANEL 28129C0339, EFFECTIVE DATE, SEPTEMBER 29, 2006.

BENCHMARKS
(ALL IN - SP5 BENCHMARKS)
BM-328: APPROX ON FIRE HYDRANT ON WEST SIDE OF ORTONVILLE ROAD, 8.100 FEET NORTH OF HIGH TENSION POWER LINES. ELEV=993.81'
BM-329: APPROX ON FIRE HYDRANT AT INTERSECTION OF THE WEST LINE OF ORTONVILLE ROAD AND THE NORTHEASTERN LINE OF DIXIE HIGHWAY. ELEV=999.84'

SIDEWALK RAMP LEGEND:
SIDEWALK RAMP TYPE 1
SIDEWALK RAMP TYPE 2
REFER TO LATEST M.D.T. P-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:
"BARRIER FREE PARKING" SIGN
"VAN ACCESSIBLE" SIGN
REFER TO CONSTRUCTION PLANS FOR SIGN DETAILS

LEGEND

• BENCH MARK
• MONUMENT
• WALL FOUND
• FENCE & CHAIN SET

○ BENCH MARK FOUND
○ MONUMENT FOUND
○ WALL FOUND
○ FENCE & CHAIN SET

--- UNDEVELOPED
--- EXISTING PAVEMENT
--- EXISTING ASPHALT
--- EXISTING CONCRETE
--- EXISTING GRAVEL
--- EXISTING SAND
--- EXISTING GRASS
--- EXISTING SOIL
--- EXISTING ROCK

--- PROPOSED ASPHALT
--- PROPOSED CONCRETE
--- PROPOSED GRAVEL
--- PROPOSED SAND
--- PROPOSED SOIL
--- PROPOSED ROCK

--- EXISTING CURB AND GUTTER
--- PROPOSED CURB AND GUTTER
--- EXISTING SIDEWALK
--- PROPOSED SIDEWALK

--- EXISTING DRIVE
--- PROPOSED DRIVE

--- EXISTING UTILITY
--- PROPOSED UTILITY

--- EXISTING FENCE
--- PROPOSED FENCE

--- EXISTING SIGN
--- PROPOSED SIGN

--- EXISTING MONUMENT
--- PROPOSED MONUMENT

--- EXISTING BENCH MARK
--- PROPOSED BENCH MARK

--- EXISTING WALL
--- PROPOSED WALL

--- EXISTING FENCE & CHAIN SET
--- PROPOSED FENCE & CHAIN SET

--- EXISTING DRIVE
--- PROPOSED DRIVE

--- EXISTING UTILITY
--- PROPOSED UTILITY

--- EXISTING FENCE
--- PROPOSED FENCE

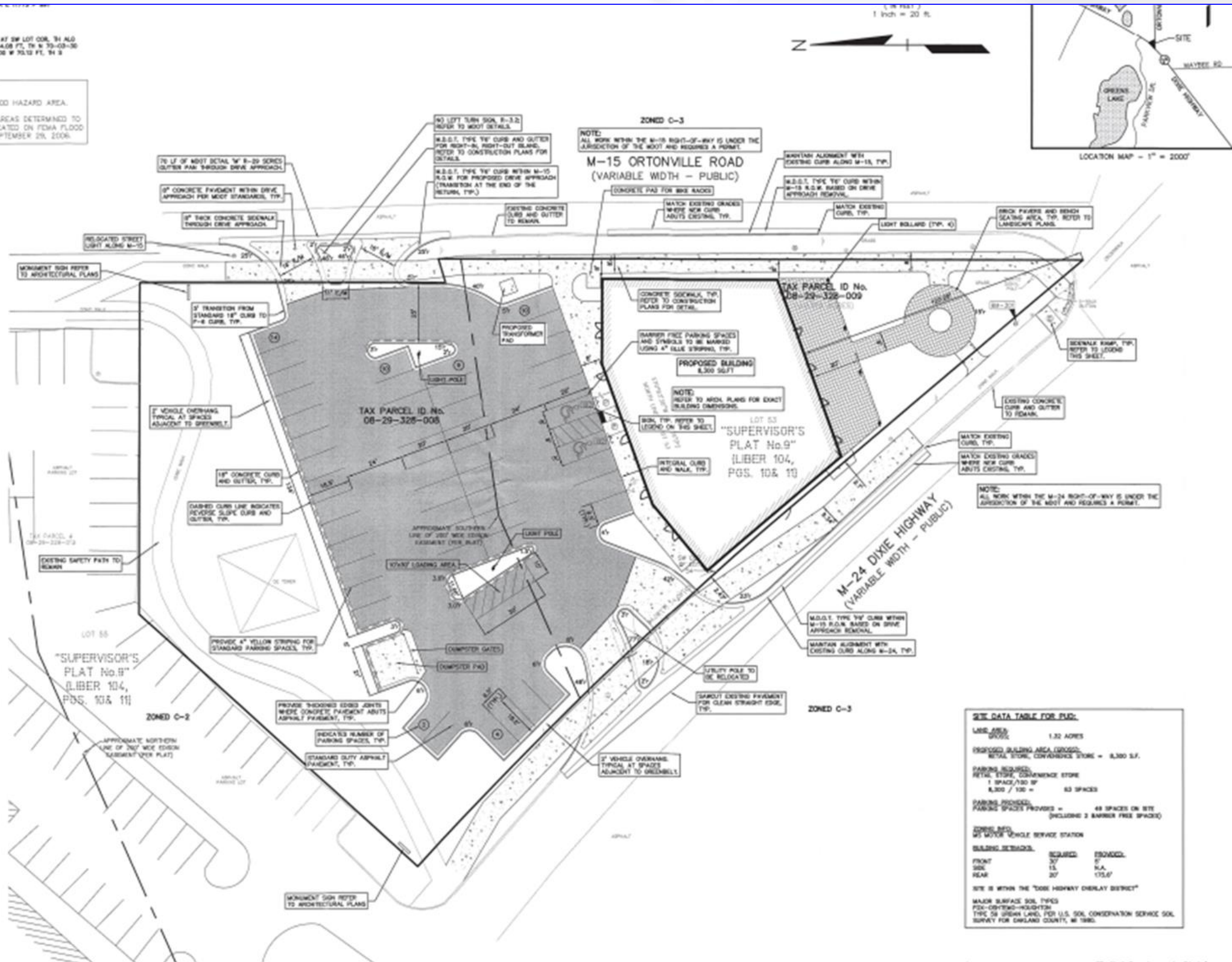
--- EXISTING SIGN
--- PROPOSED SIGN

--- EXISTING MONUMENT
--- PROPOSED MONUMENT

--- EXISTING BENCH MARK
--- PROPOSED BENCH MARK

--- EXISTING WALL
--- PROPOSED WALL

--- EXISTING FENCE & CHAIN SET
--- PROPOSED FENCE & CHAIN SET



SITE DATA TABLE FOR SUD:

LAND AREA (ACRES)	1.32 ACRES
PROPOSED BUILDING AREA (GROSS)	8,300 SQ FT
RETAIL STORE, CONVENIENCE STORE	8,300 / 100 = 83 SPACES
PARKING REQUIRED	1 SPACE/100 SF
PARKING PROVIDED	48 SPACES ON SITE (INCLUDING 3 BARRIER FREE SPACES)
ZONING INFO	MS WATER VEHICLE SERVICE STATION
BUILDING SETBACKS	FRONT: 30' SIDE: 15' REAR: 20'
REQUIRED	FRONT: 30' SIDE: 15' REAR: 20'
PROVIDED	FRONT: 30' SIDE: 15' REAR: 20'
SITE IS WITHIN THE "DIXIE HIGHWAY OVERTAKE DISTRICT"	
MAJOR SURFACE SOIL TYPES: PE2-CENTRAL-ROCKYTOP TYPE 58 (USDA LANK, F80) U.S. SOIL CONSERVATION SERVICE SOIL SURVEY FOR ENGLAND COUNTY, W. VIRG.	

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CAUTION
DO NOT WORK WITHIN THE M-15 RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE MDOT AND REQUIRES A PERMIT.
DO NOT WORK WITHIN THE M-24 RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE MDOT AND REQUIRES A PERMIT.

3 FULL WORKING DAYS BEFORE YOU DIG CALL
811
Know what's below
Call before you dig
MSD System, Inc.
1-800-482-7171 www.ms811.org

PEA

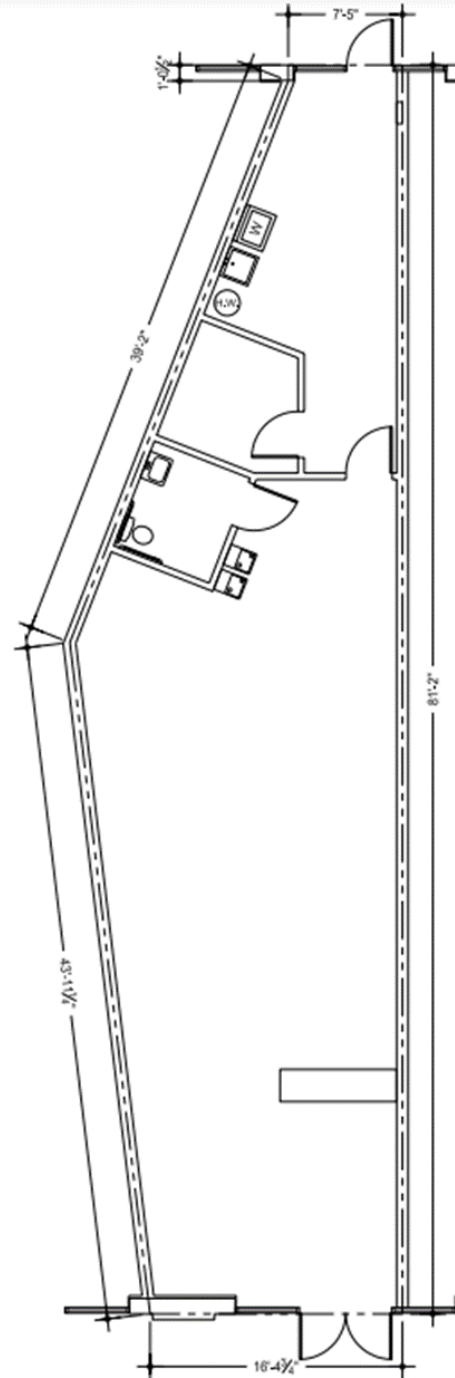
PEA, Inc.
2400 Rochester Ct. Ste 100
Troy, MI 48063-1072
T 248.690.9000
F 248.690.1044
www.peainc.com

CLARKSTON - DIX PLAZA
16500 WOODBURN AVE. CLARKSTON, MI 48015
16500 WOODBURN AVE. CLARKSTON, MI 48015

DIMENSION AND PAVING PLAN
M-15 & DIXIE HIGHWAY
PART OF THE SW 1/4 OF SECTION 20, T. 4N., R. 1E.,
MEADOWCREEK TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DATE: 08/21/2015
SCALE: AS SHOWN
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DESIGNED BY: J. B. BROWN

ORIGINAL ISSUE DATE: AUGUST 11, 2015



GREAT CLIPS - SUITE C
6756 DIXIE HWY, CLARKSTON, MI
5-31-2022 1,367 SF Scale: NTS



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	5,306	34,813	78,124
2023 Population	5,510	35,186	79,714
2028 Population Projection	5,539	35,199	79,881
Annual Growth 2010-2023	0.30%	0.10%	0.20%
Annual Growth 2023-2028	0.10%	0.00%	0.00%
Median Age	42.2	42.9	42.7
Bachelor's Degree or Higher	41%	36%	36%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,144	32,673	73,801
Black	100	764	1,961
American Indian/Alaskan Native	15	153	349
Asian	123	794	1,871
Hawaiian & Pacific Islander	1	8	27
Two or More Races	126	794	1,704
Hispanic Origin	304	1,967	4,854

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,197	13,581	30,129
2023 Households	2,301	13,819	30,959
2028 Household Projection	2,317	13,841	31,066
Owner Occupied Households	1,602	11,240	25,343
Renter Occupied Households	715	2,602	5,723
Avg Household Income	121,260	107,702	107,815
Median Household Income	93,291	84,743	85,505

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	433	2,585	5,423
\$50,000 - 75,000	356	2,125	4,851
\$75,000 - 100,000	218	2,086	4,775
\$100,000 - 125,000	219	1,638	3,673
\$125,000 - 150,000	259	1,040	2,427
\$150,000 - 200,000	239	1,395	3,185
\$200,000+	374	1,564	3,427

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	4,010	555	7	14,552	1,902	8	24,074	3,204	8
Trade Transportation & Utilities	590	54	11	2,125	248	9	4,040	459	9
Information	72	6	12	176	29	6	382	51	7
Financial Activities	575	77	7	1,763	247	7	2,489	414	6
Professional & Business Services	384	89	4	1,432	252	6	2,570	468	5
Education & Health Services	1,016	230	4	4,222	736	6	6,541	1,109	6
Leisure & Hospitality	742	41	18	2,719	159	17	4,235	274	15
Other Services	496	45	11	1,825	207	9	2,981	386	8
Public Administration	135	13	10	290	24	12	836	43	19
Goods-Producing Industries	133	39	3	1,185	181	7	2,256	366	6
Natural Resources & Mining	0	0	-	6	1	6	21	6	4
Construction	94	31	3	601	126	5	1,273	259	5
Manufacturing	39	8	5	578	54	11	962	101	10
Total	4,143	594	7	15,737	2,083	8	26,330	3,570	7

EXCLUSIVELY LISTED BY:

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*Landlord Representation
& New Project Leasing*



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*Site Selection &
Negotiations*



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



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



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*Market Research
& Site Evaluations*



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*Retailers & Investors
across the U.S.*



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*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*