

AVAILABLE

10775 DIXIE HIGHWAY | DAVISBURG, MICHIGAN



NOAH THOMAS
ASSOCIATE

ERIK ELWELL
ASSOCIATE

CHRIS JONNA
PRESIDENT

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

nthomas@cmprealestategroup.com

eelwell@cmprealestategroup.com

cjonna@cmprealestategroup.com

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	10775 Dixie Highway
City/Township	Davisburg
Building Size	2,950 SF
Space Available	2,950 SF
Zoning	C-1-LOC
Purchase Price	\$349,000
Asking Rental Rate	\$10.00 PSF
Estimated NNN's	\$3.50 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 26,842 PEOPLE	 MEDIAN AGE 45 YEARS OLD
 HOUSEHOLDS 9,902	 CONSUMER SPENDING \$398.1 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$129,093/ANNUALLY	 DAYTIME POPULATION 6,176 PEOPLE

AREA TENANTS & EMPLOYERS



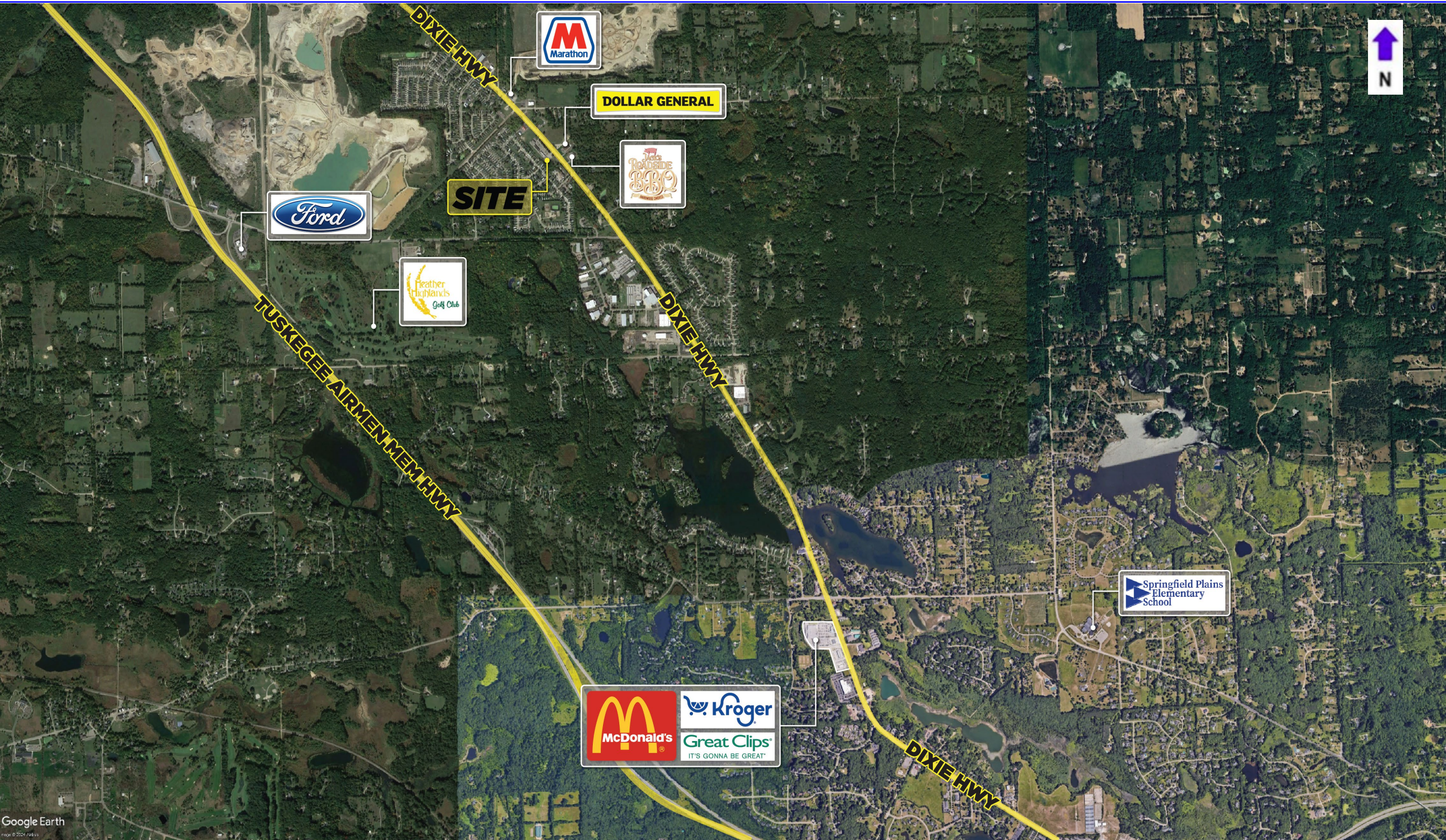
PROPERTY HIGHLIGHTS

- 2,950 SF Freestanding Building For Sale or For Lease.
- Conveniently located just minutes from I-75 makes this a great opportunity for any retail user to take advantage of.
- Ability to Add Drive-Thru
- Situated right on Dixie Highway, this site offers fantastic visibility to passing traffic.
- Ample Parking with easy access.
- Right down the road from Mount Holly Ski Resort, Michigan Renaissance Festival, and the Rotten Manor.





Google Earth



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	2,747	9,924	26,457
2024 Population	2,986	10,007	26,842
2029 Population Projection	3,012	9,957	26,736
Annual Growth 2020-2024	0.7%	0.1%	0.1%
Annual Growth 2024-2029	0.2%	-0.1%	-0.1%
Median Age	35.9	43.7	45
Bachelor's Degree or Higher	23%	37%	36%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,581	8,935	24,126
Black	66	132	304
American Indian/Alaskan Native	5	22	47
Asian	36	136	288
Hawaiian & Pacific Islander	1	2	5
Two or More Races	298	780	2,071
Hispanic Origin	208	439	1,018

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,051	3,681	9,748
2024 Households	1,144	3,715	9,902
2029 Household Projection	1,153	3,694	9,862
Owner Occupied Households	708	3,051	8,642
Renter Occupied Households	445	643	1,220
Avg Household Income	\$96,595	\$131,356	\$129,093
Median Household Income	\$75,969	\$105,457	\$104,136

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	169	499	1,275
\$50,000 - 75,000	223	465	1,418
\$75,000 - 100,000	129	545	1,451
\$100,000 - 125,000	92	394	1,215
\$125,000 - 150,000	193	452	1,027
\$150,000 - 200,000	91	441	1,304
\$200,000+	72	656	1,605

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	246	43	6	1,297	182	7	5,338	618	9
Trade Transportation & Utilities	88	13	7	351	38	9	846	101	8
Information	0	0	-	7	2	4	74	10	7
Financial Activities	32	10	3	104	30	3	838	99	8
Professional & Business Services	30	4	8	164	36	5	455	105	4
Education & Health Services	20	6	3	217	29	7	1,413	148	10
Leisure & Hospitality	30	4	8	192	17	11	764	58	13
Other Services	23	4	6	208	27	8	730	82	9
Public Administration	23	2	12	54	3	18	218	15	15
Goods-Producing Industries	319	19	17	415	53	8	838	142	6
Natural Resources & Mining	0	0	-	8	3	3	19	8	2
Construction	65	9	7	139	36	47	438	105	4
Manufacturing	254	10	25	268	14	19	381	29	13
Total	565	62	9	1,712	235	7	6,176	760	8

EXCLUSIVELY LISTED BY:

NOAH THOMAS

ASSOCIATE

nthomas@cmprealestategroup.com

ERIK ELWELL

ASSOCIATE

eelwell@cmprealestategroup.com

CHRIS JONNA

PRESIDENT

cjonna@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.



RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

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



ACQUISITIONS/DISPOSITIONS

Single & Full Portfolio Transactions



MARKET ANALYSIS

Market Research & Site Evaluations



NATIONAL RELATIONSHIPS

Retailers & Investors across the U.S.



TEAMWORK

Innovative Solutions



SHARED DATABASE

Retailers & Investors across the U.S.