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PROPERTY INFORMATION

| | |
|--------------------|-------------------------|
| Property Address | 5623-5725 Dixie Highway |
| City/Township | Waterford |
| Building Size | 22,590 SF |
| Land Size | 4.30 AC |
| Space Available | 8,832 SF |
| Asking Rental Rate | \$12.00 PSF |
| Estimated NNN's | Contact Broker |
| Parking | 238 Spaces |

DEMOGRAPHICS (FIVE-MILE RADIUS)

| | |
|--|--|
|  POPULATION 104,303 PEOPLE |  MEDIAN AGE 43.4 YEARS OLD |
|  HOUSEHOLDS 43,740 |  CONSUMER SPENDING \$1.4 BILLION ANNUALLY |
|  AVG HOUSEHOLD INCOME \$100,880/ANNUALLY |  DAYTIME POPULATION 46,509 PEOPLE |

JOIN



AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Strategically located on Dixie Highway with traffic counts exceeding 35,000 vehicles per day (VPD).
- Excellent visibility and accessibility with multiple ingress and egress points.
- Diverse tenant mix that creates strong retail synergy and drives consistent customer traffic to the center.
- Ample on-site parking for customers and employees.
- Strong demographics with average household income over \$114,000 within a 3-mile radius.





| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|---------------|---------------|---------------|
| 2020 Population | 6,436 | 42,217 | 99,068 |
| 2024 Population | 6,104 | 41,411 | 97,592 |
| 2029 Population Projection | 5,997 | 40,976 | 96,650 |
| Annual Growth 2020-2024 | -1.3% | -0.5% | -0.4% |
| Annual Growth 2024-2029 | -0.4% | -0.2% | -0.2% |
| Median Age | 42.6 | 43.6 | 43 |
| Bachelor's Degree or Higher | 34% | 36% | 34% |

| POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|---------------|---------------|---------------|
| White | 5,122 | 35,359 | 79,332 |
| Black | 231 | 1,056 | 5,249 |
| American Indian/Alaskan Native | 9 | 70 | 190 |
| Asian | 165 | 810 | 2,162 |
| Hawaiian & Pacific Islander | 4 | 25 | 42 |
| Two or More Races | 574 | 4,092 | 10,616 |
| Hispanic Origin | 353 | 2,508 | 6,976 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------------|------------------|------------------|
| 2020 Households | 2,724 | 17,047 | 40,422 |
| 2024 Households | 2,566 | 16,632 | 39,762 |
| 2029 Household Projection | 2,517 | 16,436 | 39,354 |
| Owner Occupied Households | 1,743 | 13,147 | 29,489 |
| Renter Occupied Households | 774 | 3,289 | 9,865 |
| Avg Household Income | \$94,761 | \$114,475 | \$106,425 |
| Median Household Income | \$85,985 | \$90,341 | \$82,508 |

| INCOME | 1 MILE | 3 MILE | 5 MILE |
|---------------------|---------------|---------------|---------------|
| \$25,000 - 50,000 | 565 | 2,937 | 7,309 |
| \$50,000 - 75,000 | 295 | 2,330 | 5,973 |
| \$75,000 - 100,000 | 421 | 2,371 | 5,412 |
| \$100,000 - 125,000 | 479 | 2,009 | 4,412 |
| \$125,000 - 150,000 | 154 | 1,259 | 2,884 |
| \$150,000 - 200,000 | 301 | 1,924 | 4,246 |
| \$200,000+ | 113 | 2,208 | 4,553 |

| 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 | 2,118 | 368 | 6 | 17,075 | 2,591 | 7 | 43,391 | 4,652 | 9 |
| Trade Transportation & Utilities | 525 | 85 | 6 | 2,655 | 331 | 8 | 7,551 | 740 | 10 |
| Information | 33 | 7 | 5 | 168 | 33 | 5 | 516 | 72 | 7 |
| Financial Activities | 142 | 46 | 3 | 1,430 | 307 | 5 | 3,057 | 565 | 5 |
| Professional & Business Services | 318 | 42 | 8 | 1,987 | 345 | 6 | 3,206 | 596 | 5 |
| Education & Health Services | 452 | 82 | 6 | 5,605 | 1,10 | 6 | 8,844 | 1,562 | 6 |
| Leisure & Hospitality | 308 | 36 | 9 | 2,673 | 209 | 13 | 6,840 | 430 | 16 |
| Other Services | 316 | 66 | 5 | 1,783 | 315 | 6 | 3,364 | 564 | 6 |
| Public Administration | 24 | 4 | 6 | 774 | 41 | 19 | 10,013 | 123 | 81 |
| Goods-Producing Industries | 283 | 44 | 6 | 1,701 | 247 | 7 | 3,118 | 437 | 7 |
| Natural Resources & Mining | 0 | 0 | - | 10 | 2 | 5 | 20 | 6 | 3 |
| Construction | 137 | 27 | 5 | 812 | 167 | 5 | 1,663 | 302 | 6 |
| Manufacturing | 146 | 17 | 9 | 879 | 78 | 11 | 1,435 | 129 | 11 |
| Total | 2,401 | 412 | 6 | 18,776 | 2,838 | 7 | 46,509 | 5,089 | 9 |

EXCLUSIVELY LISTED BY:

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*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*



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*Retailers & Investors
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TEAMWORK
*Innovative
Solutions*



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*Retailers & Investors
across the U.S.*