

FOR SALE

BTS / LAND - 2 ACRES

2060 Dixie Highway, Waterford Township, Michigan 48328

NAI Farbman | **Farbman**
Group®
MIDWEST EXPERTISE, GLOBAL REACH.

Wendy Acho

Leasing and Sales Associate

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Offering Summary

Sale Price:	\$1,400,000
Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	15,822 SF
Available SF:	2,000 - 10,000 SF
Lot Size:	2.8 Acres
Price / SF:	\$88.48
Year Built:	1996
Renovated:	2024
Zoning:	C-4 Extensive Business District

Property Highlights

- For Sale / BTS: 2 Acres
- Adjacent 5 Units Available For Lease 2,000-10,000 SF
- Zoned C-4 Extensive Business District
- Signalized Intersection
- Hard Corner of Telegraph Rd and Dixie Highway
- Curb Cuts from Telegraph Rd and Dixie Highway
- 60,000+ Vehicle Per Day Combined Telegraph/Dixie Corner
- 320 ft Frontage on Telegraph Rd
- 310 ft Frontage on Dixie Highway
- Façade Upgrades
-



Additional
Photos

Area Employers

General Motors Orion Assembly
1,125 Employees

Continental Automotive Systems
2,100 Employees

Subject Property

US Farathane, LLC
1,300 Employees



19,000 Students
1,800 Employees



3.5M SF Distribution Center
1,500 Employees



12,800 Employees

Summit Place Mall
1M SF Business Park
Redevelopment



4,800 Employees

Oakland County International Airport

Retailer Map

Subject Property

Planet Fitness, ALDI, Home Depot, ACE Hardware

Kroger, Panera, Buffalo Wild Wings

Holiday Inn Express

meijer

Dunkin' Donuts, Checkers, GFS, Pizza Hut

Tim Hortons

Cottage Inn, Burger King, Rite Aid

Wendy's

DOLLAR GENERAL

Taco Bell, Arby's

Retro Fitness

MUFFLER MAN

McDonald's

BURGER KING

DIXIELAND Flea Market

ups

Oakland County Animal Shelter

Oakland County Water Resources

Oakland County Jail

Oakland County Health Division

Oakland County Farmer's Market

Harbor Freight Tools, SUBWAY, BIG LOTS!, FORMAN MILLS, H&R BLOCK, SALLY BEAUTY SUPPLY, DOLLAR TREE

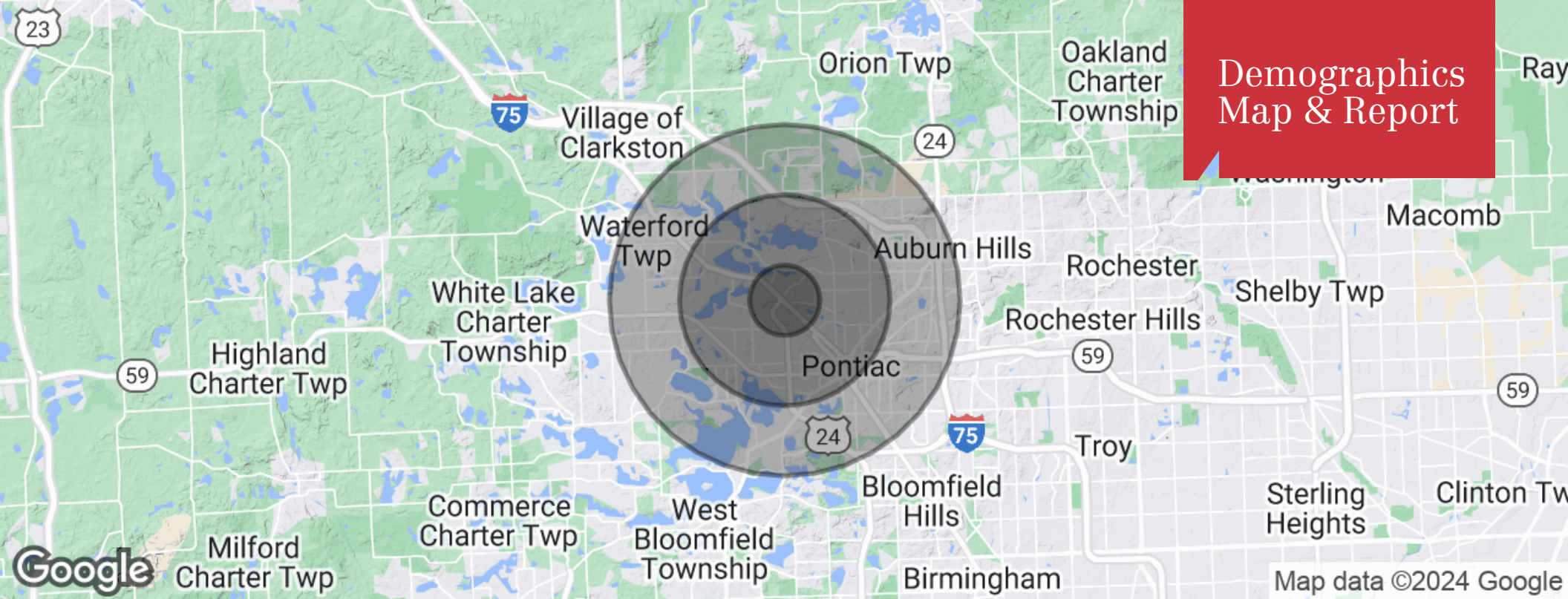
Aerial



For Lease
2,000-10,000 SF

For Sale / BTS
2 Acres





Demographics Map & Report

Population

	1 Mile	3 Miles	5 Miles
Total Population	6,652	70,691	156,772
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	39	41	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,464	29,042	65,555
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$49,560	\$74,490	\$89,313
Average House Value	\$223,038	\$218,777	\$274,672

Demographics data derived from AlphaMap

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