

8105 BIG LAKE ROAD  
CLARKSTON, MICHIGAN

RETAIL FOR SALE OR LEASE  
28,694 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**LOCATED RIGHT OFF I-75**



## PROPERTY FEATURES

- 28,694 square feet available
- 20' clear height
- Zoned C-2
- 412 parking spaces
- Located on 5.03 acres
- Great retail opportunity right off I-75
- Excellent visibility and ingress/egress off Dixie Highway at Big Lake Road
- Nicely maintained facility with acreage and clear span building
- Sale Price: \$4,500,000 (\$156.83/sq.ft.)
- Lease Rate: \$11.60/sq.ft. NNN



For more information, please contact:

**GARY STEPHENS**  
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**STEVE GORDON**  
(248) 948 0101

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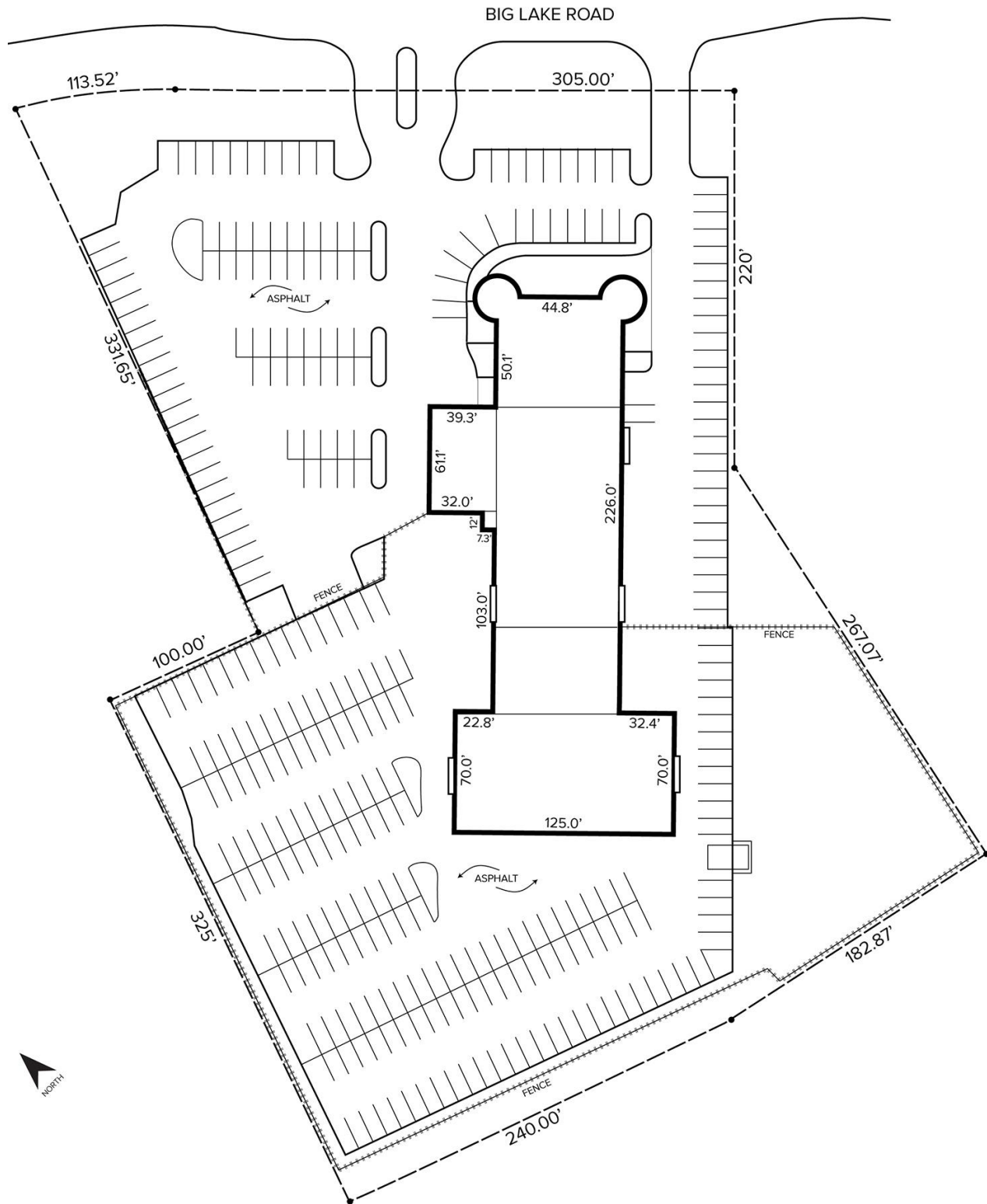
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
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# 8105 Big Lake Road – Clarkston, Michigan

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## Site Plan



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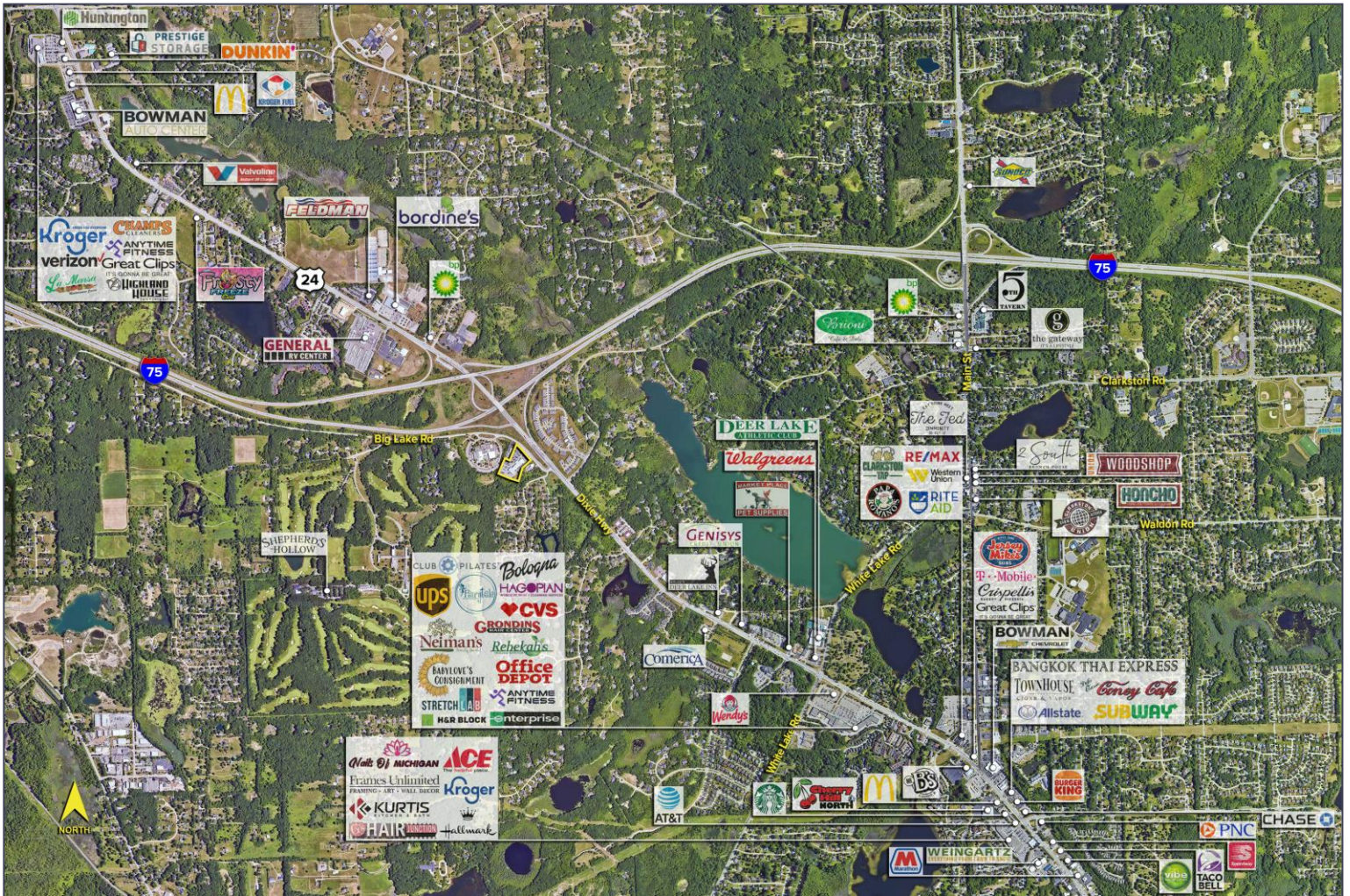


## DEMOGRAPHICS

|        | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 2,278      | \$127,745      |
| 3 MILE | 23,246     | \$118,481      |
| 5 MILE | 58,323     | \$111,021      |

## TRAFFIC COUNTS (TWO-WAY)

|        |                      |
|--------|----------------------|
| 38,105 | Dixie Hwy S. of I-75 |
| 38,105 | Dixie Hwy N. of I-75 |
| 70,453 | I-75 E. of Dixie Hwy |
| 73,209 | I-75 W. of Dixie Hwy |



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