



## 5280 DIXIE HWY

5280 Dixie Hwy, Waterford, MI 48329



# FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 5280 Dixie Hwy | Waterford, MI 48329**PROPERTY OVERVIEW**

2,634 SF office building on high-traffic Dixie Hwy. Offered on NNN terms with rent escalations, this is an excellent opportunity for office or professional users seeking strong exposure in Waterford.

**OFFERING SUMMARY**

Lease Rate: \$2,400.00 per month (NNN)  
Building Size: 2,634 SF  
Available SF: 2,634 SF  
Year Built: 1935  
Zoning: 13-04-427-011

**PROPERTY HIGHLIGHTS**

- 2,634 SF two-story office
- Ample parking
- Partially furnished



**BUILDING/PROPERTY INFORMATION:** 5280 Dixie Hwy | Waterford, MI 48329

**BUILDING INFORMATION**

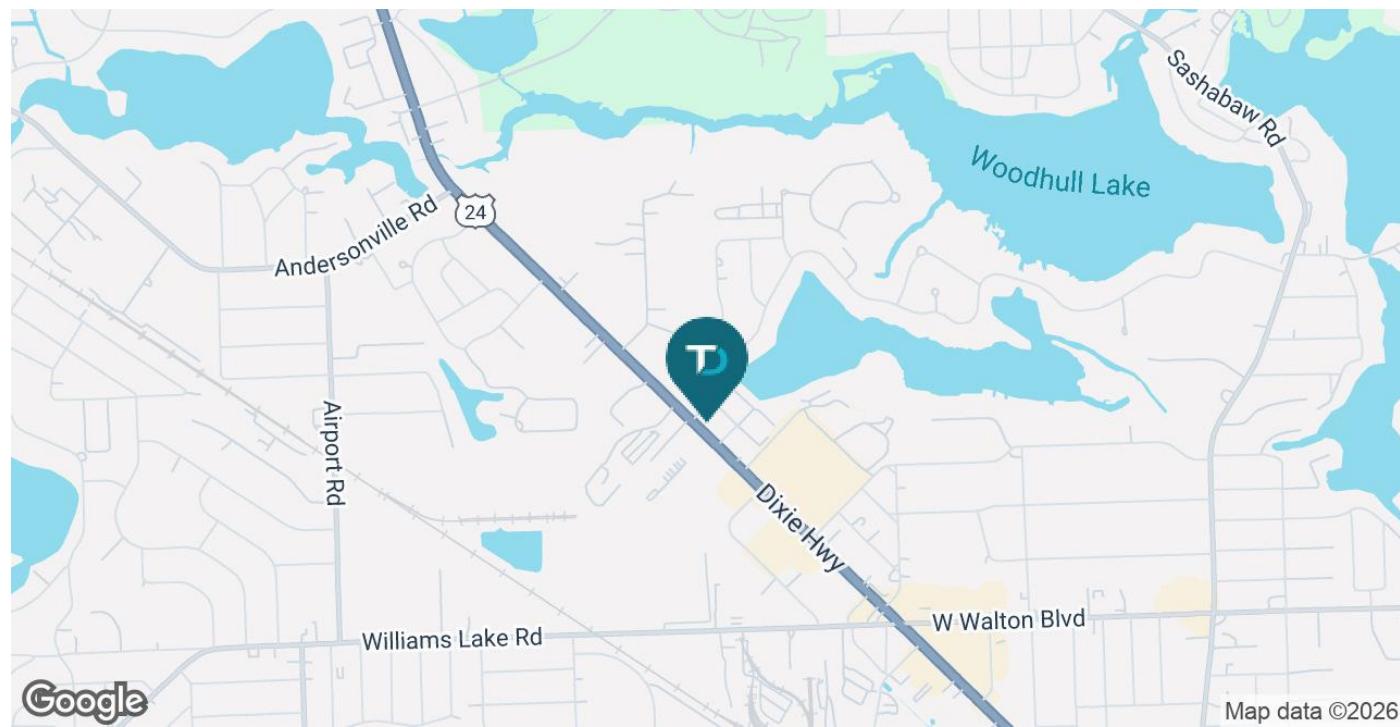
Price/Month: \$2,400, NNN  
Building Size: 2,634 SF  
Year Built: 1935  
Number of Floors: 2  
Utilities: City water and sewer  
Parking Spaces: 17

**PROPERTY INFORMATION**

Lot Size: 0.28 AC  
Property Type: Office  
Property Subtype: Office Building  
Zoning  
Traffic Count: 38,469 Vehicles/Day (Costar, 2024)  
Legal Description: Available upon request  
APN: 13-04-427-011

**LOCATION INFORMATION**

Situated on Dixie Hwy just north of Williams Lake Rd



**LEASE SPACES:** 5280 Dixie Hwy | Waterford, MI 48329



#### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,634 SF	Lease Rate:	\$2,400.00 per month

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5280	Available	2,634 SF	NNN	\$2,400 per month

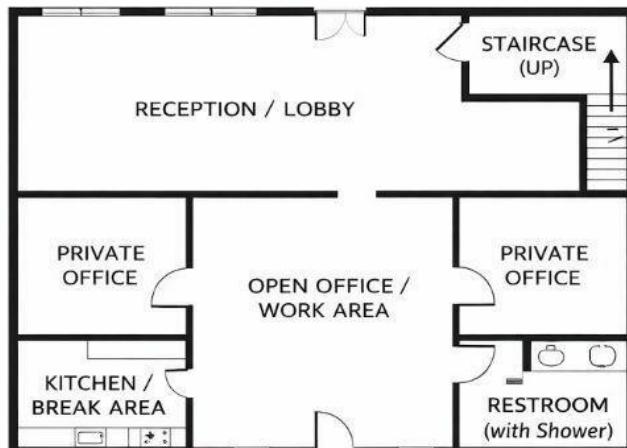


**ADDITIONAL PHOTOS:** 5280 Dixie Hwy | Waterford, MI 48329

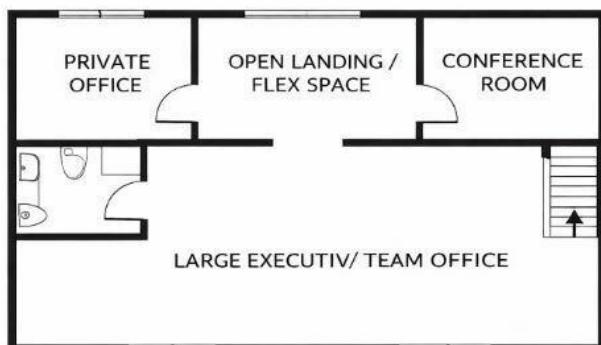
## OFFICE FLOOR PLAN

*Conceptual / Not to Scale*

### FIRST FLOOR



### SECOND FLOOR



### BASEMENT (UNFINISHED)

- Mechanical / Utilities
- Storage

*(Not included in rentable square footage)*

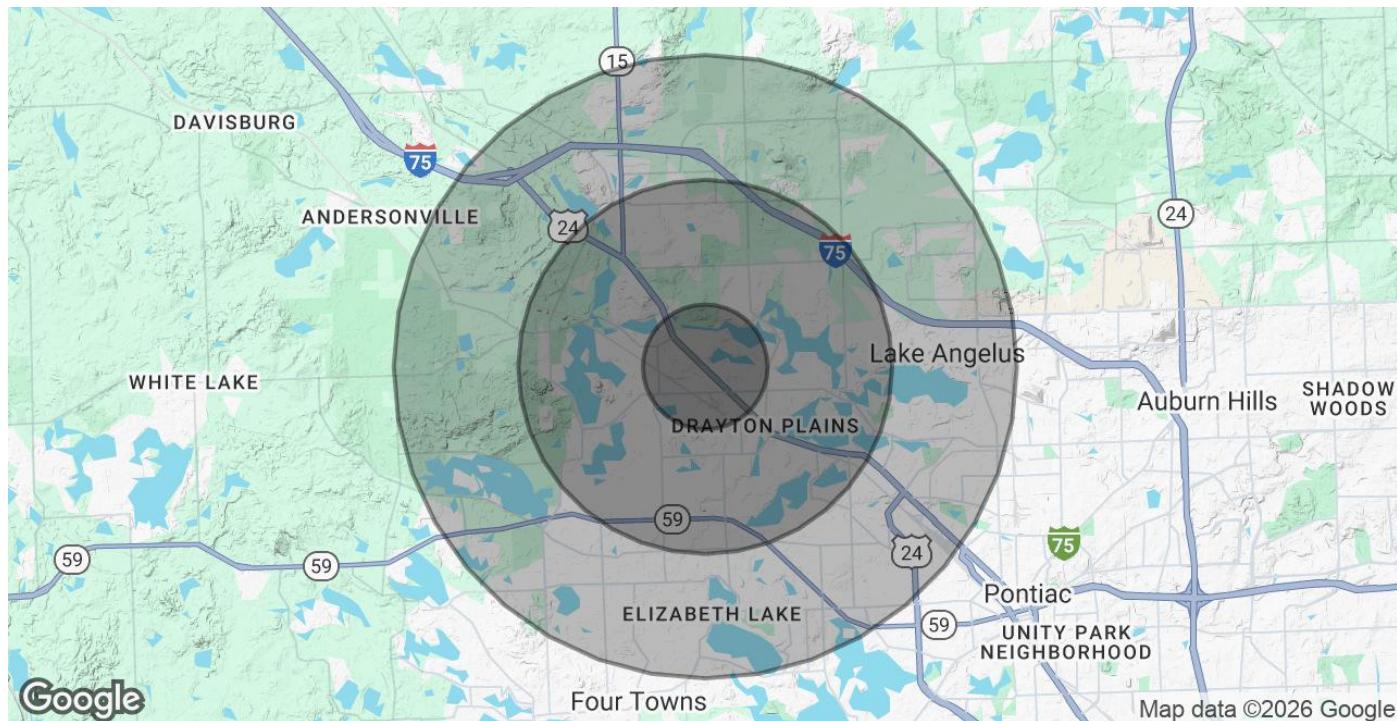
## 5280 Dixie Hwy

Layout and room sizes are approximate and subject to verification.



RETAILER MAP: 5280 Dixie Hwy | Waterford, MI 48329



**DEMOGRAPHICS MAP & REPORT: 5280 Dixie Hwy | Waterford, MI 48329****POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	4,779	47,739	117,127
Average Age	43	44	42
Average Age (Male)	42	42	41
Average Age (Female)	44	45	44

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	2,060	20,391	49,302
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$96,919	\$105,861	\$109,331
Average House Value	\$301,266	\$324,258	\$332,003

Demographics data derived from AlphaMap