

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

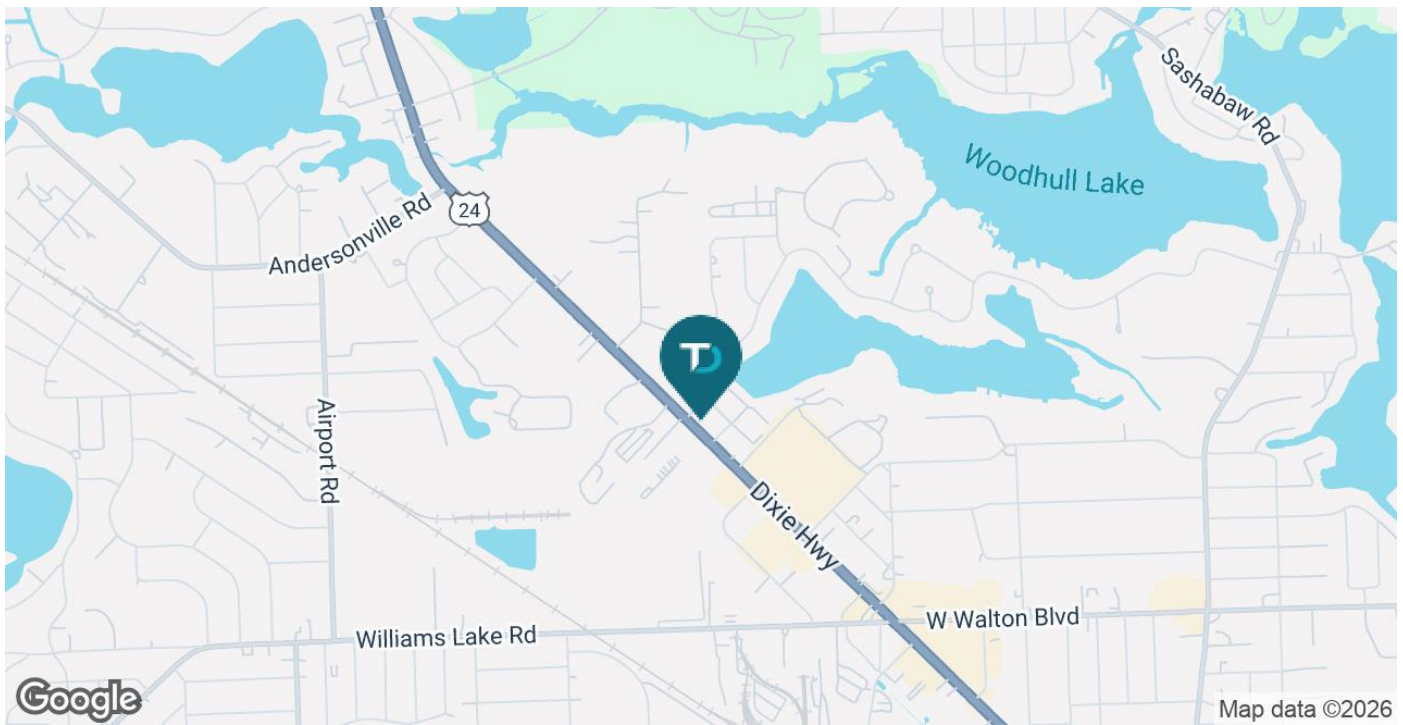
Price/Month:	\$2,400, NNN
Building Size:	2,634 SF
Year Built:	1935
Number of Floors:	2
Utilities:	City water and sewer
Parking Spaces:	17

PROPERTY INFORMATION

Lot Size:	0.28 AC
Property Type:	Office
Property Subtype:	Office Building
Zoning	13-04-427-011
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

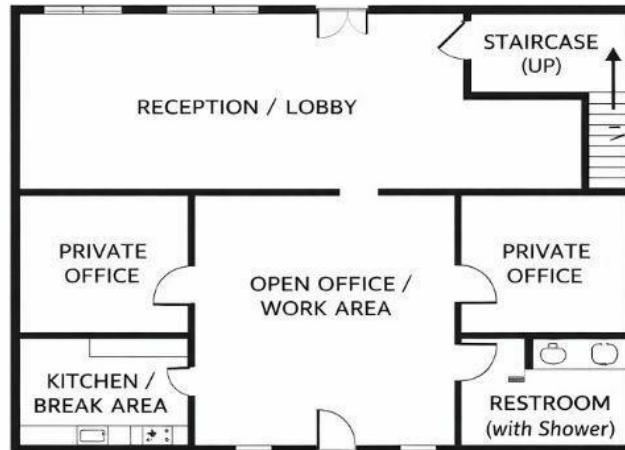
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5280	Available	2,634 SF	NNN	\$2,400 per month

ADDITIONAL PHOTOS: 5280 Dixie Hwy | Waterford, MI 48329

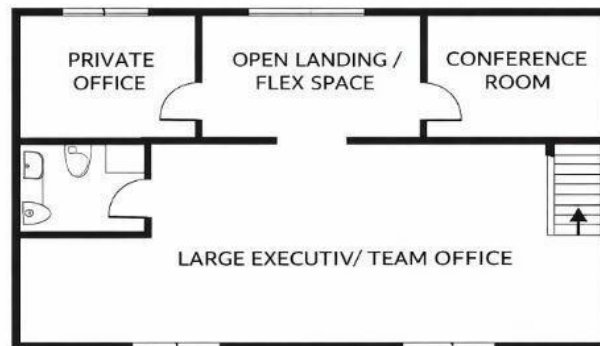
OFFICE FLOOR PLAN

Conceptual / Not to Scale

FIRST FLOOR



SECOND FLOOR



BASEMENT (UNFINISHED)

- Mechanical / Utilities
- Storage

(Not included in rentable square footage)

5280 Dixie Hwy

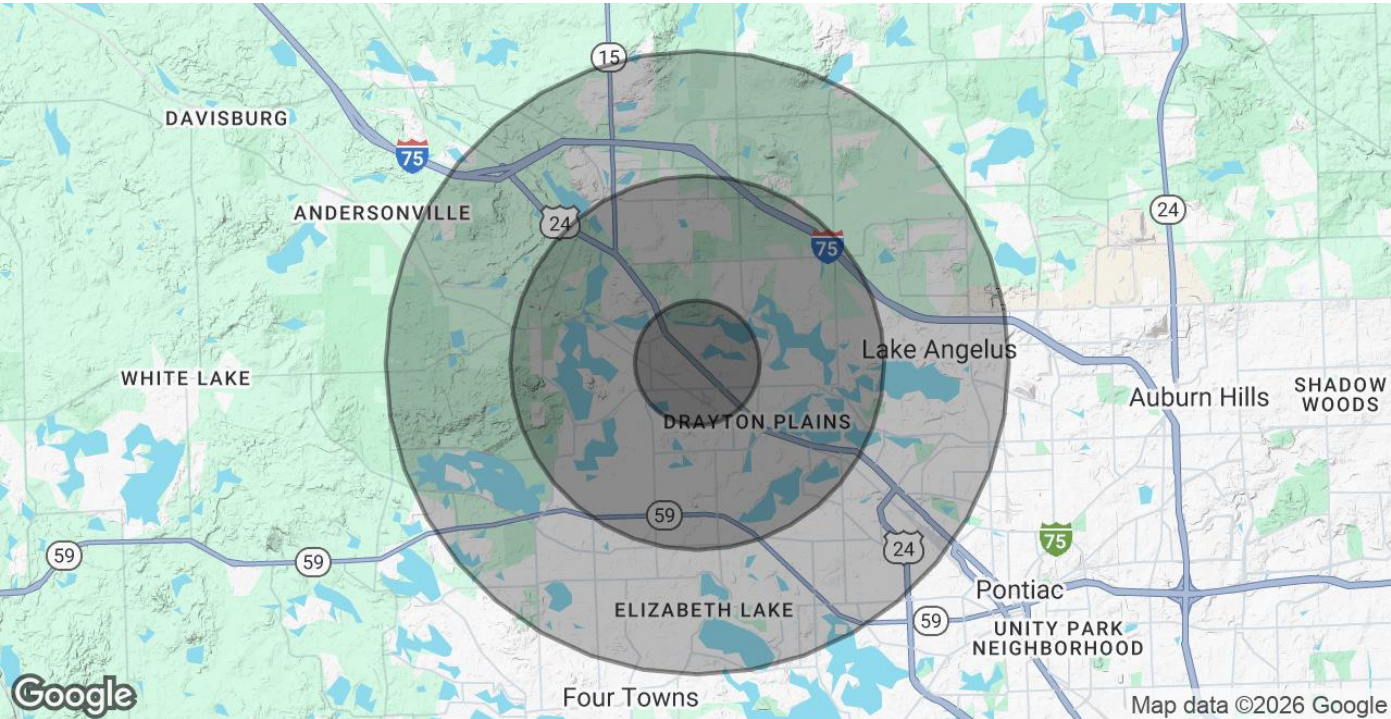
Layout and room sizes are approximate and subject to verification.

RETAILER MAP: 5280 Dixie Hwy | Waterford, MI 48329



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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