

FOR LEASE/SALE
NEW DEVELOPMENT

18835 DIX-TOLEDO RD, BROWNSTOWN TWP, MI 48193



I-75 (95,042 CPD)

SIBLEY RD (16,414 CPD)

DIX-TOLEDO RD (8,550 CPD)

SITE

PARCEL B
±2.85 AC

NOT FOR
SALE

PARCEL A
±6.77 AC

(16,414 CPD)

(95,010 CPD)

PROPERTY DETAILS

| | |
|-----------------------------|---|
| LOCATION: | 18835 Dix-Toledo Rd, Brownstown Twp, MI |
| PROPERTY TYPE: | Vacant Land |
| DATE AVAILABLE: | Immediately |
| SALES PRICE: | Contact Broker |
| RENT: | Contact Broker |
| BUILDING SIZE: | Up to 13,000 SQ. FT Parcel A: Gas Station with Drive-Thru Parcel B: Retail Center with Drive-Thru |
| BUILDING DIMENSIONS: | 162' x 80' |
| LOT SIZE: | Total ± 9.5 AC Parcel A: ± 6.77 AC Parcel B: ± 2.85 AC |
| AVAILABLE SPACE: | 2.85 AC *Potential Pads with Drive-Thru |
| ZONING: | B-3 General Business |
| TRAFFIC COUNT: | Dix-Toledo Rd (8,550 CPD) Sibley Rd (16,414 CPD) |

EXCLUSIVELY LISTED BY:



LOUIS J. CIOTTI
Managing Director
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CONTACT BROKER

SALES PRICE

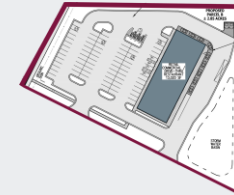
CONTACT BROKER

RENT



Parcel A

- Gas Station with Drive-Thru (to the south)
- ±6.77 AC



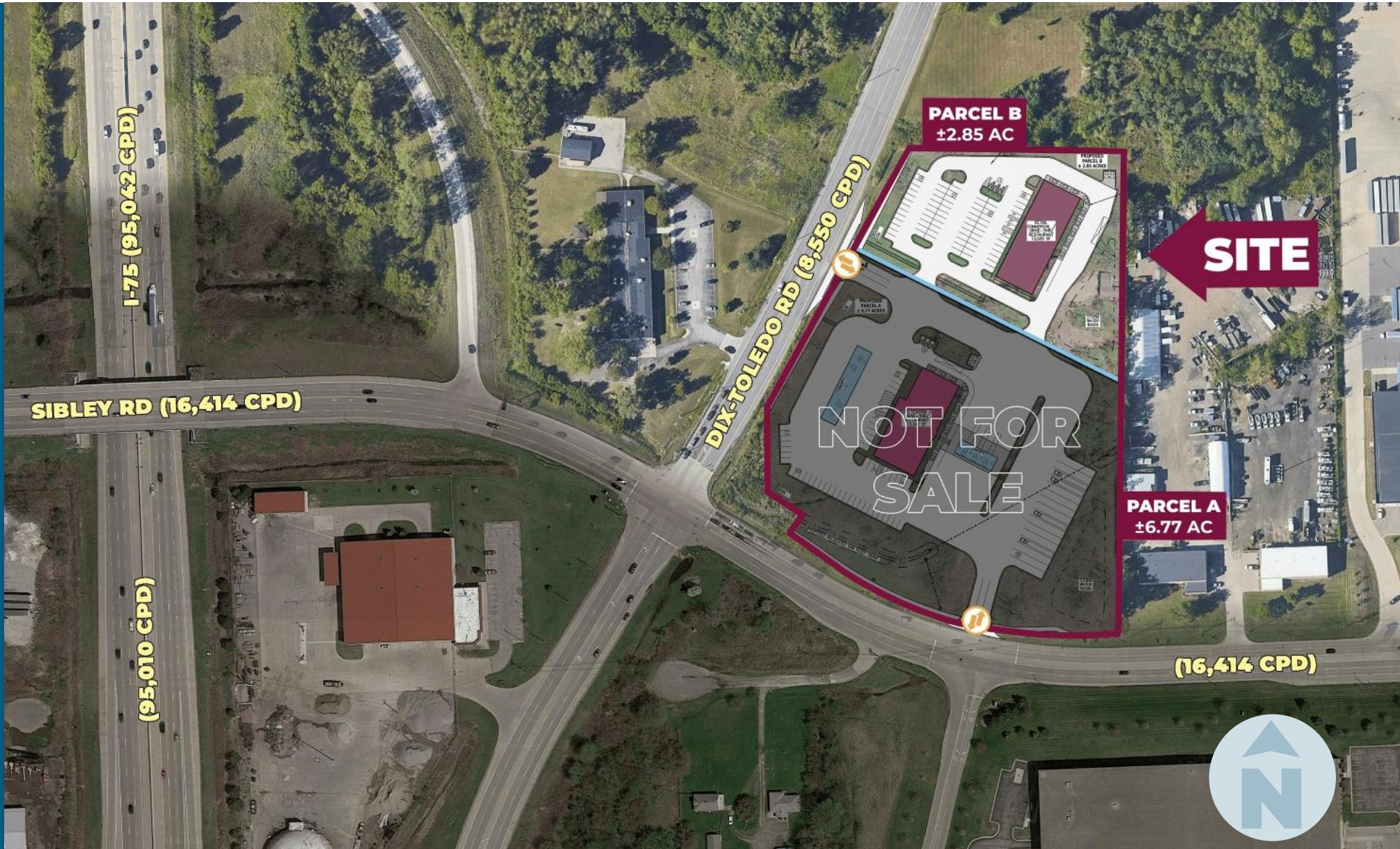
Parcel B

- Retail Center with Drive-Thru (to the north)
- ±2.85 AC

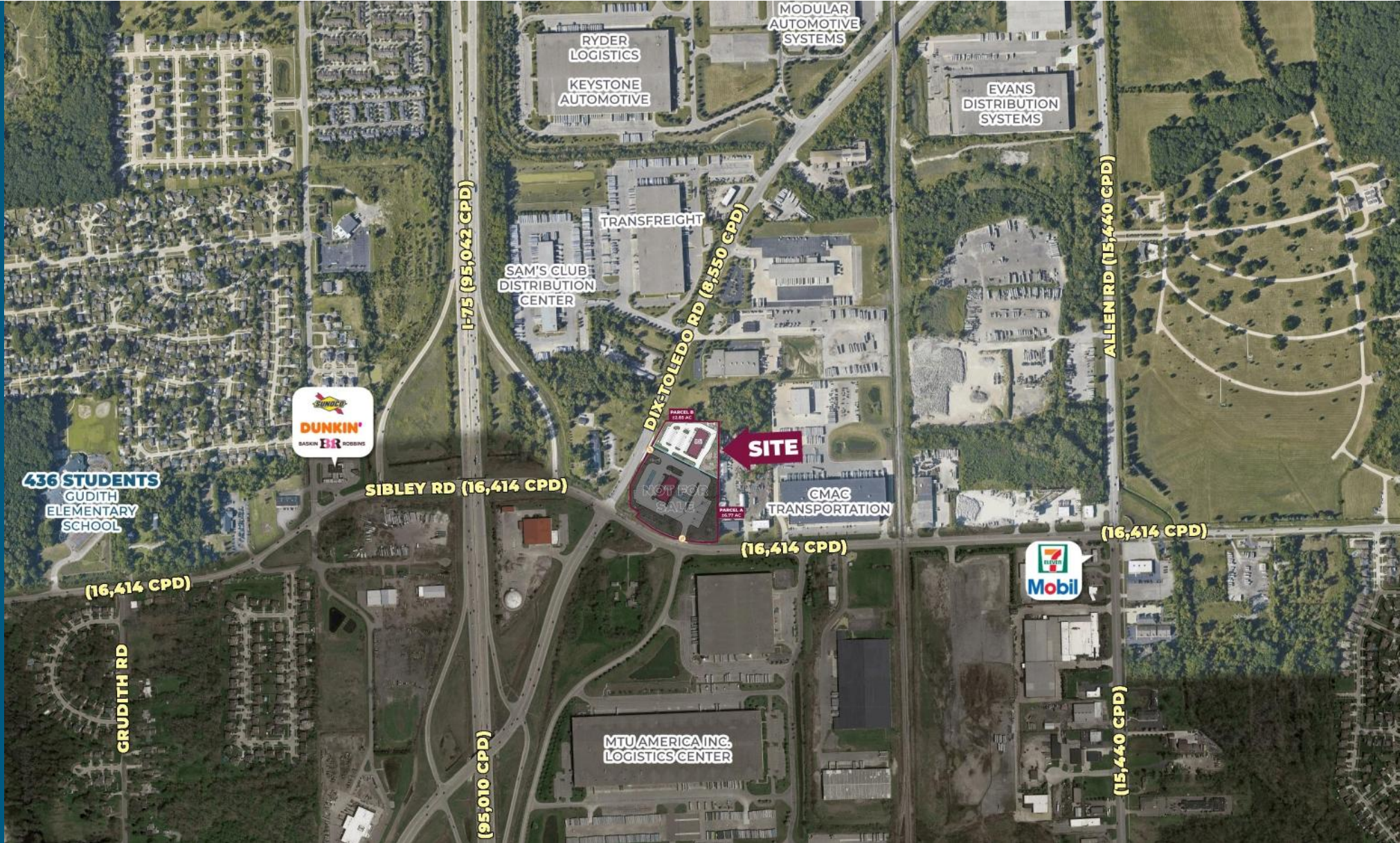
HIGHLIGHTS

- Subject Property Sits at the NE Corner of Dix-Toledo Rd and Sibley Rd.
- New Gas Station to be Built on the Hard Corner, with an end-cap Drive-thru available for lease.
- Ability to do a Retail Pad or Multi-Tenant Retail Center with a Drive-Thru.
- Multiple Access Points into the Site.
- Parcel A-(NFS) Gas Station with Drive-Thru (to the South)
- Parcel B-Retail Center with Drive-Thru (to the North)

MICRO AERIAL



MACRO AERIAL



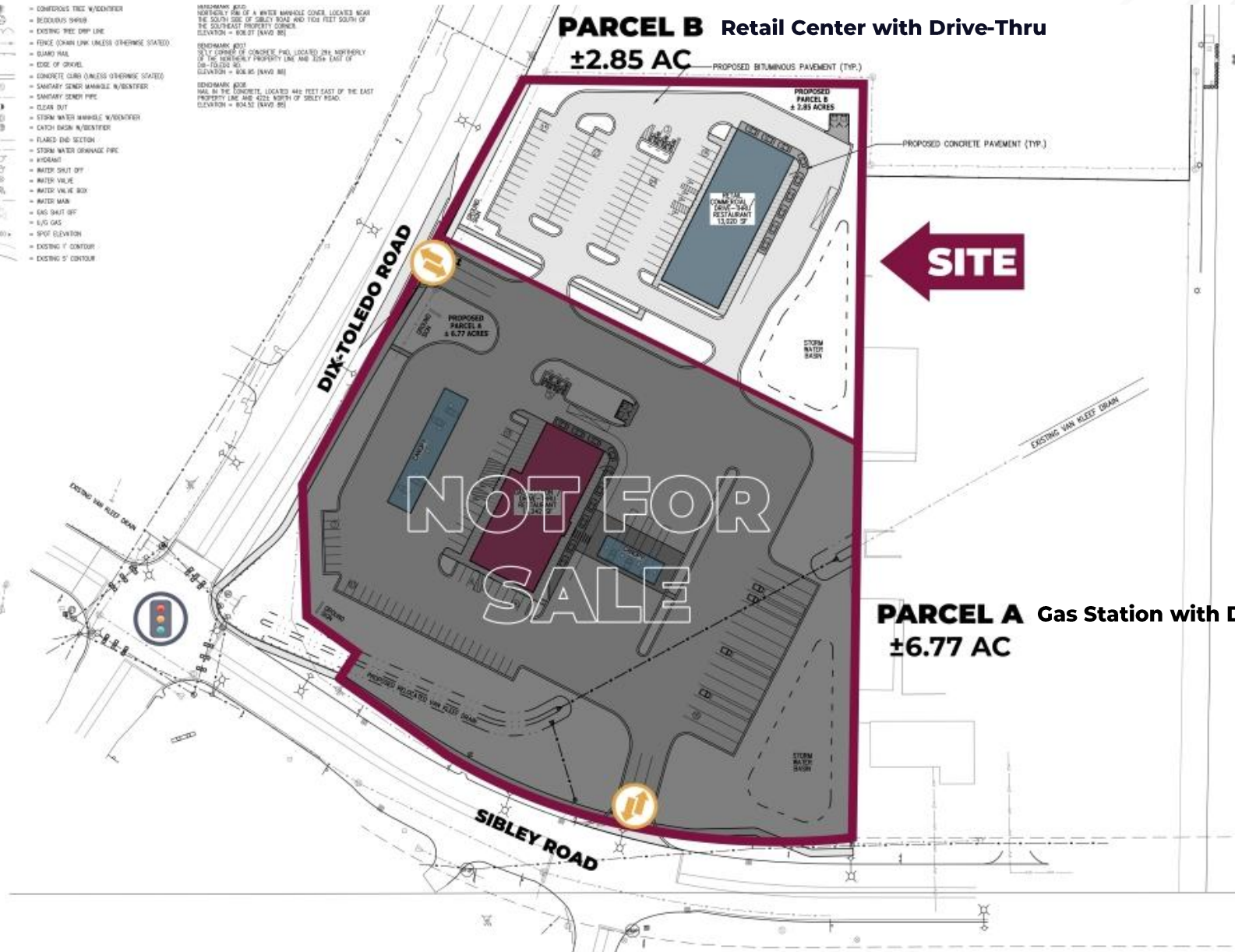
CONCEPT PLANS

- = CONFIROUS TREE W/IDENTIFIER
- = DECIDUOUS SHRUB
- = EXISTING TREE DRIP LINE
- = FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- = GUARD RAIL
- = EDGE OF DRIVE
- = CONCRETE CURB (UNLESS OTHERWISE STATED)
- = SANITARY SEWER MANHOLE W/IDENTIFIER
- = SANITARY SEWER PIPE
- = CLEAN OUT
- = STORM WATER MANHOLE W/IDENTIFIER
- = CATCH BASIN W/IDENTIFIER
- = FLARED END SECTION
- = STORM WATER DRAINAGE PIPE
- = HICUPANT
- = WATER SHUT OFF
- = WATER VALVE
- = WATER VALVE BOX
- = WATER MAIN
- = GAS SHUT OFF
- = 6/5 GAS
- = SPOT ELEVATION
- = EXISTING 1' CONTOUR
- = EXISTING 5' CONTOUR

BENCHMARK #202
NORTHWEST CORNER OF A WATER MANHOLE COVER LOCATED NEAR THE SOUTH SIDE OF SIBLEY ROAD AND 100 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER.
ELEVATION = 108.27 (NAVD 83)

BENCHMARK #203
SOUTH CORNER OF CONCRETE PAV. LOCATED ONE MILE NORTHWEST OF THE SOUTHWEST PROPERTY CORNER AND 100 FEET EAST OF SIBLEY RD.
ELEVATION = 108.45 (NAVD 83)

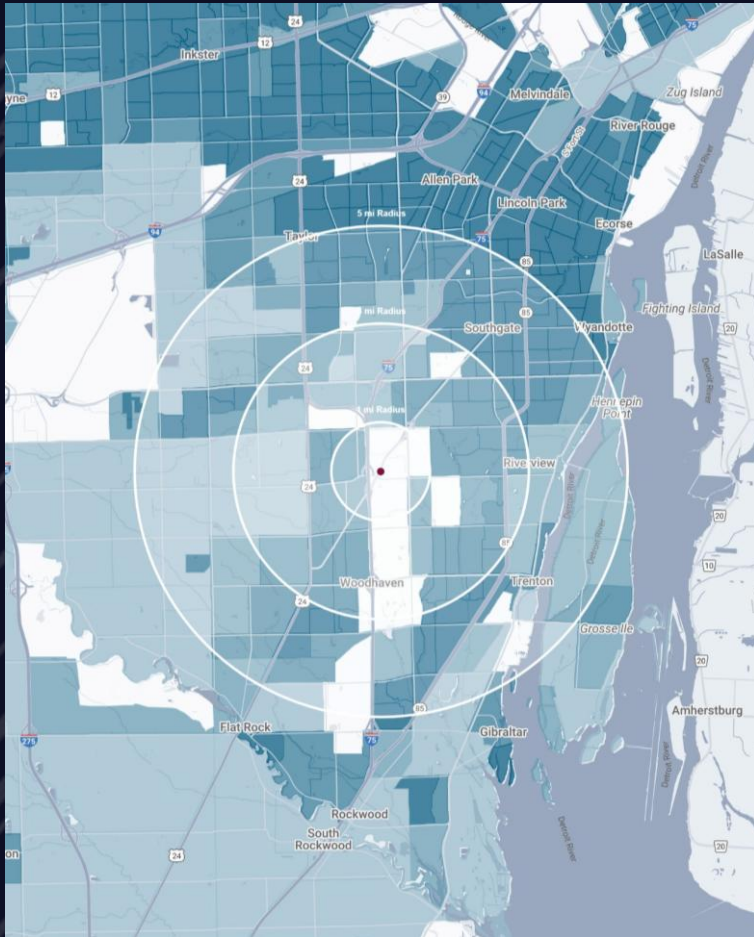
BENCHMARK #204
NAIL IN THE CONCRETE, LOCATED 140 FEET EAST OF THE EAST PROPERTY LINE AND 100 FEET NORTH OF SIBLEY ROAD.
ELEVATION = 108.52 (NAVD 83)



CONCEPT PLANS



DEMOGRAPHICS



NEW DEVELOPMENT

18835 Dix-Toledo Rd, Brownstown Twp, MI 48193

DEMOGRAPHICS

POPULATION

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------------|--------|--------|---------|
| 2024 Estimated Population | 2,792 | 57,615 | 174,649 |
| 2029 Projected Population | 2,804 | 56,356 | 170,193 |
| 2020 Census Population | 2,496 | 60,894 | 185,993 |
| 2010 Census Population | 2,495 | 59,799 | 182,161 |
| Projected Annual Growth 2024 to 2029 | - | -0.4% | -0.5% |
| Historical Annual Growth 2010 to 2024 | 0.8% | -0.3% | -0.3% |

HOUSEHOLDS

| | | | |
|---------------------------------------|-------|--------|--------|
| 2024 Estimated Households | 1,050 | 25,089 | 74,979 |
| 2029 Projected Households | 1,043 | 24,457 | 72,801 |
| 2020 Census Households | 1,002 | 25,764 | 77,528 |
| 2010 Census Households | 984 | 24,669 | 73,550 |
| Projected Annual Growth 2024 to 2029 | -0.1% | -0.5% | -0.6% |
| Historical Annual Growth 2010 to 2024 | 0.5% | 0.1% | 0.1% |

RACE

| | | | |
|--|-------|-------|-------|
| 2024 Est. White | 62.0% | 76.1% | 75.0% |
| 2024 Est. Black | 14.0% | 11.6% | 13.5% |
| 2024 Est. Asian or Pacific Islander | 16.3% | 4.4% | 3.0% |
| 2024 Est. American Indian or Alaska Native | 0.5% | 0.4% | 0.4% |
| 2024 Est. Other Races | 7.2% | 7.5% | 8.1% |

INCOME

| | | | |
|------------------------------------|-----------|----------|----------|
| 2024 Est. Average Household Income | \$101,609 | \$93,111 | \$94,100 |
| 2024 Est. Median Household Income | \$86,399 | \$71,629 | \$71,142 |
| 2024 Est. Per Capita Income | \$38,417 | \$40,703 | \$40,499 |

BUSINESS

| | | | |
|----------------------------|-------|--------|--------|
| 2024 Est. Total Businesses | 177 | 2,071 | 5,115 |
| 2024 Est. Total Employees | 2,495 | 24,416 | 61,658 |

CONTACT US



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