

1414-1418 DIX HWY

1414-1418 Dix Highway, Lincoln Park, MI 48146



FOR SALE & LEASE

EXCLUSIVELY LISTED BY:
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OFFERING SUMMARY: 1414-1418 Dix Highway | Lincoln Park, MI 48146



PROPERTY OVERVIEW

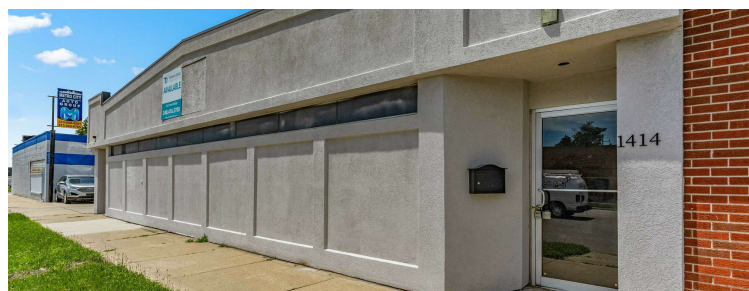
Renovated Office Building for Sale or Lease

OFFERING SUMMARY

Sale Price Was: \$325,000
Sale Price Now: \$239,000
Lease Rate: \$10.00 SF/yr, NNN
Building Size: 3,400 SF
Year Built: 1951
Zoning: Neighborhood Business

PROPERTY HIGHLIGHTS

- 3,400 SF
- Upgrades Throughout
- Excellent User Opportunity
- Convenient Location
- Minutes to Southfield Road, I94, and I75.



BUILDING/PROPERTY INFORMATION: 1414-1418 Dix Highway | Lincoln Park, MI 48146

BUILDING INFORMATION

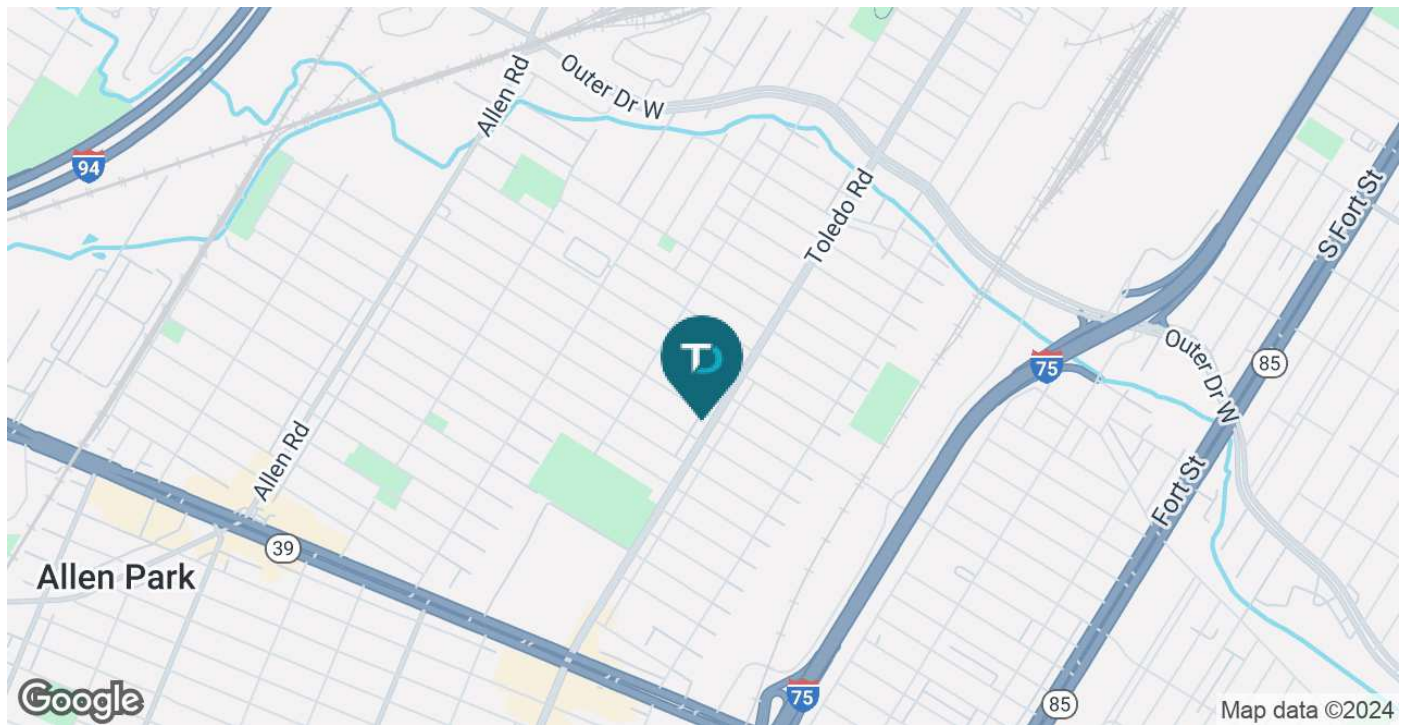
Price/SF: \$70.29
 Building Size: 3,400 SF
 Year Built: 1951
 Number of Floors: 1
 Utilities: City Water & Sewer

PROPERTY INFORMATION

Lot Size: 0.11 Acres
 Property Type: Office
 Property Subtype: Office Building
 2024 Taxes: Summer - \$4,938.57
 Winter - \$876.50
 Zoning: Neighborhood Business
 Traffic Count: Dix Hwy - 19,996 vpd
 Southfield Rd - 50,782 vpd
 I75 - 96,077 vpd
 Legal Description: DE752A TO 754A LOTS 752
 754 INCL. EXC THE ELY 17 F
 THEREOF DIX BOULEVARD
 VILLAS NO. 1 SUB PC 49, 51
 L52 P18 WCR
 APN: 45-005-01-0752-301

LOCATION INFORMATION

Located on the West side of Dix-Toledo Highway.





ADDITIONAL PHOTOS: 1414-1418 Dix Highway | Lincoln Park, MI 48146



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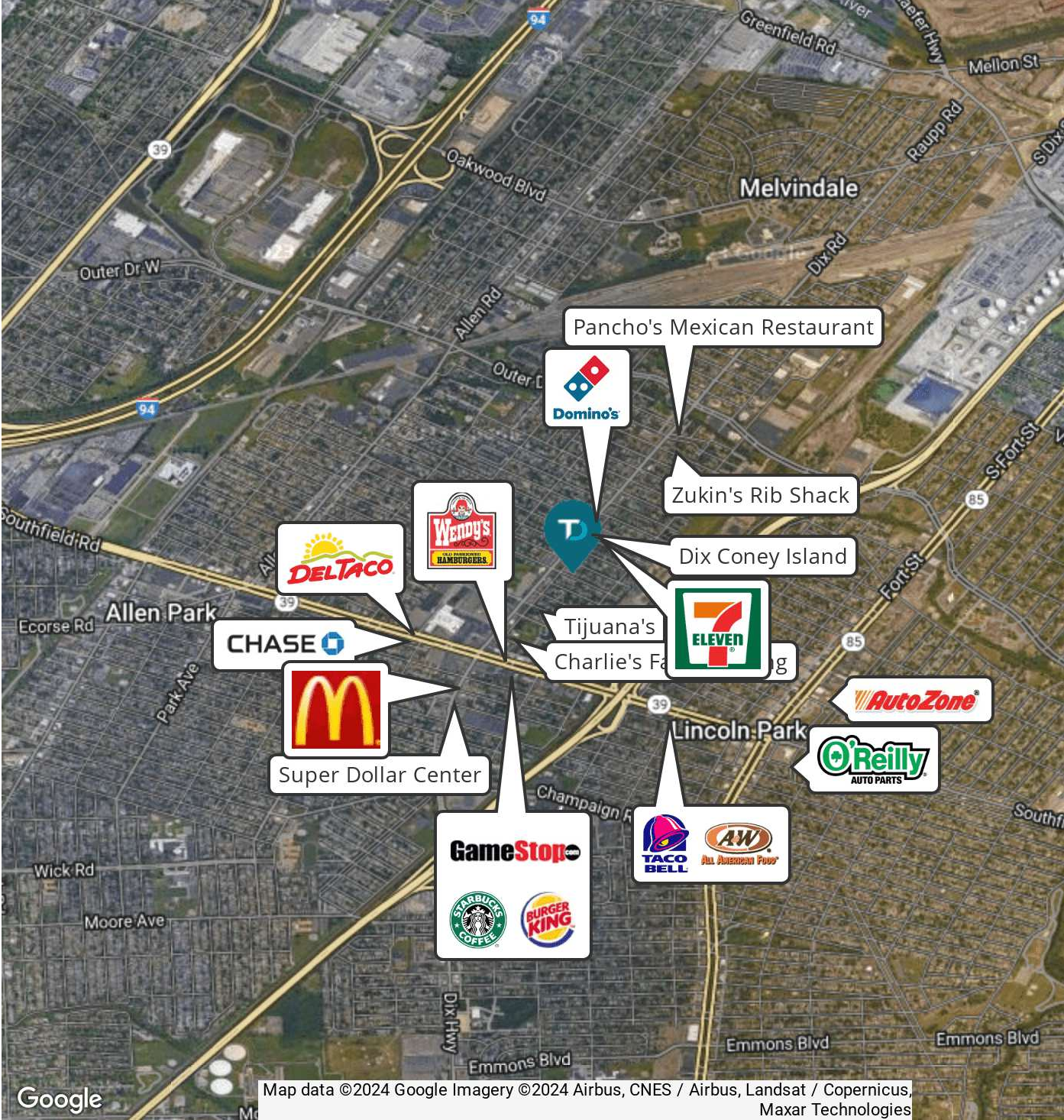
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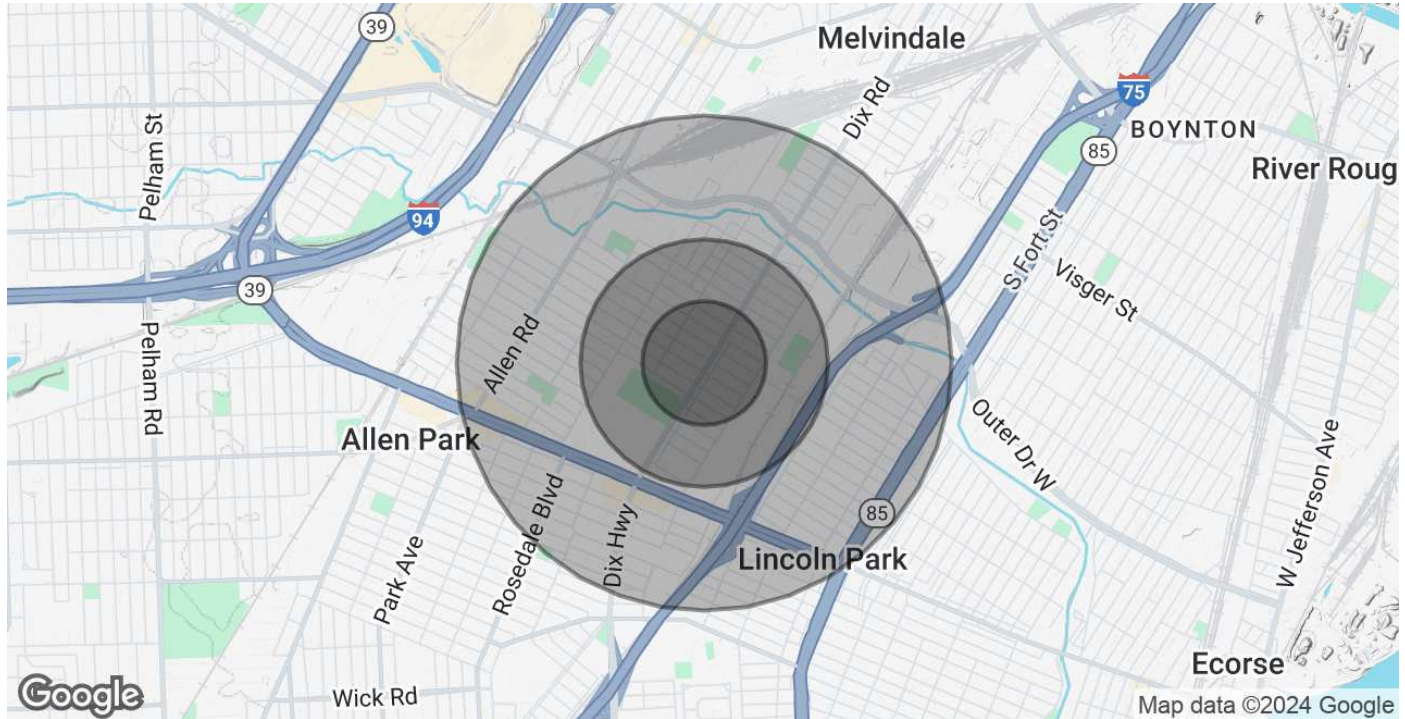
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RETAILER MAP: 1414-1418 Dix Highway | Lincoln Park, MI 48146



DEMOGRAPHICS MAP & REPORT: 1414-1418 Dix Highway | Lincoln Park, MI 48146



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	978	4,435	15,166
Average Age	34.3	35.7	38.5
Average Age (Male)	36.7	39.9	39.0
Average Age (Female)	33.2	34.3	38.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	386	1,803	6,632
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$56,115	\$60,686	\$56,890
Average House Value	\$63,803	\$75,302	\$83,300

2020 American Community Survey (ACS)