

FOR LEASE

RETAIL 2,000-10,000 SF

2060 Dixie Highway, Waterford Township, Michigan 48328

NAI Farbman | **Farbman Group**
MIDWEST EXPERTISE, GLOBAL REACH.

Wendy Acho

Leasing and Sales Associate

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Offering Summary

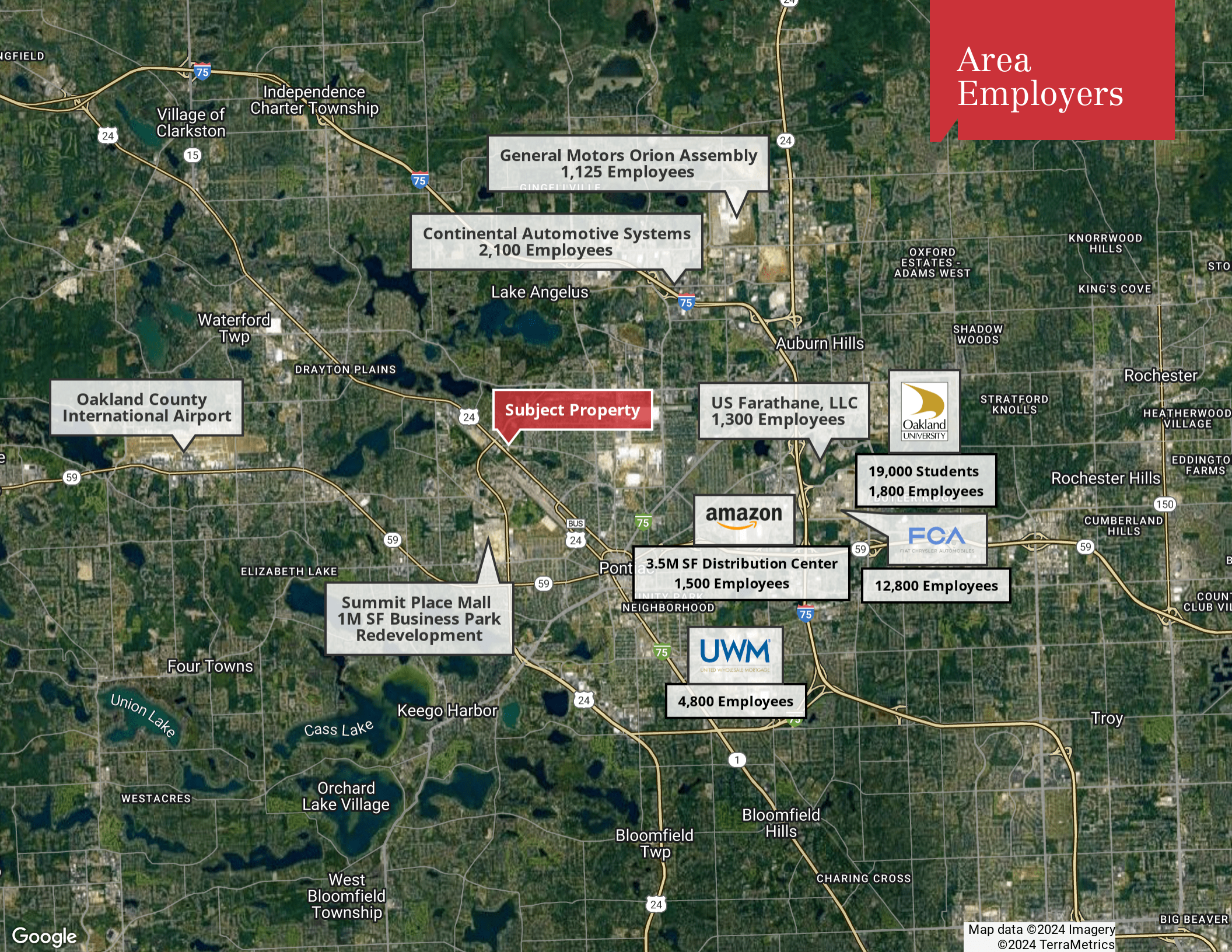
Sale Price:	\$16.00 SF/yr (NNN)
Sale Price for 2 Acres:	\$1,400,000
Building Size:	15,822 SF
Available SF:	2,000 - 10,000 SF
Lot Size:	2.8 Acres
Price / SF:	\$88.48
Year Built:	1996
Renovated:	2024
Zoning:	C-4 Extensive Business District

Property Highlights

- 5 Units Available For Lease 2,000-10,000 SF
- Adjacent 2 Acres For Sale / BTS
- Zoned C-4 Extensive Business District
- Signalized Intersection
- Hard Corner of Telegraph Rd and Dixie Highway
- Curb Cuts from Telegraph Rd and Dixie Highway
- 60,000+ Vehicle Per Day Combined Telegraph/Dixie Corner
- 320 ft Frontage on Telegraph Rd
- 310 ft Frontage on Dixie Highway
- Façade Upgrades
-



Area Employers



General Motors Orion Assembly
1,125 Employees

Continental Automotive Systems
2,100 Employees

Oakland County International Airport

Subject Property

US Farathane, LLC
1,300 Employees



19,000 Students
1,800 Employees



3.5M SF Distribution Center
1,500 Employees



12,800 Employees

Summit Place Mall
1M SF Business Park Redevelopment



4,800 Employees

Retailer Map

Subject Property

planet fitness
ALDI
Home Depot
ACE Hardware

Kroger
Panera
BUFFALO WILD WINGS

Holiday Inn Express

meijer

DUNKIN' DONUTS
Checkers
GFS
Pizza Hut

Tim Hortons

Cottage Inn
BURGER KING
RITE AID

Wendy's

DOLLAR GENERAL

TACO BELL
arby's

Retro Fitness

MUFFLER MAN

McDonald's

BURGER KING

DIXIELAND
Flea Market

ups

Oakland County Animal Shelter

Oakland County Water Resources

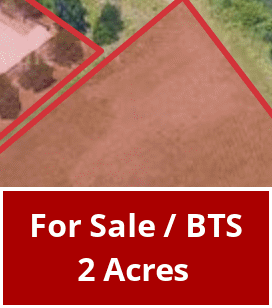
Oakland County Health Division

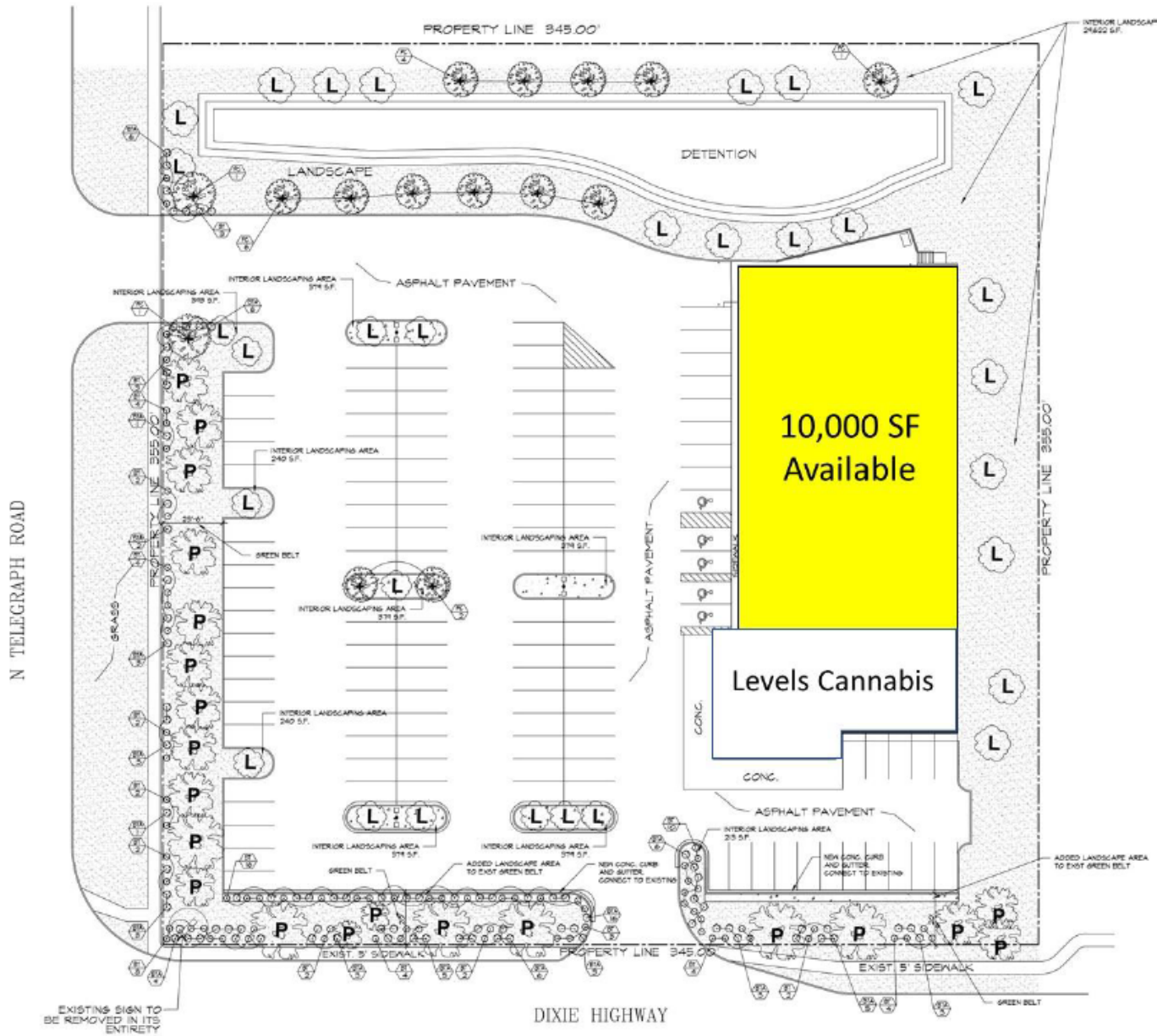
Oakland County Farmer's Market

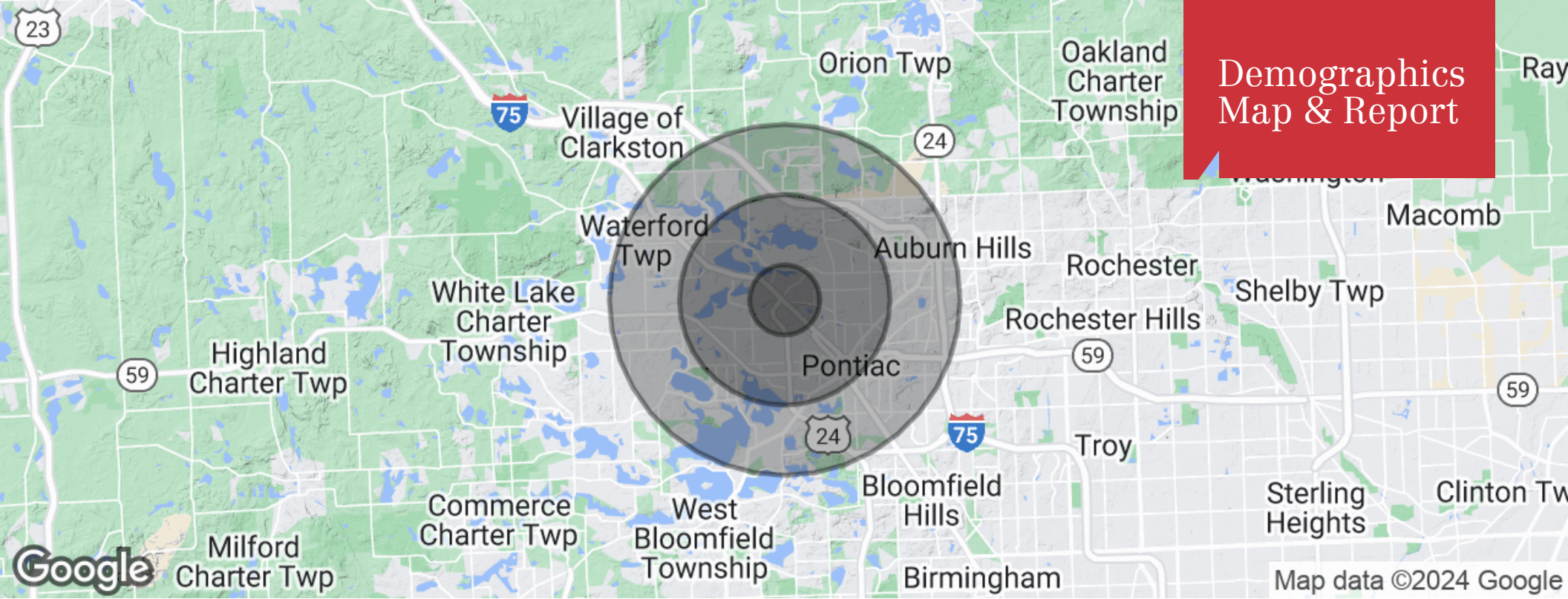
Oakland County Jail

Oakland Pointe Shopping Center
HARBOR FREIGHT TOOLS
SUBWAY
BIG LOTS!
FORMAN MILLS
H&R BLOCK
SALLY BEAUTY SUPPLY
DOLLAR TREE

Aerial







Demographics Map & Report

Population

	1 Mile	3 Miles	5 Miles
Total Population	6,652	70,691	156,772
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	39	41	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,464	29,042	65,555
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$49,560	\$74,490	\$89,313
Average House Value	\$223,038	\$218,777	\$274,672

Demographics data derived from AlphaMap

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