



WILHELM & ASSOCIATES
Realtors®

Residential | Commercial | Industrial

15045 Dixie Hwy Unit #B | Holly, MI 48442



COMMERCIAL — OFFICE

**FOR
LEASE**

OFFERED AT

\$ 3,500 a Month
plus \$300 Cam Fee

- 3,288 SF w/6 Offices
- Large Common Greeting Area w/waiting area
- Full Kitchen & 2 Bathrooms
- Utilities Included
- Camera/Security System
- Handicap Accessible
- 11 Parking Spaces (including Handicap)
- LED Road Sign
- Beautiful view Overlooking Oakland County Park & Lake

For more information: **Wilhelm & Associates (248) 625-9500 | www.wilhelmrealtors.com**



15045 DIXIE HWY, Unit# B, Groveland Twp, Michigan 48442-9751

MLS#: **20251035672**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **02021 - Groveland Twp**
 DOM: **N/4/4**

Short Sale:
 Trans Type:

No Lease
ERTL/FS

LP: **\$3,500**
 OLP: **\$3,500**

Location Information

County: **Oakland**
 Township: **Groveland Twp**
 Mailing City: **Holly**
 School Dist: **Holly**
 Location: **N of Dixie/E of Grange Hall Rd**
 Directions: **North side of Dixie East of Grange Hall Rd**

Side of Str:

Lot Information

Acres: **3.56**
 Rd/Wtr Frt Ft: **585 /**
 Lot Dim: **585X655X306X223**

General Information

Year Blt/Rmd: **2001**
 #Units/ % Lsd: **6 / -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:

Business Information

Zoning: **Commercial, Office**
 Current Use: **Mixed Use, Office, Co Op Office Space**
 Bus Type: **Medical, Office**
 Licenses:
 Rent Incl: **Heat, Electric, Snow Removal, Trash Collection, Yard Maintenance**

2 BR Units
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc:
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **3,288** (LP/SqFt: \$1.06)
 Est Sqft Main: **3,288**
 Est Sqft Ofc: **1,314**
 Sqft Source: **Estimated**

Recent CH: **09/11/2025 : New : ->ACTV**

Listing Information

Listing Date: **09/11/2025**
 Listing Exemptions:
 Exclusions:
 Terms Offered: **Gross Lease**
 Lease Length: **Negotiable**
 Access: **Appointment**

Off Mkt Date:
 Protect Period: **360**

Pending Date:
 ABO Date:
 Possession: **At Close**
 MLS Source: **REALCOMP**

BMK Date:
 Contingency Date:
 Originating MLS# **20251035672**

LB Location:

Features

Arch Level: **1 Story**
 Foundation: **Basement**
 Foundation Ft: **Sump Pump**
 Exterior Feat:
 Comm Ext Feat: **Awning/Overhang(s)**
 Accessibility: **Accessible Approach with Ramp, Accessible Entrance, Common Area, Visitor Bathroom**
 Heating Fuel: **Natural Gas**
 Wtr Htr Fuel:
 Water Source: **Well (Existing)**

Exterior: **Wood**
 Foundation Mtrl: **Block**
 Roof Mtrl: **Asphalt**
 Plant Heating:
 Office Heating: **Forced Air**
 Sewer: **Septic Tank (Existing)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **0229102001**
 Tax Summer: **\$**
 SEV:
 Legal Desc: **TSN, R8E, SEC 29 PART OF NW 1/4 OF NW 1/4 BEG AT PT DIST E 672.55 FT FROM NW SEC COR, TH E 655.26 FT, TH S 00-36-00 W 306.90 FT, TH S 43-18-00 W 223.25 FT, TH N 46-45-00 W 685.01 FT TO BEG 4.06 A 1-16-92 CORR**

Tax Winter:
 Taxable Value:

Ownership: **Standard (Private)**
 Oth/Sp Assmnt:
 Existing Lease: **No**
 Occupant: **Vacant**

Agent/Office/Contact Information

Listing Office:
 Listing Agent:
 Co-List Agent:
 Contact Name:

List Ofc Ph:
 List Agt Ph:
 Co-List Agt Ph:
 Contact Phone:

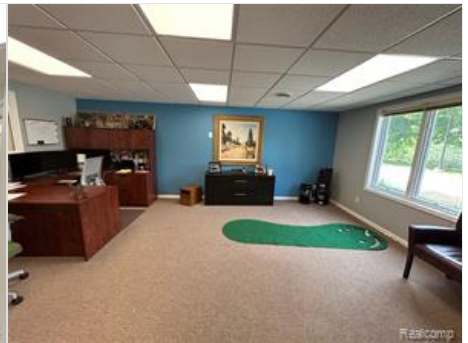
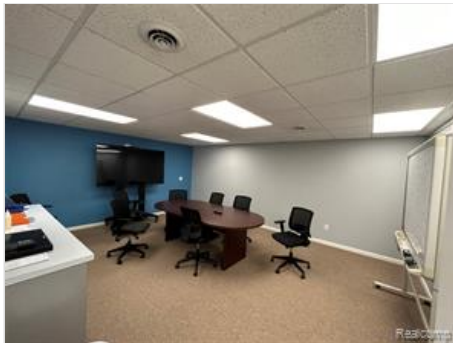
Remarks

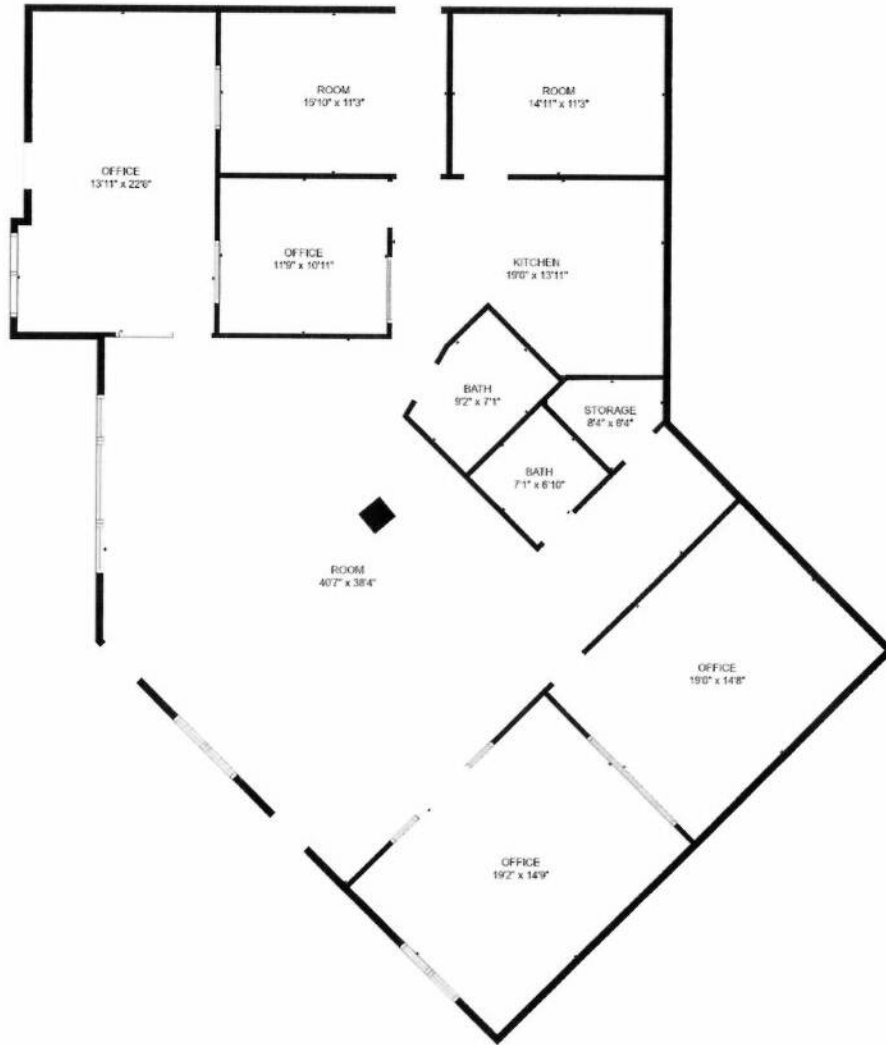
Public Remarks: **3,288 SF Space Available For Lease w/ 6 Private Offices, Large Common Greeting/Waiting Area, Full Kitchen, and 2 Bathrooms!! Open & Airy with lots of Natural Light!!! Attention: Optical, Physical Therapy, Law Office, Accountant, Electrical Engineers, Title Company, Print Shops, Medical, ETC. We have a Beautiful Space Available!! Absolutely Beautiful Building with a Serene View Looking over Oakland County Park & Lake with over 3200 SF of Space for Lease right on Busy Dixie Hwy! Handicap Accessible. 11 Parking Spaces Available in Parking Lot. LED Digital Road Sign for Advertising will be Available for extra charge. Camera System Option. Alarm System. See Floor Plan. 3500.00 Month + 300 Month CAM Charges to include ALL Utilities!! Any Leaseholder Improvements/ Telephone and Wifi/Internet and Renters insurance is Tenants Responsibility. Additional \$700 per month for Taxes & insurance.**

REALTOR® **BATVAI**
 Remarks:

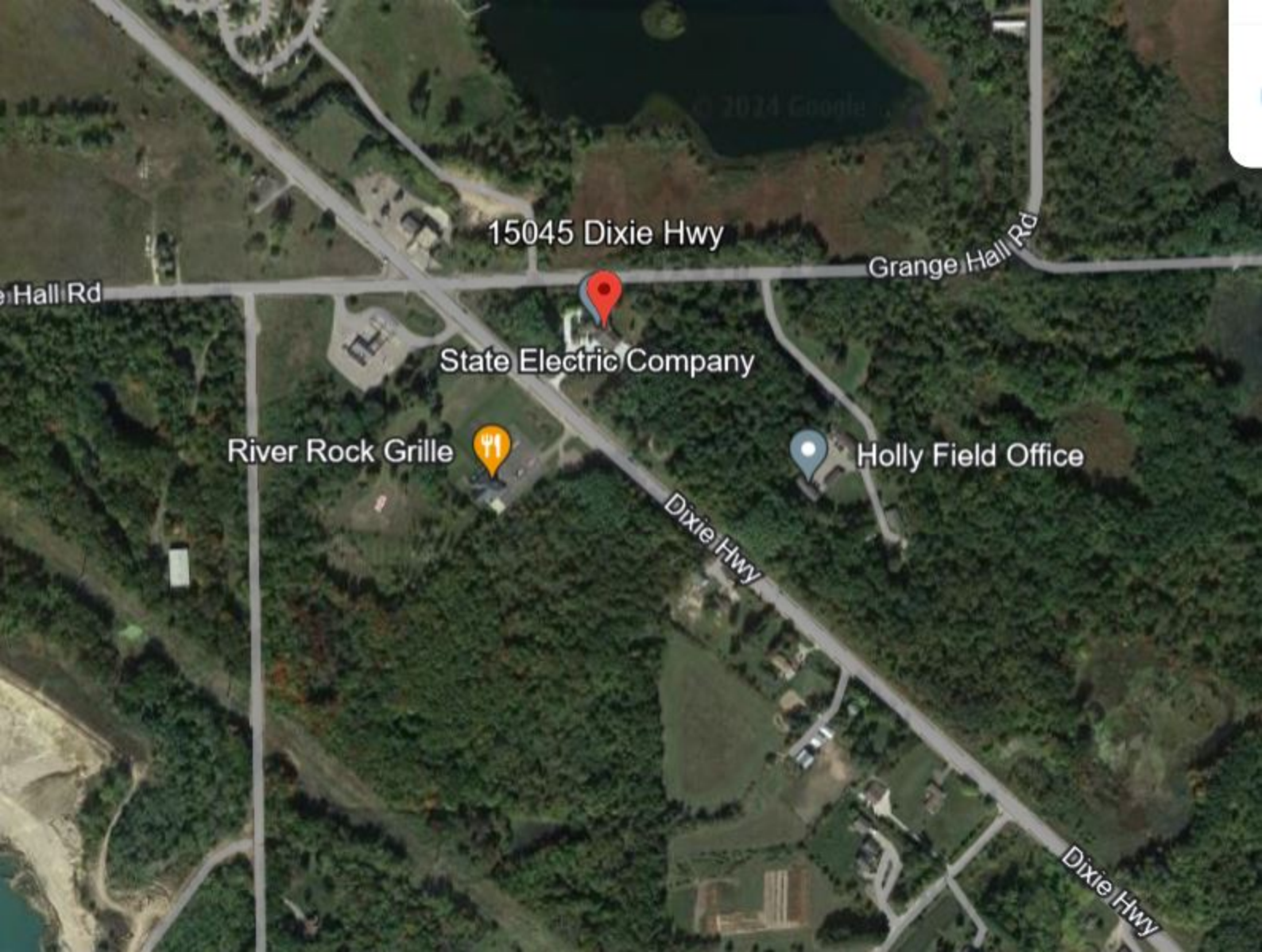
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



15045 Dixie Hwy

Grange Hall Rd

Hall Rd

State Electric Company

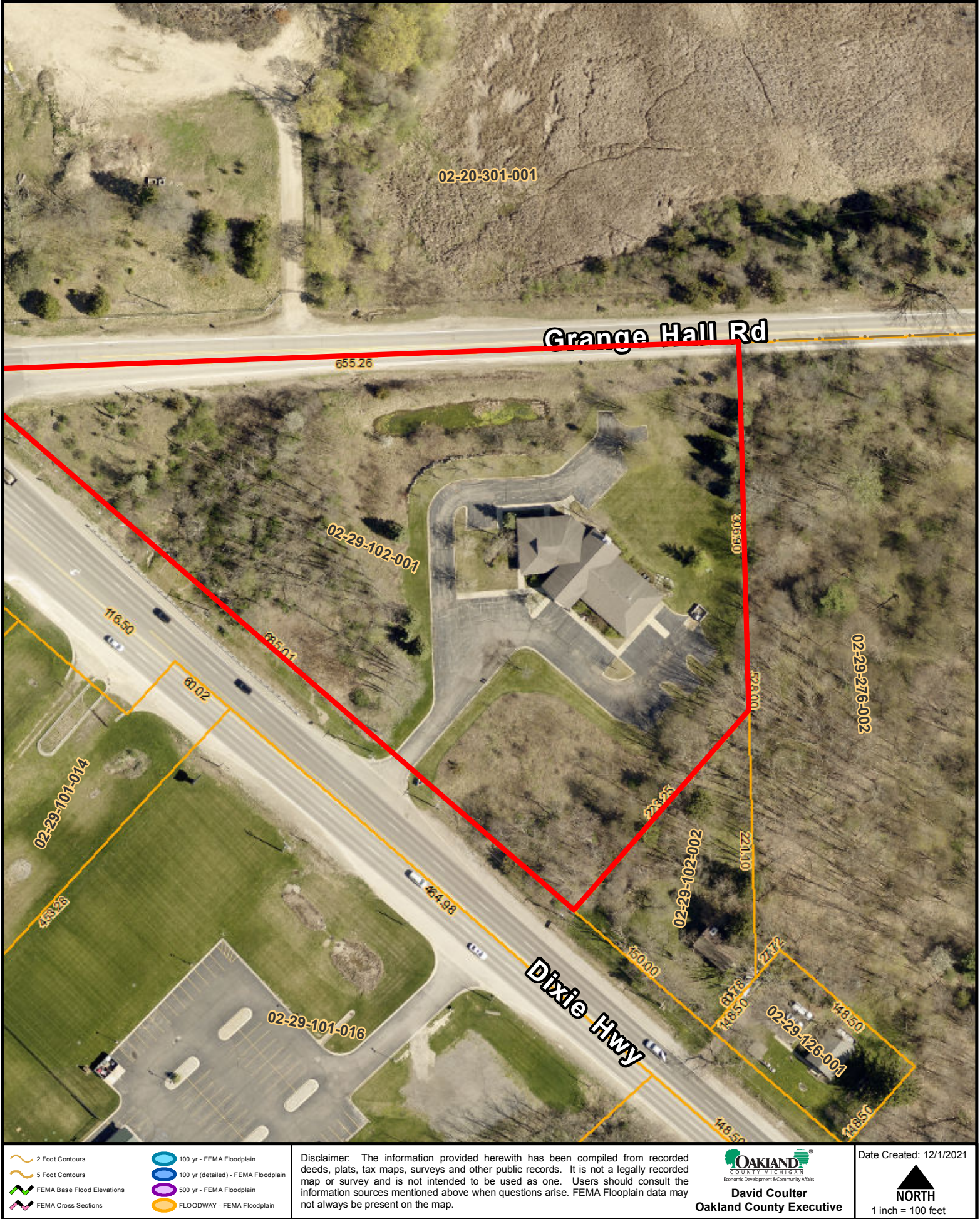
River Rock Grille

Holly Field Office

Dixie Hwy

Dixie Hwy

15045 Dixie Hwy



Traffic Count Report

15045 Dixie Hwy, Holly, MI 48442

Building Type: **Class B Office**
 Class: **B**
 RBA: **11,140 SF**
 Typical Floor: **5,570 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Dixie Hwy	Grange Hall Rd	0.13 NW	2022	6,973	MPSI	.06
2	Grange Hall Rd	Dixie Hwy	0.03 W	2020	3,817	MPSI	.09
3	Grange Hall Rd	Dixie Hwy	0.03 W	2022	3,494	MPSI	.09
4	Grange Hall Rd	McGinnis Rd	0.16 E	2022	3,239	MPSI	.14
5	Grange Hall Rd	Dixie Hwy	0.05 E	2022	4,007	MPSI	.17
6	Dixie Hwy	Grange Hall Rd	0.07 SE	2022	6,598	MPSI	.19
7	Grange Hall Rd	McGinnis Rd	0.09 S	2022	2,494	MPSI	.30
8	Grange Hall Rd	Hawley Rd	0.09 E	2022	4,217	MPSI	.32
9	Dixie Hwy	Shields Rd	0.33 NW	2022	6,900	MPSI	.49
10	Grange Hall Rd	Chinn Ct	0.31 N	2022	2,717	MPSI	.66

Demographic Summary Report

15045 Dixie Hwy, Holly, MI 48442

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Radius	1 Mile		2 Mile		5 Mile	
Population						
2028 Projection	341		1,687		25,004	
2023 Estimate	325		1,629		24,687	
2010 Census	233		1,302		22,843	
Growth 2023 - 2028	4.92%		3.56%		1.28%	
Growth 2010 - 2023	39.48%		25.12%		8.07%	
2023 Population by Hispanic Origin	11		61		1,002	
2023 Population	325		1,629		24,687	
White	304	93.54%	1,545	94.84%	23,127	93.68%
Black	8	2.46%	31	1.90%	553	2.24%
Am. Indian & Alaskan	1	0.31%	7	0.43%	106	0.43%
Asian	5	1.54%	23	1.41%	458	1.86%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	10	0.04%
Other	6	1.85%	24	1.47%	433	1.75%
U.S. Armed Forces	0		0		0	
Households						
2028 Projection	130		625		9,429	
2023 Estimate	124		603		9,301	
2010 Census	89		477		8,573	
Growth 2023 - 2028	4.84%		3.65%		1.38%	
Growth 2010 - 2023	39.33%		26.42%		8.49%	
Owner Occupied	101	81.45%	530	87.89%	7,962	85.60%
Renter Occupied	23	18.55%	73	12.11%	1,340	14.41%
2023 Households by HH Income	123		604		9,301	
Income: <\$25,000	19	15.45%	59	9.77%	1,061	11.41%
Income: \$25,000 - \$50,000	19	15.45%	116	19.21%	1,658	17.83%
Income: \$50,000 - \$75,000	24	19.51%	123	20.36%	1,646	17.70%
Income: \$75,000 - \$100,000	11	8.94%	57	9.44%	1,322	14.21%
Income: \$100,000 - \$125,000	24	19.51%	85	14.07%	1,053	11.32%
Income: \$125,000 - \$150,000	14	11.38%	65	10.76%	863	9.28%
Income: \$150,000 - \$200,000	1	0.81%	44	7.28%	712	7.66%
Income: \$200,000+	11	8.94%	55	9.11%	986	10.60%
2023 Avg Household Income	\$95,053		\$100,973		\$103,228	
2023 Med Household Income	\$74,582		\$76,754		\$80,399	