

**FOR SALE**

**35,000 SF INDUSTRIAL INVESTMENT OFFERING  
3770 DIXIE HWY**

**WATERFORD TWP, MI 48329**



**ZACH CUMMINGS**  
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# 3770 DIXIE HWY WATERFORD TWP, MI



**ASKING PRICE**  
\$3,400,000.00



**NOI**  
\$237,444.00



**BUILDING SIZE**  
35,000 SF



**ACRES**  
2.05 AC

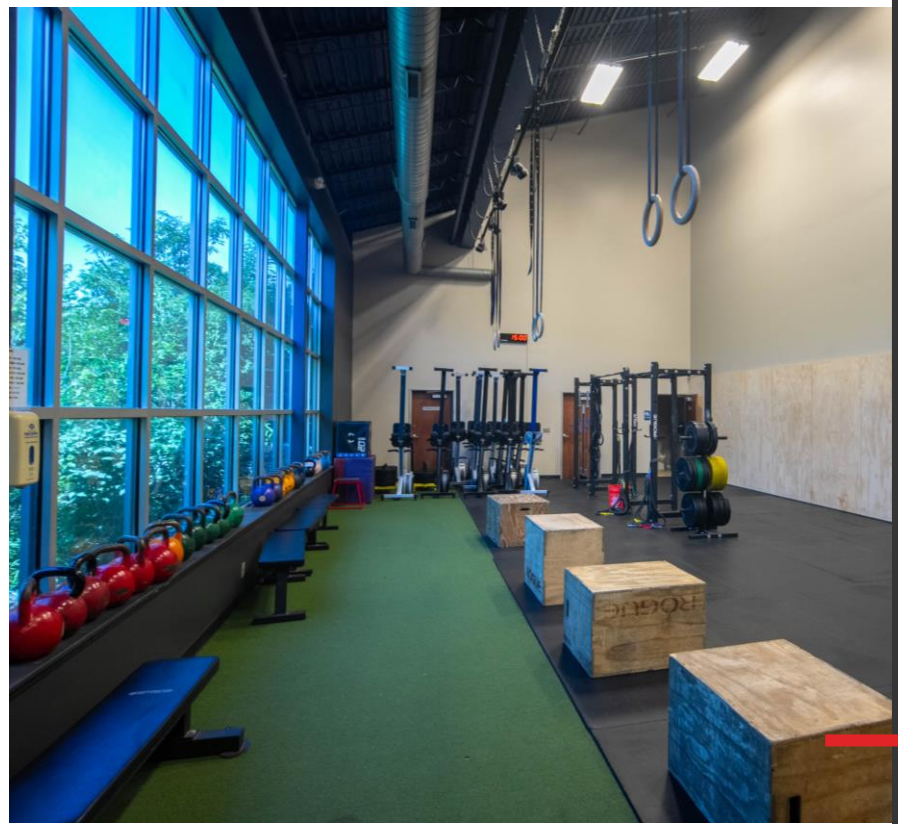


**ZONING**  
C-3, General Business

## INVESTMENT HIGHLIGHTS

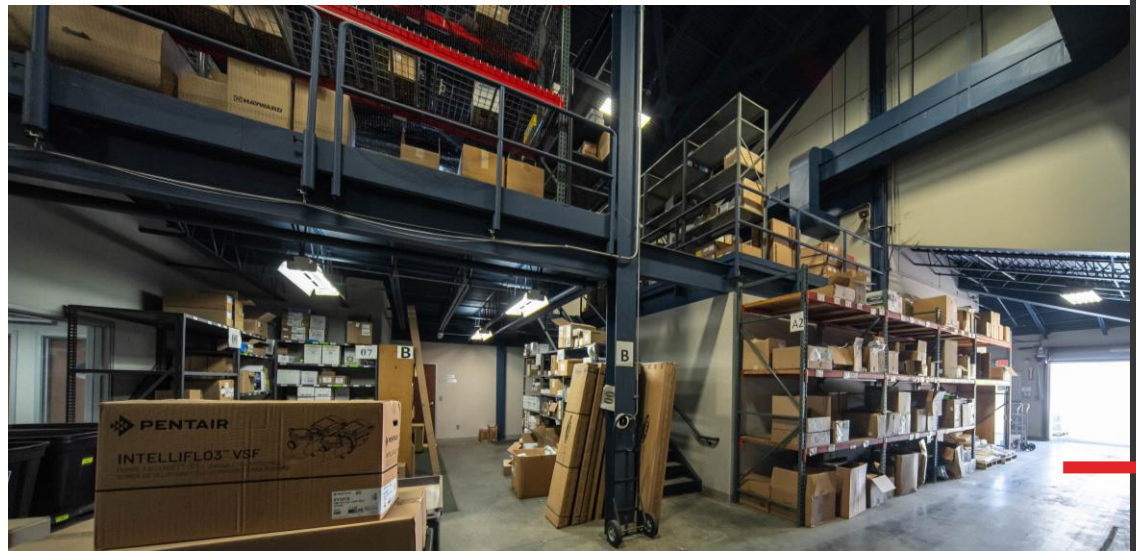
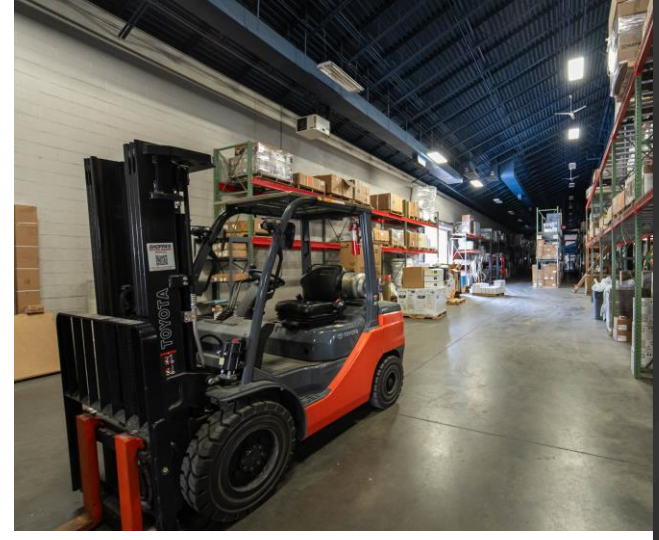
- 35,000 SF Industrial Investment for Sale
- ±31,725 SF main floor with ±3,275 concrete mezzanine in large unit
- 2004 steel/brick construction
- (2) Tenant Industrial/Retail Building
- (1) Truckwell
- Pitched Roof: 20' – 31' Clear Height
- 100% air conditioned
- Zoned C-3, general business
- 50 parking spaces located 2.05 AC
- Automatic LED lighting in warehouse
- Heritage Pool Supply 30,000 SF and Fully Tapped Fitness 5,000 SF. Both leases expire 12/21/2030, each with (1) 5-year option

# FULLY TAPPED FITNESS



# FULLY TAPPED FITNESS PHOTOS

# HERITAGE POOL SUPPLY



# HERITAGE POOL SUPPLY PHOTOS



PROPERTY PHOTOS

# RENT ROLL

# TENANT INFORMATION – RENT ROLL AS OF MARCH 2026

Tenant Address (Include Vacant Units)	Tenant Name	Square Footage	Lease Commencement Date	Lease Expiration Date	2025 Base Rent	Pass Throughs	Total Annual Rent
3770 A Dixie Hwy, Waterford, MI 48329 STE A	Quality Pool Supply Company – DBA Heritage Pool Supply Group	30,000	1/1/2026	12/31/2030	\$195,000	55704	\$250,704
3770 B Dixie Hwy, Waterford, MI 48329 STE B	Coach Shelbs, LLC – DBA Fully Tapped Fitness	5,000	3/1/2026	12/31/2030	\$42,444	16800	\$59,244
<b>Totals</b>					<b>\$237,444</b>		<b>\$309,948</b>

## RENT ROLL NOTES

\*\* In addition to base rent, Quality Pool Supply pays 85.7% of all utilities, maintenance, and repairs on building

\*\* In addition to base rent, Coach Shelbs, LLC. Pays an ESTIMATED monthly payment of \$1,400 with a true up EOY/annual total of \$16,800 (14.3% of actual at true up)

\*\* Passthrough amount of \$55,704 for Quality Pool is for estimated 2026 property tax payments





Heritage Pool Supply in Waterford, Michigan, is a local branch of the larger Heritage Pool Supply Group network, a well-established pool supply wholesaler and distributor dedicated to serving pool professionals and businesses with high-quality products. Located on Dixie Highway, this Waterford location offers an extensive range of pool and spa supplies — from essential chemicals and maintenance parts to equipment like pumps, filters, and heaters — supporting both routine upkeep and larger pool projects. The business traces its roots back to long-standing independent distributors that have been part of Heritage’s growing network focused on customer service and industry partnerships. As part of a national organization with hundreds of locations, the Waterford branch plays a key role in supplying trusted products to Michigan and Ohio pool professionals.

## TENANT SUMMARY

<b>Company:</b>	Heritage Pool Supply Group
<b>Founded:</b>	2021
<b>Locations:</b>	150+ across 36 states throughout its network of independent brands and branches
<b>Headquarters:</b>	McKinney, TX
<b>Website:</b>	<a href="http://www.heritagepoolsupplygroup.com">www.heritagepoolsupplygroup.com</a>

# LOCAL AREA MAP





# WATERFORD TOWNSHIP

Waterford Township is a well-established suburban community located in Oakland County, approximately 30 miles northwest of Detroit. Known for its strong residential base and convenient access to major thoroughfares, the township offers connectivity via key corridors such as M-59 (Highland Road) and Dixie Highway, providing efficient access to surrounding employment hubs throughout Southeast Michigan. The area benefits from proximity to a diverse mix of retail, industrial, and office uses, supporting both local businesses and regional commuters.

The township is home to a population of over 70,000 residents and is recognized for its affordability, accessibility, and business-friendly environment. Waterford features a mix of established neighborhoods, commercial centers, and light industrial properties, making it an attractive location for a wide range of users. Additionally, the area is known for its abundance of lakes and outdoor recreational amenities, contributing to a high quality of life and sustained demand for both residential and commercial development within the region.

<b>WATERFORD TWP, MI</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
EST POPULATION (2025)	5,873	56,356	153,395
EST HOUSEHOLDS (2025)	2,772	25,300	65,437
EST AVERAGE HH INCOME (2025)	\$100,459	\$103,792	\$108,959

CREATING  
**VALUE**  
BEYOND  
**REAL**  
**ESTATE**



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# BROKER REPRESENTATION



**600**

CURRENT  
BROKER LISTINGS

**12,500**

MULTI-FAMILY  
APARTMENTS MANAGED

**20,000,000**

COMMERCIAL  
SF MANAGED

**\$22,000,000,000**

IN CLOSED TRANSACTIONS



## ZACH CUMMINGS

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Zach specializes in buying, selling, and leasing industrial real estate assets across the country. Before joining Friedman as an associate, Zach spent 5 years in the residential mortgage industry as a mortgage banker for both Quicken Loans and Wells Fargo Home Mortgage. During this time he quickly learned he had an aptitude for sales and became eager for continuous growth and challenge.

Zach holds an associate degree from Montgomery College in Maryland, as well as a Bachelor of Science in Business Administration/Entrepreneurship from Drexel University in Philadelphia.

He is an active member of the Michigan Real Estate Investors Association and enjoys traveling.