



FOR LEASE

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LISTED BY:

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FOR LEASE

Wixom Commons

29650 S Wixom Rd Wixom, MI 48393



Lease Rate: \$18.00 SF/yr (NNN)

DESCRIPTION

Office/Retail space available for lease on busy Wixom Road.

PROPERTY HIGHLIGHTS

- Frontage on Wixom Road
- High Traffic Area
- Co-Tenant includes SVS Vision, State Farm Insurance and Neurologic Chiropractic .
- Across the street from a new Menards, At Home and Duluth Trading Company development, with continued new development forthcoming.



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BUILDING INFORMATION

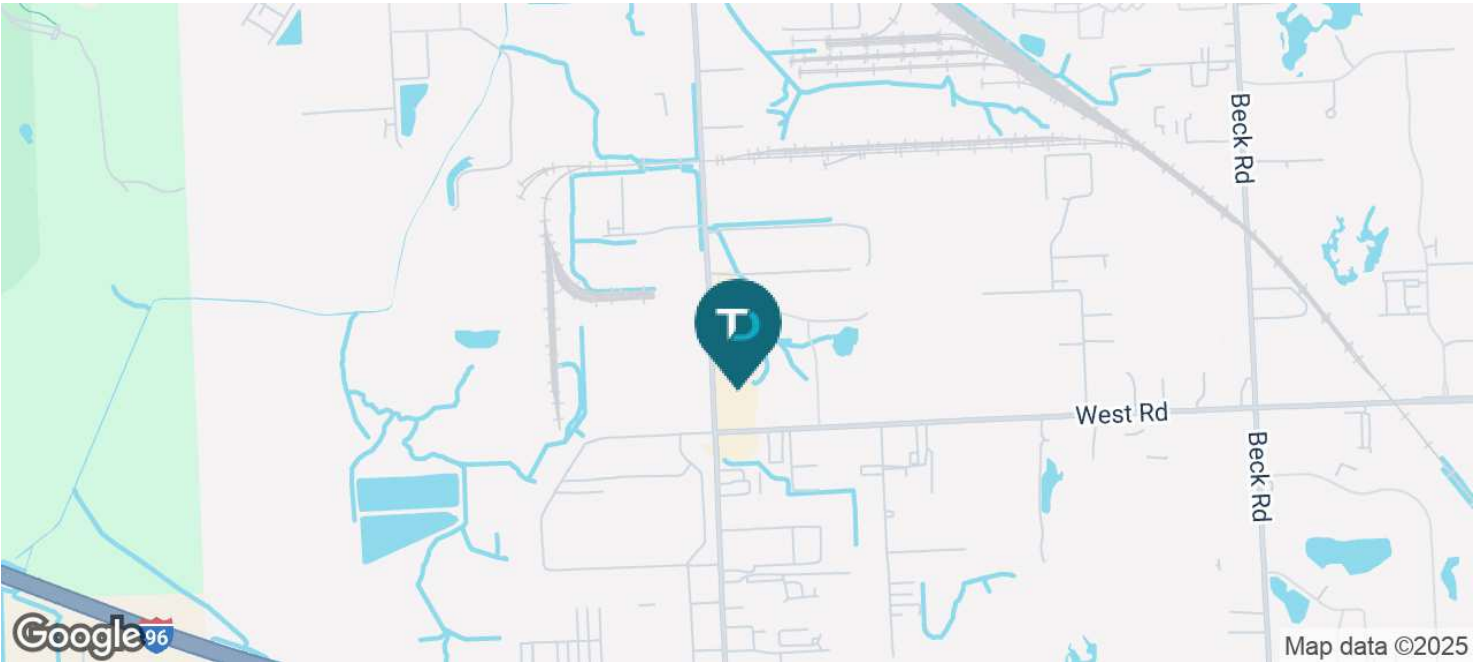
Price/SF:	\$18.00/SF, NNN
Building Size:	8,000 SF
Available Space:	1,600 SF
Year Built:	2004
Number of Floors:	1
Utilities:	Municipal Water Sanitary Sewer
Parking Spaces:	Approximately 60 spaces

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning	IS - Industrial Service
2022 Traffic Count:	Wixom Road = 27,083 West Road = 7,298 I-96 = 125,447
APN:	22-05-352-012

LOCATION INFORMATION

East side of Wixom road, north of I-96, directly across from Menards.



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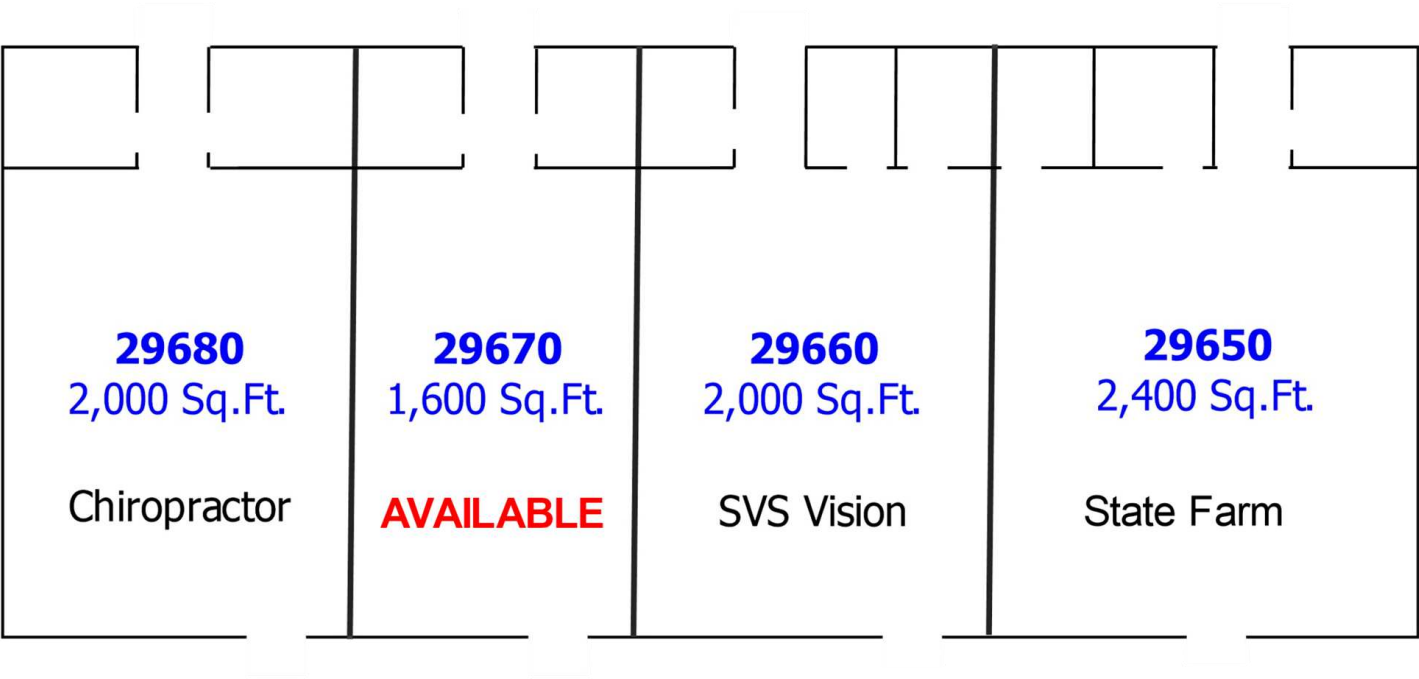
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FLOOR PLAN WIXOM COMMONS



Wixom Road



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DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	2,628	87,662	367,300
Median age	26.6	37.0	39.9
Total households	1,584	35,076	144,178
Average HH income	\$33,379	\$92,372	\$99,697
Average house value		\$240,486	\$298,513