

4315 DIXIE HIGHWAY  
WATERFORD, MICHIGAN

LAND FOR SALE OR LEASE  
2.00 – 3.00 Acre Available



**SIGNATURE  
ASSOCIATES**  
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## PROPERTY FEATURES

- 2.00 – 3.00 acres available
- Zoned C-2
- Excellent development opportunity for Retail or Mixed-Use
- Surrounded by National/Local retailers
- Exceptional frontage and visibility with high traffic counts and dense residential population
- Located at Dixie Highway & Sashabaw Road signalized intersection
- Contact Broker for pricing



For more information, please contact:

**MARVIN PETROUS**  
(248) 359 0647  
mpetrous@signatureassociates.com

**CHRIS SECONTINE**  
(248) 799 3174  
csecontine@signatureassociates.com

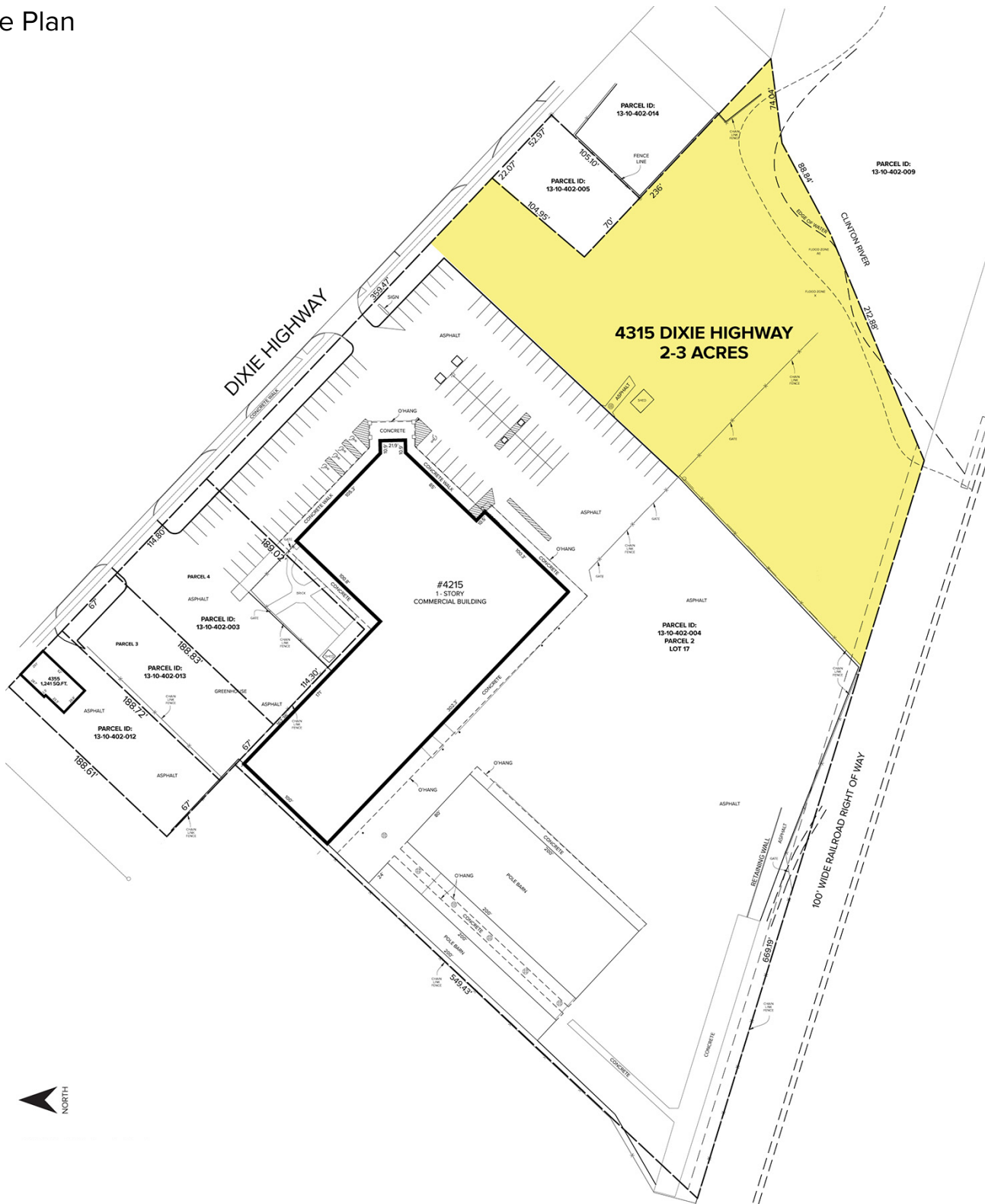
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

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## Site Plan



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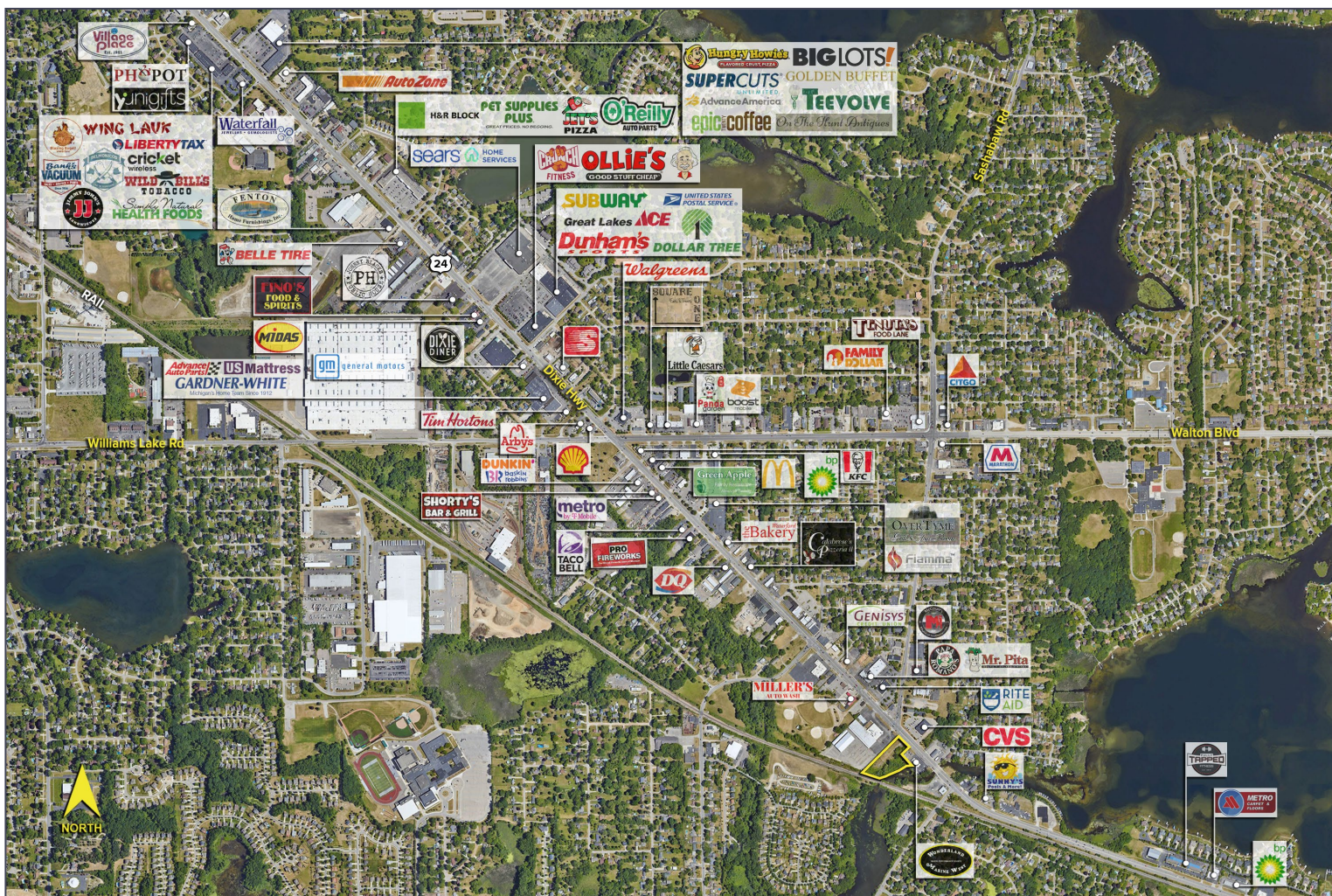
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	6,677	\$88,995
3 MILE	55,724	\$81,979
5 MILE	139,376	\$86,708

TRAFFIC COUNTS (TWO-WAY)	
47,910	Dixie Hwy. SE of Sashabaw Rd.
39,580	Dixie Hwy. NE of Sashabaw Rd.
13,113	Sashabaw Rd. N. of Dixie Hwy.
10,607	Hatchery Rd. S. of Dixie Hwy.



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