



Colliers

Asking Price:

\$275,000

(\$45,082/Acre)

FOR SALE

20874 Dix-Toledo Road Brownstown Township, MI

6.1 Acres Available

Property Highlights

- 6.1 Acres of Vacant Land For Sale
- Zoned B-3 (General Business)
- Great Location Offering 295' Frontage on Dix-Toledo Road
- Strong Traffic Counts and Demographics
- Many Potential Uses Including Banks, Carwash, Medical or Retail Strip Development
- Utilities at Site

CONTACT US

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Colliers Detroit

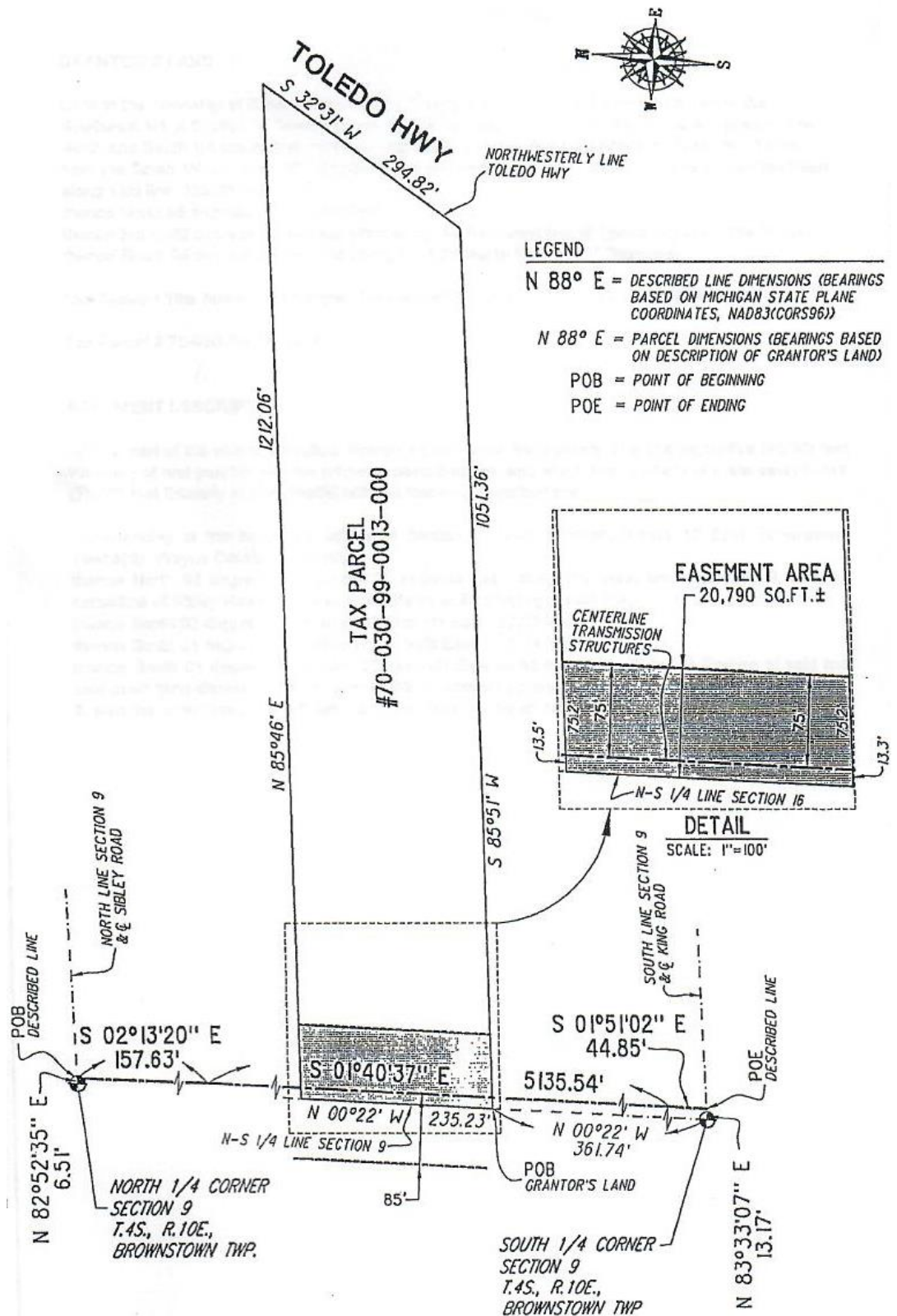
400 W 4th Street, Suite 350

Royal Oak, MI 48067

colliers.com/detroit



Survey





Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	6,010	51,218	142,485
Total Households	2,444	21,300	60,057
Total Family Households	1,468	13,627	37,438
Average Household Size	2.46	2.39	2.35
Median Age	40.9	42.9	42.0
Population Age 25+	4,322	37,040	102,459
2010 - 2020 Population: Annual Growth Rate	-0.46%	-0.35%	-0.43%

Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.45%	-0.41%	-0.40%
Households	0.02%	0.01%	0.03%
Families	-0.18%	-0.16%	-0.16%
Median Household Income	3.26%	3.02%	3.12%

Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	2,899 / 48.2%	25,096 / 49.0%	69,277 / 48.6%
Female Population / % Female	3,111 / 51.8%	26,122 / 51.0%	73,208 / 51.4%

Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Median Household Income	\$72,659	\$77,966	\$71,658
Average Household income	\$92,553	\$100,064	\$95,154
Per Capita Income	\$40,714	\$41,403	\$40,030

Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	76	1,282	4,096
Total Daytime Population	4,110	47,031	142,753
Daytime Population: Workers	1,016	21,155	69,311
Daytime Population: Residents	3,094	25,876	73,442

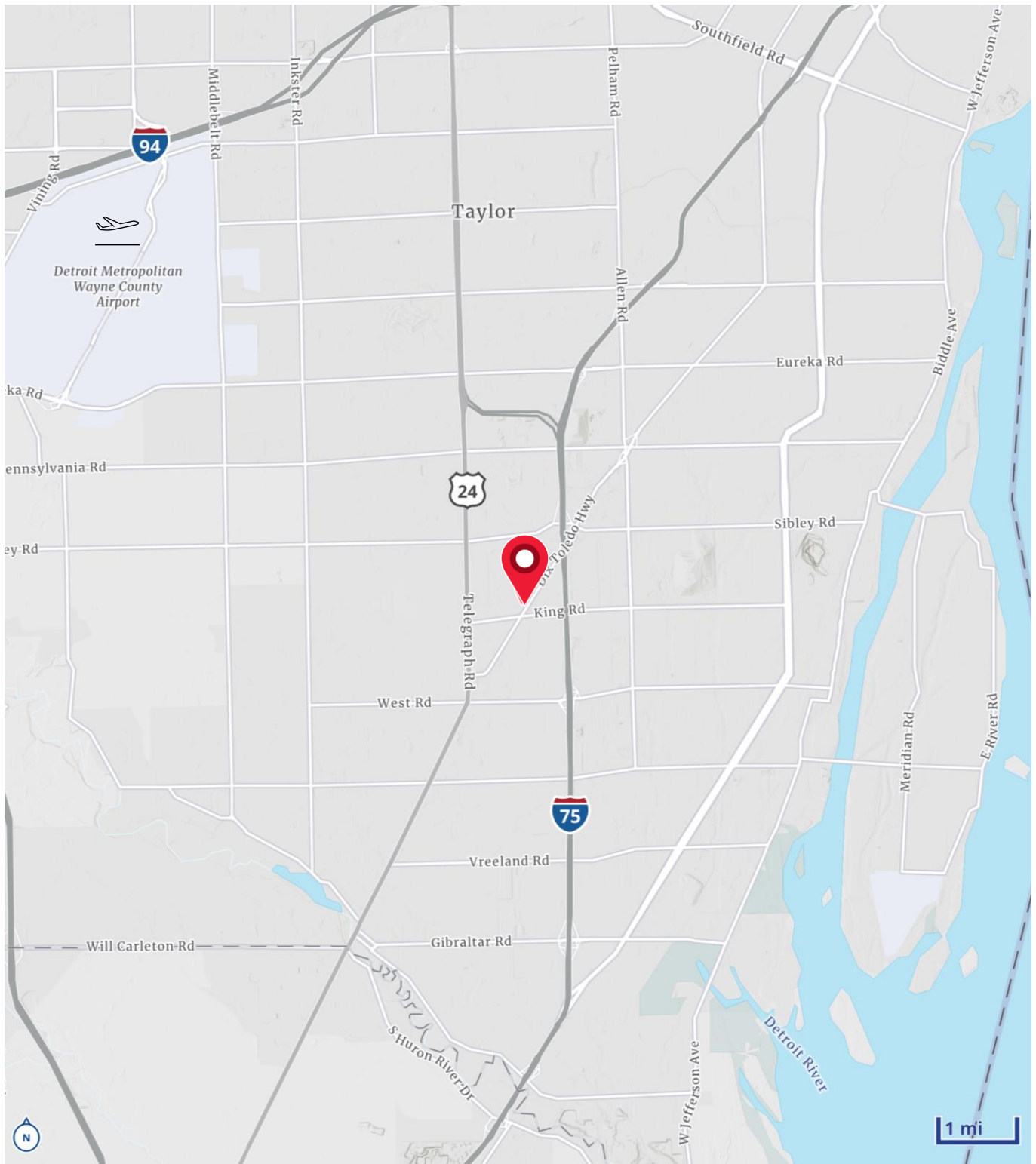
Traffic Counts	
Dix-Toledo Road	15,800 VPD
King Road	11,348 VPD

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
- Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ ethnic groups

Source: Esri, Esri and Data Axle

Location Map



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