

4315 DIXIE HIGHWAY  
WATERFORD, MICHIGAN

LAND FOR SALE OR LEASE  
2.00 – 3.00 Acre Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS



## 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
- Sale Price: \$500,000/acre



For more information, please contact:

**MARVIN PETROUS**  
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**CHRIS SECONTINE**  
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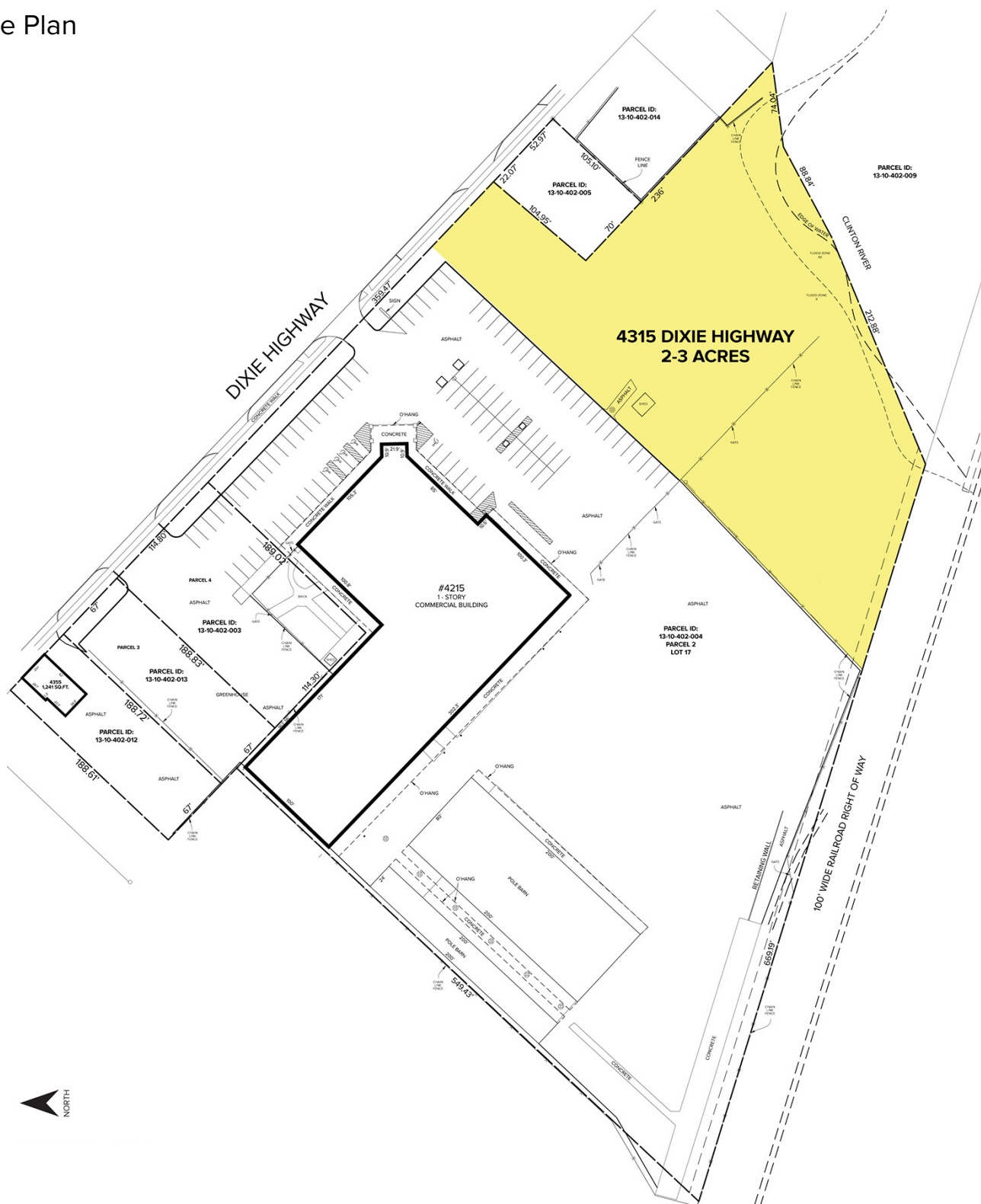


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### Site Plan



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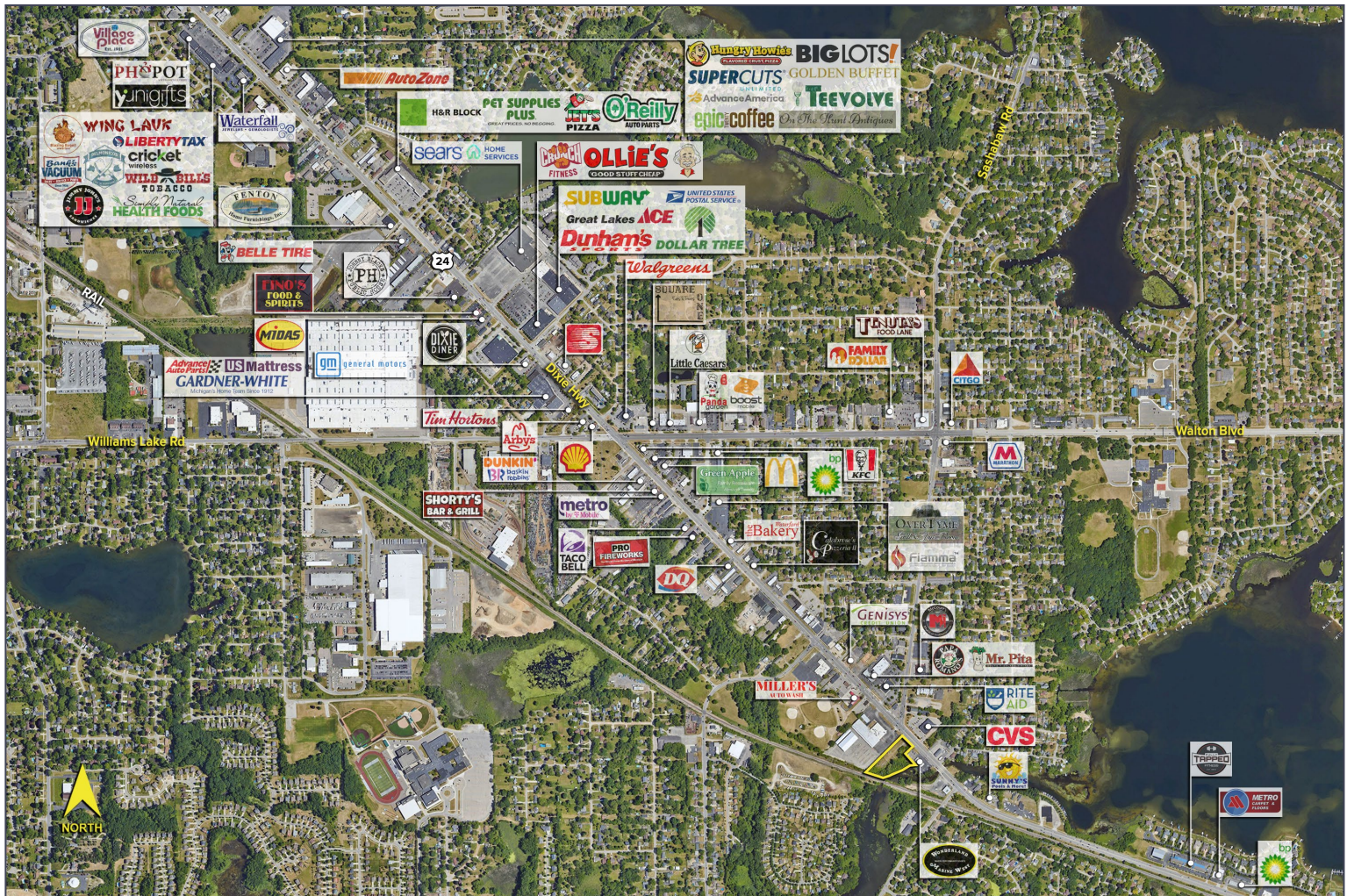
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,888	\$87,539
3 MILE	53,774	\$79,915
5 MILE	141,402	\$86,031

### TRAFFIC COUNTS (TWO-WAY)

33,321	Dixie Hwy. SE of Sashabaw Rd.
29,168	Dixie Hwy. NE of Sashabaw Rd.
11,262	Sashabaw Rd. N. of Dixie Hwy.
9,864	Hatchery Rd. S. of Dixie Hwy.



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