



**For Sale or Lease | Freestanding Building**

**Property Highlights**

**15467 S Dixie Highway | Monroe, MI**

- 1,092 SF Freestanding Building on 0.14 Acres
- Ideal for Office or Commercial Use
- Highly Visible Dixie Highway Building

**Demographics**

	1 MILE	3 MILE	5 MILE
POPULATION	9,518	36,909	50,758
AVG. INCOME	\$70,412	\$75,456	\$78,208
HOUSEHOLDS	4,156	15,305	20,954



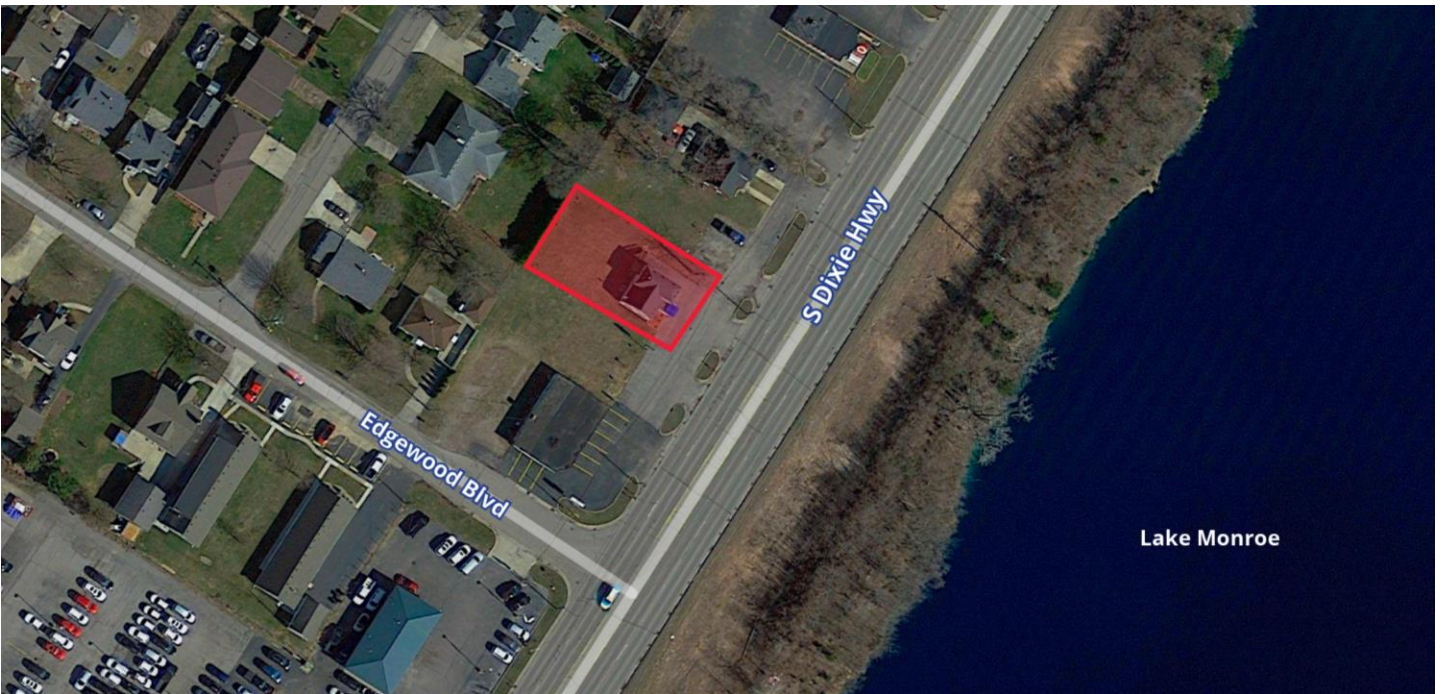
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# PROPERTY PHOTOS

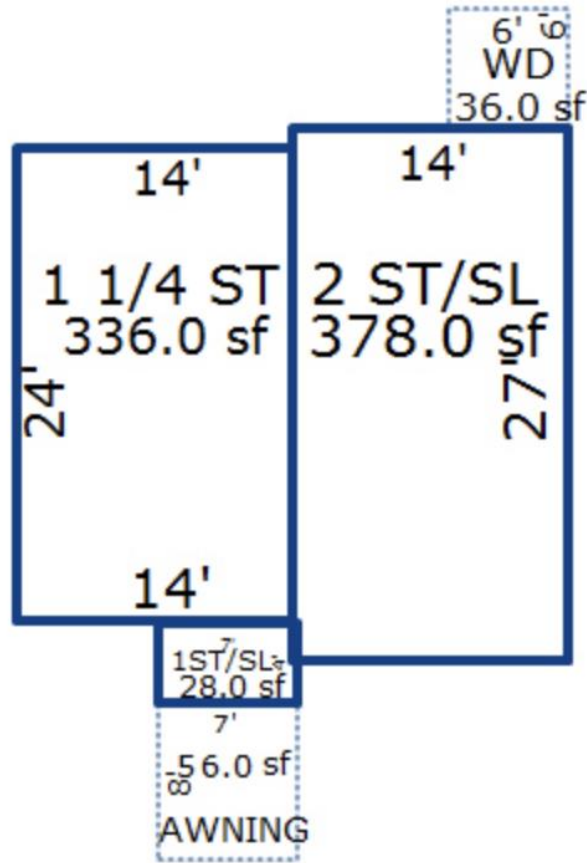
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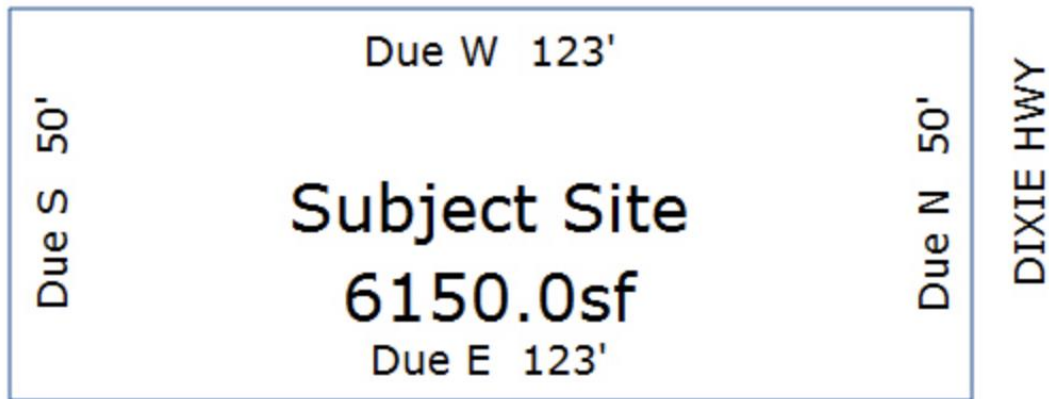
# FLOOR / SITE PLAN

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## Floor Plan



## Site Plan



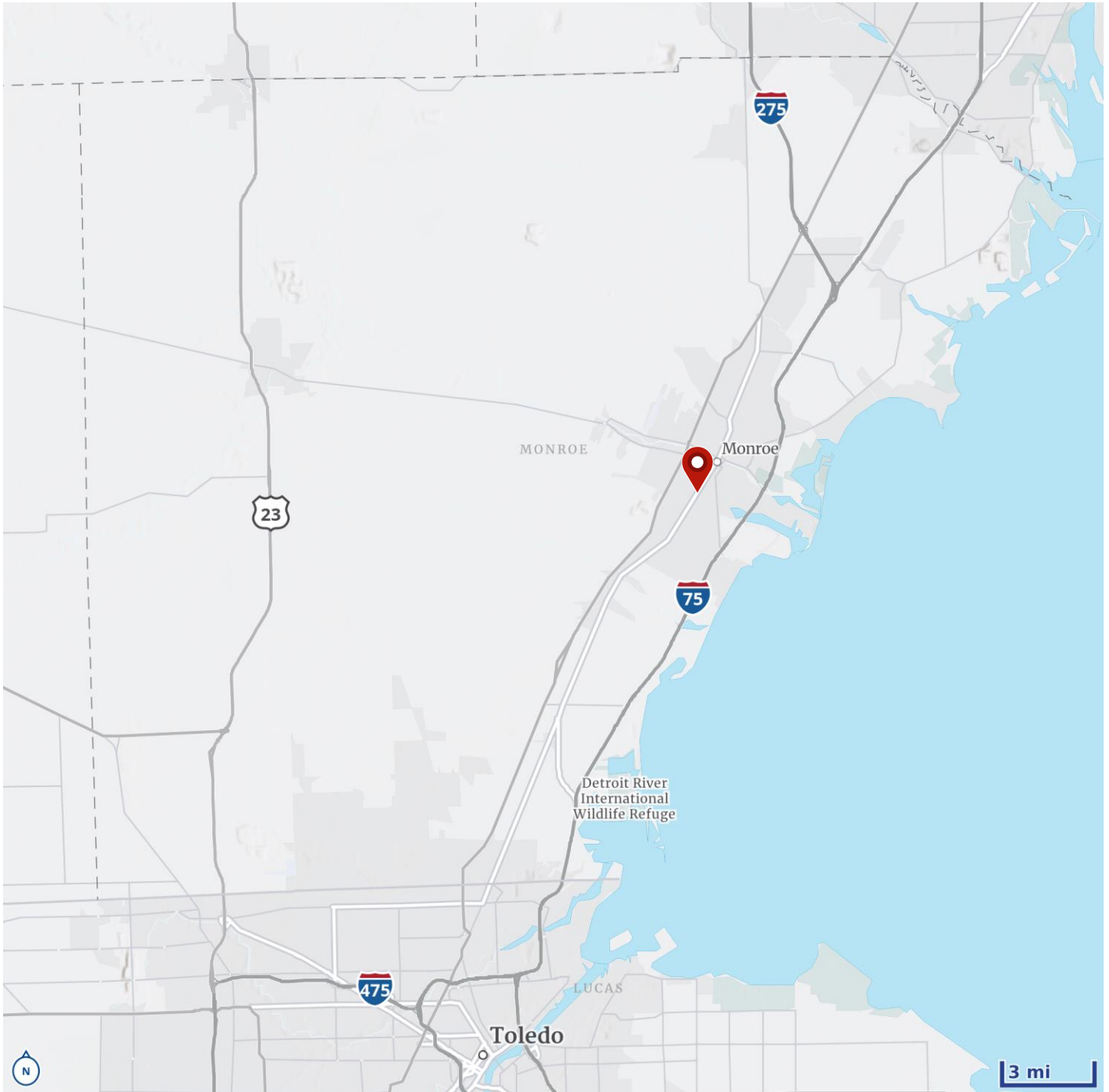
# MERCHANT MAP

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# LOCATION MAP

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# DEMOGRAPHICS

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Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	9,518	36,909	50,758
Total Households	4,156	15,305	20,954
Total Family Households	2,454	9,489	13,422
Average Household Size	2.26	2.33	2.36
Median Age	41.1	40.2	40.9
Population Age 25+	6,759	25,835	35,919
2010 – 2021 Population: Annual Growth Rate (CAGR)	-0.18%	-0.10%	-0.04%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.55%	0.23%	0.21%
Five Year Projected Trends: Annual Rate(CAGR)	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.29%	-0.15%	-0.11%
Households	0.04%	0.15%	0.20%
Families	-0.07%	0.03%	0.10%
Median Household Income	1.68%	1.99%	2.09%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	4,562 / 47.9%	18,001 / 48.8%	24,947 / 49.2%
Female Population / % Female	4,956 / 52.1%	18,908 / 51.2%	25,811 / 50.9%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$51,244	\$55,264	\$57,931
Average Household income	\$70,412	\$75,456	\$78,208
Per Capita Income	\$30,262	\$31,352	\$32,461
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	264	1,420	1,762
Total Daytime Population	8,371	39,557	51,567
Daytime Population: Workers	2,978	18,485	22,963
Daytime Population: Residents	5,393	21,072	28,694

## 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.

*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*



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