

4355 DIXIE HIGHWAY
WATERFORD, MICHIGAN



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

RETAIL FOR SALE OR LEASE
1,241 Square Feet Available



PROPERTY FEATURES

- 1,267 square feet available
- 1.05 acres for redevelopment
- Zoned C-2
- Rare opportunity to purchase or lease with drive-thru adjacent to Oak Electric
- Property sits on busy Dixie Highway near Sashabaw Road intersection
- Excellent for national restaurant or coffee users looking in Waterford
- Surrounded by many national and local retailers nearby
- Sale Price: \$500,000 (\$402.90/sq. ft.; \$476,190/acre)
- Lease Rate: \$17.00/sq. ft. NNN



For more information, please contact:

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

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

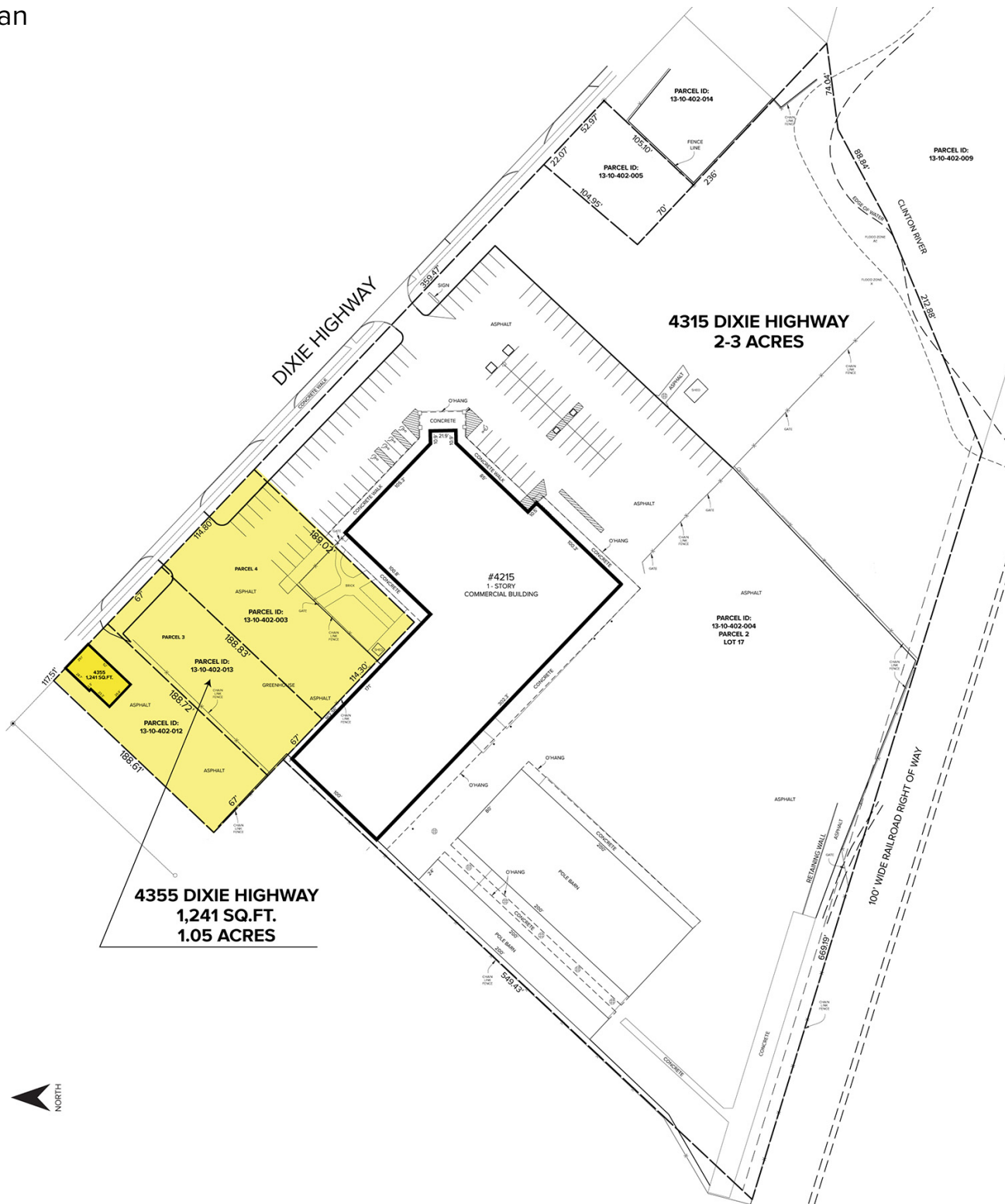
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

4355 Dixie Highway – Waterford, Michigan

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Site Plan



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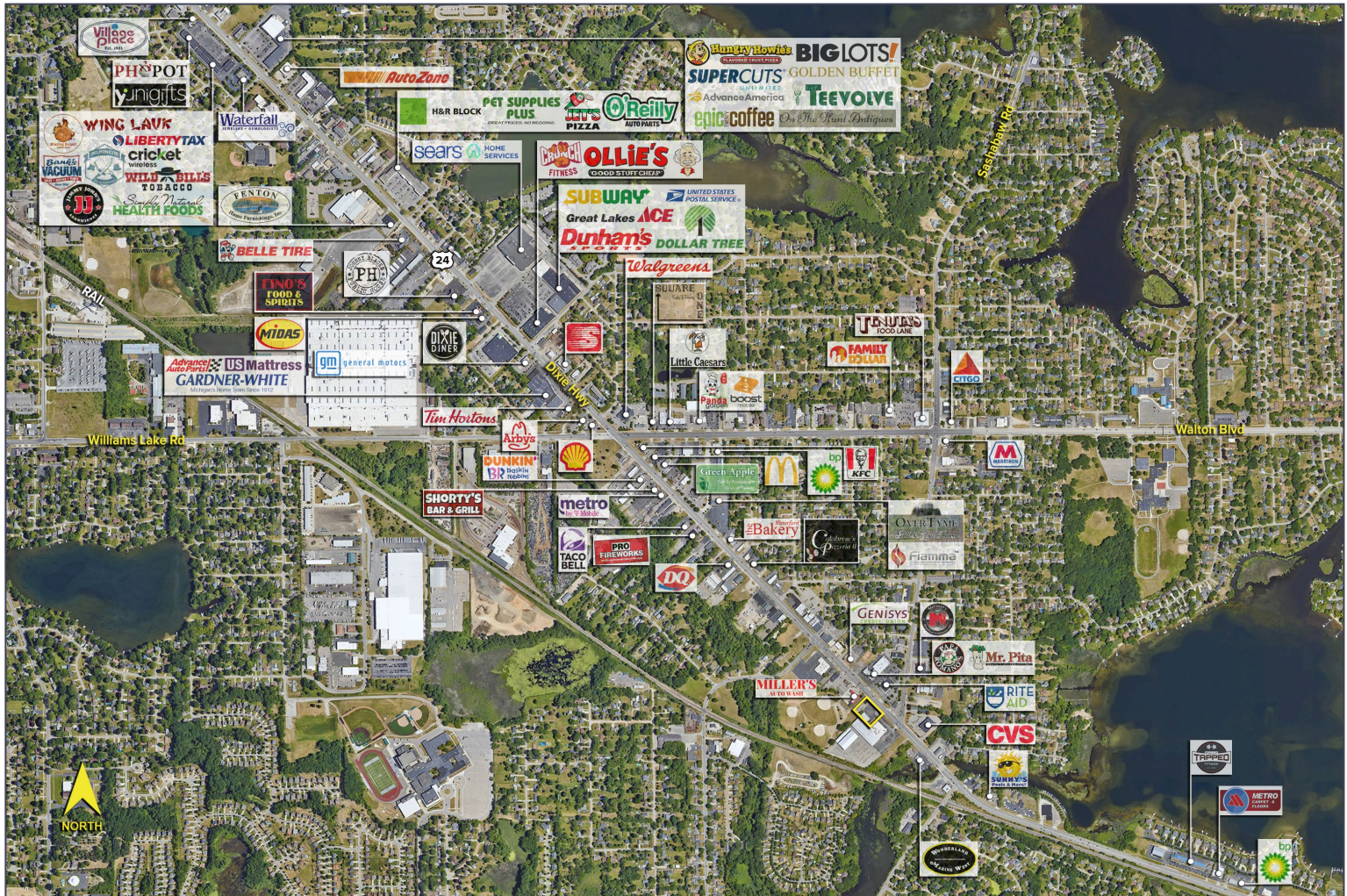


DEMOGRAPHICS

	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)

44,461	Dixie Hwy. SE of Sashabaw Rd.
41,272	Dixie Hwy. NE of Sashabaw Rd.
14,635	Sashabaw Rd. N. of Dixie Hwy.
12,579	Hatchery Rd. S. of Dixie Hwy.



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