

3177 DIXIE HIGHWAY
WATERFORD, MICHIGAN

RETAIL FOR SALE
3,000 Square Feet Available



**SIGNATURE
ASSOCIATES**
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KLEVER KREATIONS BAKERY



PROPERTY FEATURES

- 3,000 square feet available
- Outstanding opportunity along heavily traveled Dixie Highway
- With excellent visibility and strong traffic counts
- Flexible layout, this property is ideal for a wide range of retail, office, or service uses
- DO NOT APPROACH EMPLOYEES
- Sale Price: \$500,000 (\$166.67/sq. ft.)



For more information, please contact:

ANATOLA SESI
(248) 359 0629
asesi@signatureassociates.com

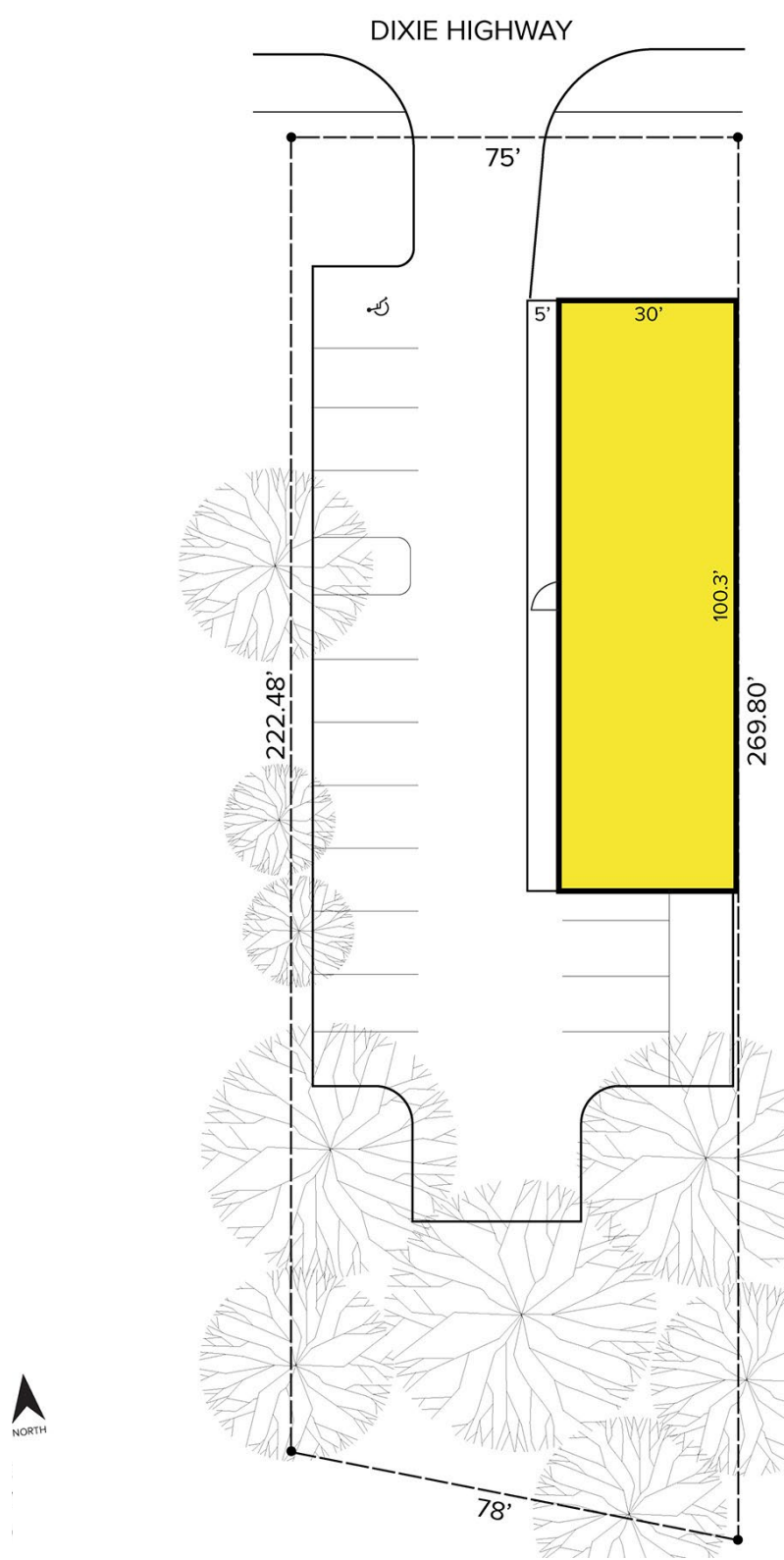
MARVIN PETROUS
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SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

3177 Dixie Highway – Waterford, Michigan
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Site Plan



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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,348	\$91,894
3 MILE	63,164	\$72,753
5 MILE	162,062	\$77,814

TRAFFIC COUNTS (TWO-WAY)

41,888	Dixie Hwy. W of Scott Lake Rd.
39,371	Dixie Hwy. E of Scott Lake Rd.
12,274	Scott Lake Rd. S of Dixie Hwy.



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