



LAND For Sale or Ground Lease

Location: 4315 Dixie Highway
Side of Street: South
City: Waterford, MI
Cross Streets: Sashabaw Road
County: Oakland

Acreage: 2.00 - 3.00

Improvements: N/A

Zoning: C-2

Dimensions:

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes

Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North: Commercial
South: Residential

East: Commercial
West: Commercial

PRICING INFORMATION

Asking Price:
Per Acre: \$500,000.00
Per SqFt :
Terms:

Lease Rate: \$100,000.00/sf NNN Annually
Parcel #: 13-10-402-004
Assessor Number: N/A
Taxes: \$3,103.10 (2023)

TRAFFIC INFORMATION

Yr: 2025 Count: 33,321 Dixie Hwy SE of Sashabaw Rd.
Yr: 2025 Count: 29,168 Dixie Hwy NE of Sashabaw Rd.
Yr: 2025 Count: 11,262 Sashabaw Rd. N. of Dixie Hwy
Yr: 2025 Count: 9,864 Hatchery Rd. S. of Dixie Hwy

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	6,888	\$87,539
3 Mile Radius	53,774	\$79,915
5 Mile Radius	141,402	\$86,031

Comments:

- 2.00-3.00 Acre available for Sale/Ground Lease
- 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 Hwy & Sashabaw Road signalized intersection



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.