

FOR SALE

Income Producing Asset
Multi-Tenant Office - Waterford

Insite
COMMERCIAL
Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



2850 Dixie Hwy.
Waterford, MI 48328

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

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PROPERTY OVERVIEW

Multi-tenant office building located on Dixie Hwy, between Telegraph and Scott Lake Rd. Building is well-maintained and has recent capital improvements that include: Roof (2023), Parking lot (2026), and interior finishes (2023). Building will be delivered 54% occupied, with an opportunity for a buyer to lease out or occupy up to two units.

OFFERING SUMMARY

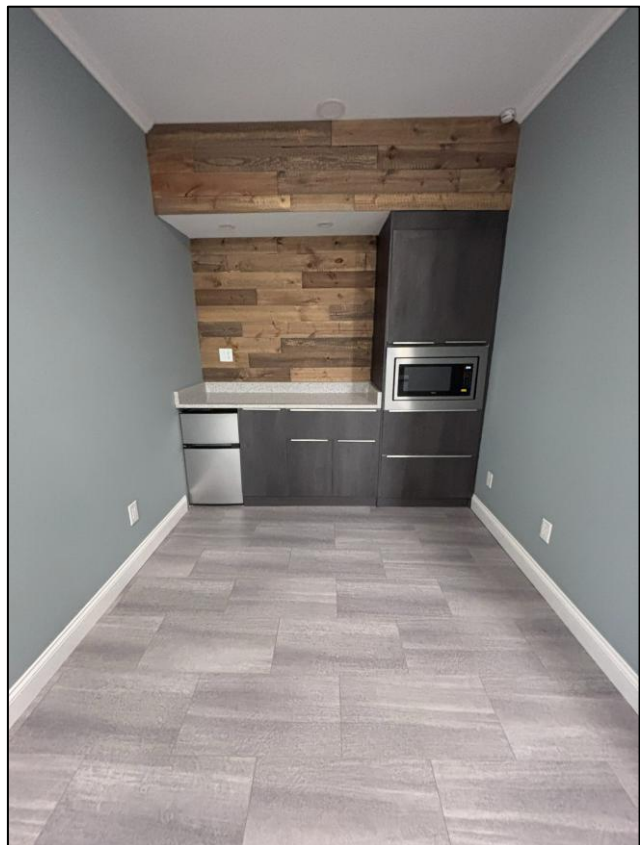
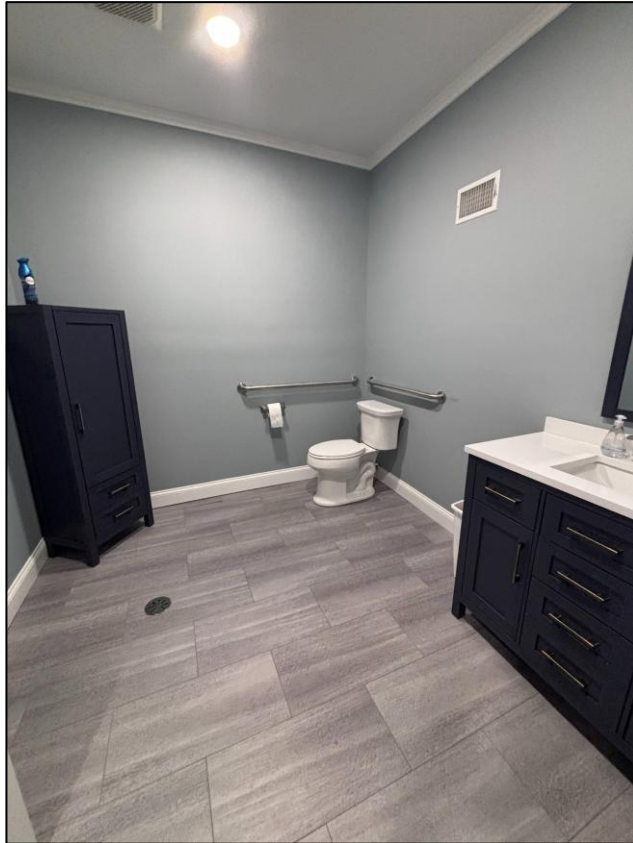
Sale Price:	\$700,000 (\$142.28 PSF)
Building Size:	4,920 SF
Basement Size:	864 SF
Lot Size:	0.452 AC
Parcel ID:	13-24-200-004
Property Taxes:	\$12,388.12 (2025)
Year Built:	1986

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 164,150 people
- **Households:** 70,161 homes
- **Avg. HH Income:** \$102,862 USD
- **Traffic Counts:** 30,143 VPD

2850 Dixie Hwy., Waterford		
TENANT	RENT	NOTES
Suite 100	\$ 6,700.00	\$5,250 Base Rent + \$1,450 nets
Suite 200	\$ -	Vacant
Suite 300	\$ 515.85	Month-to-month
Potential Yearly Income:	\$ 86,590.20	
Vacancy & Credit Loss:	\$ -	
Gross Yearly Income:	\$ 86,590.20	
OPERATING EXPENSES (2025) - For Reference		
Yearly Operating Expenses:		
Utilities	\$ 14,156.00	
CAM	\$ 10,057.00	
Property Taxes	\$ 12,388.00	
Insurance	\$ 5,078.00	
Other Operating Expenses	\$ -	
Total Yearly Operating Expenses	\$ 41,679.00	
Net Operating Income:	\$ 44,911.20	

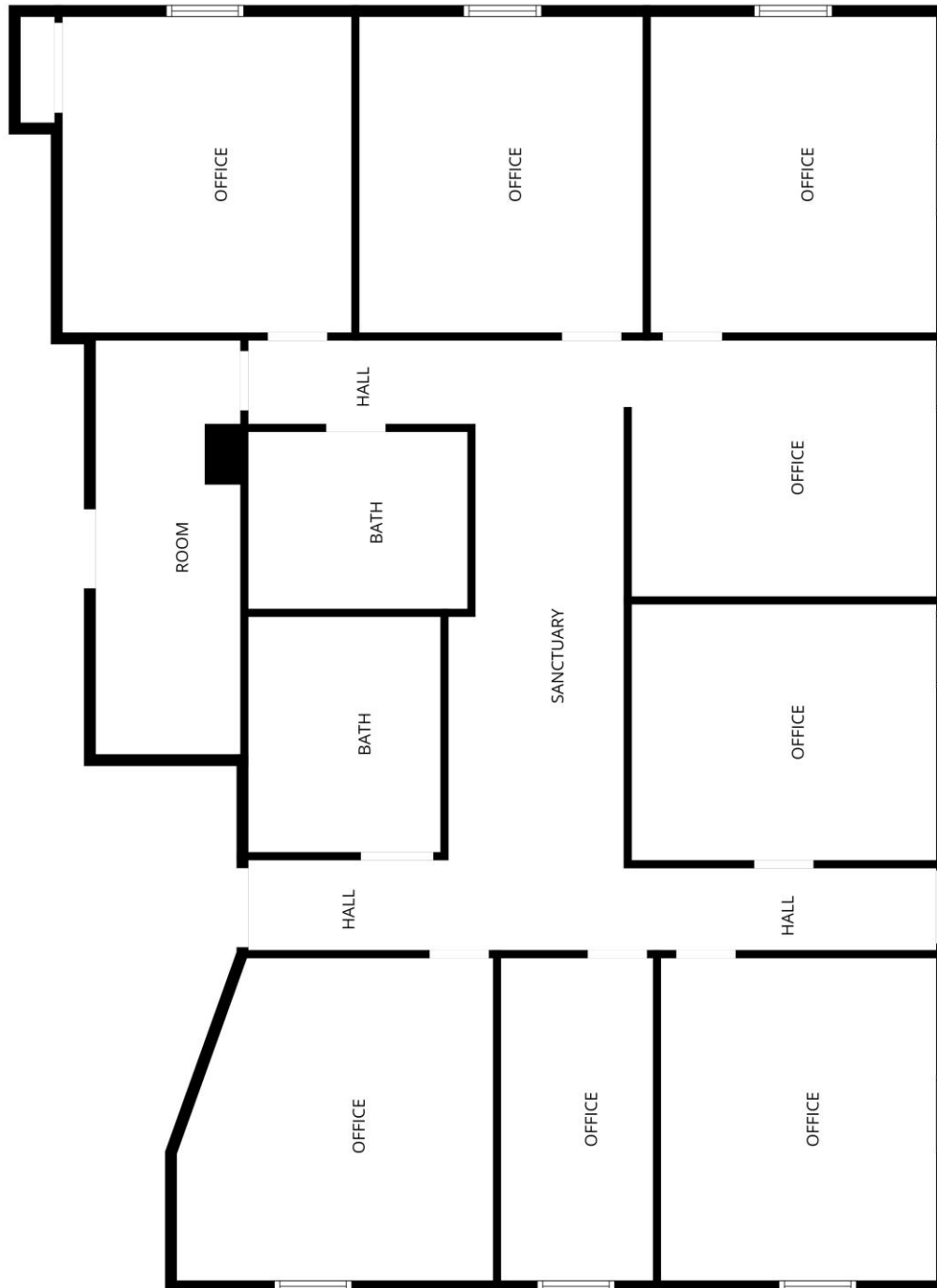
- Investment Highlights:**
- Suite 100: Seller-occupied space. Lease is through March 15, 2028 with options.





PROPERTY INFORMATION

Layout – Suite 100

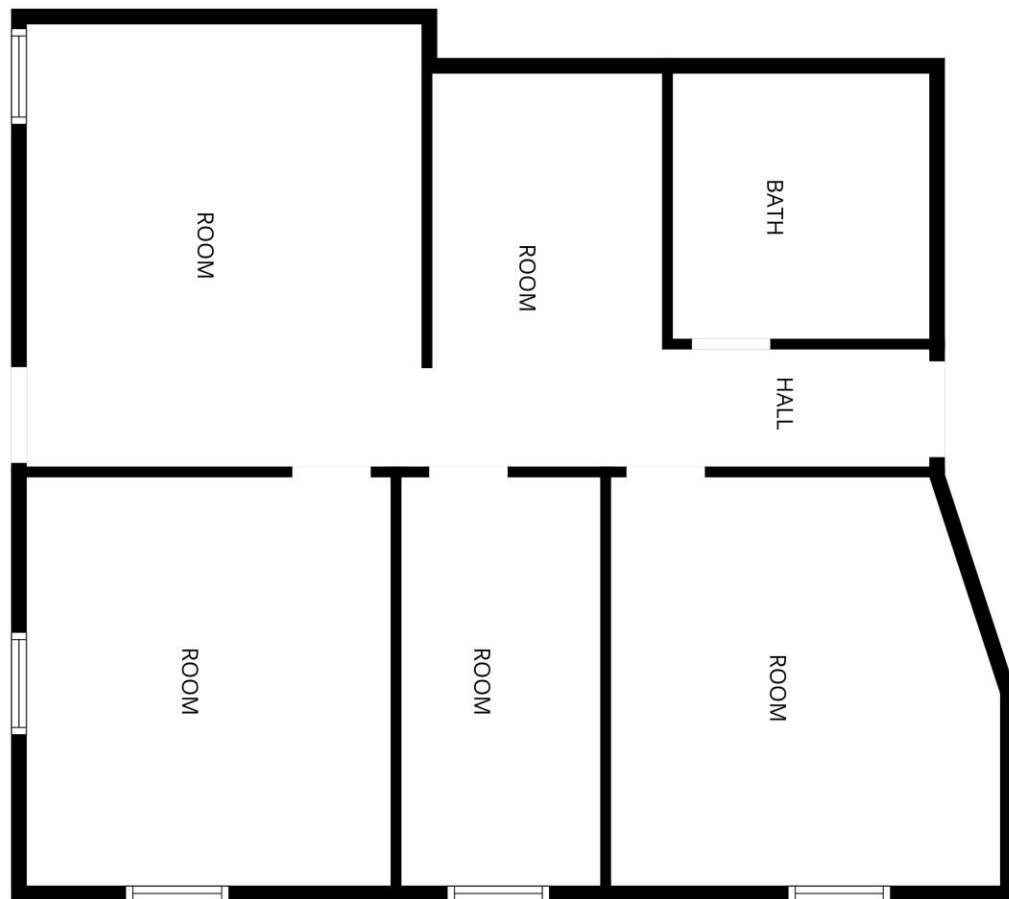


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY INFORMATION

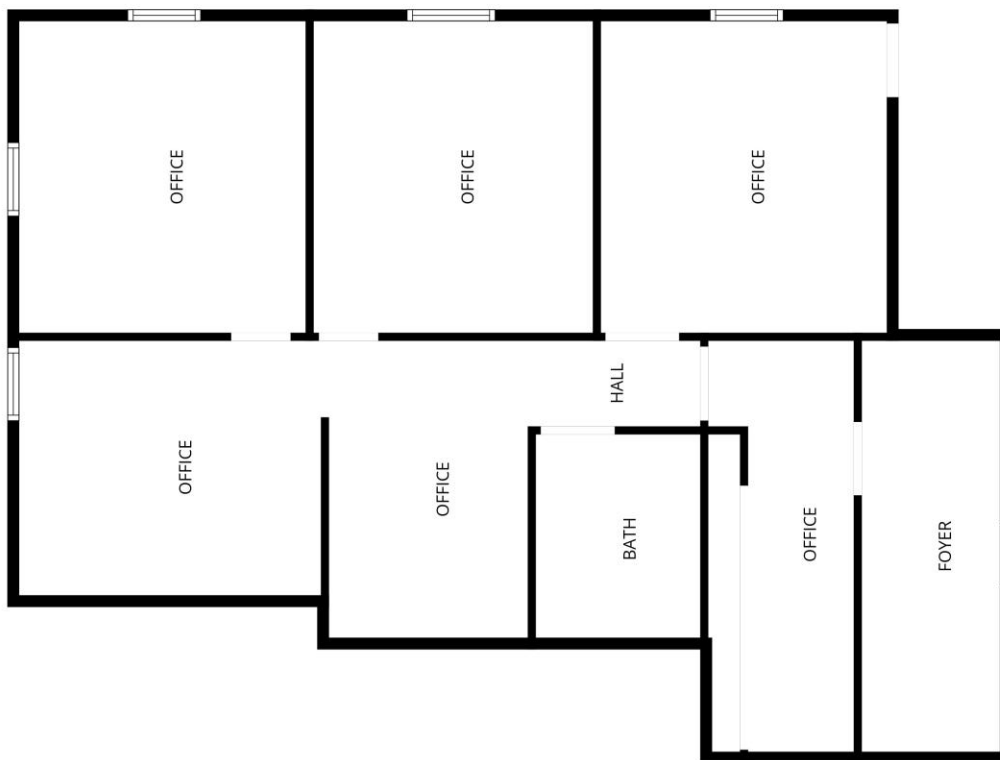
Layout – Suite 200

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



PROPERTY INFORMATION

Layout – Suite 300

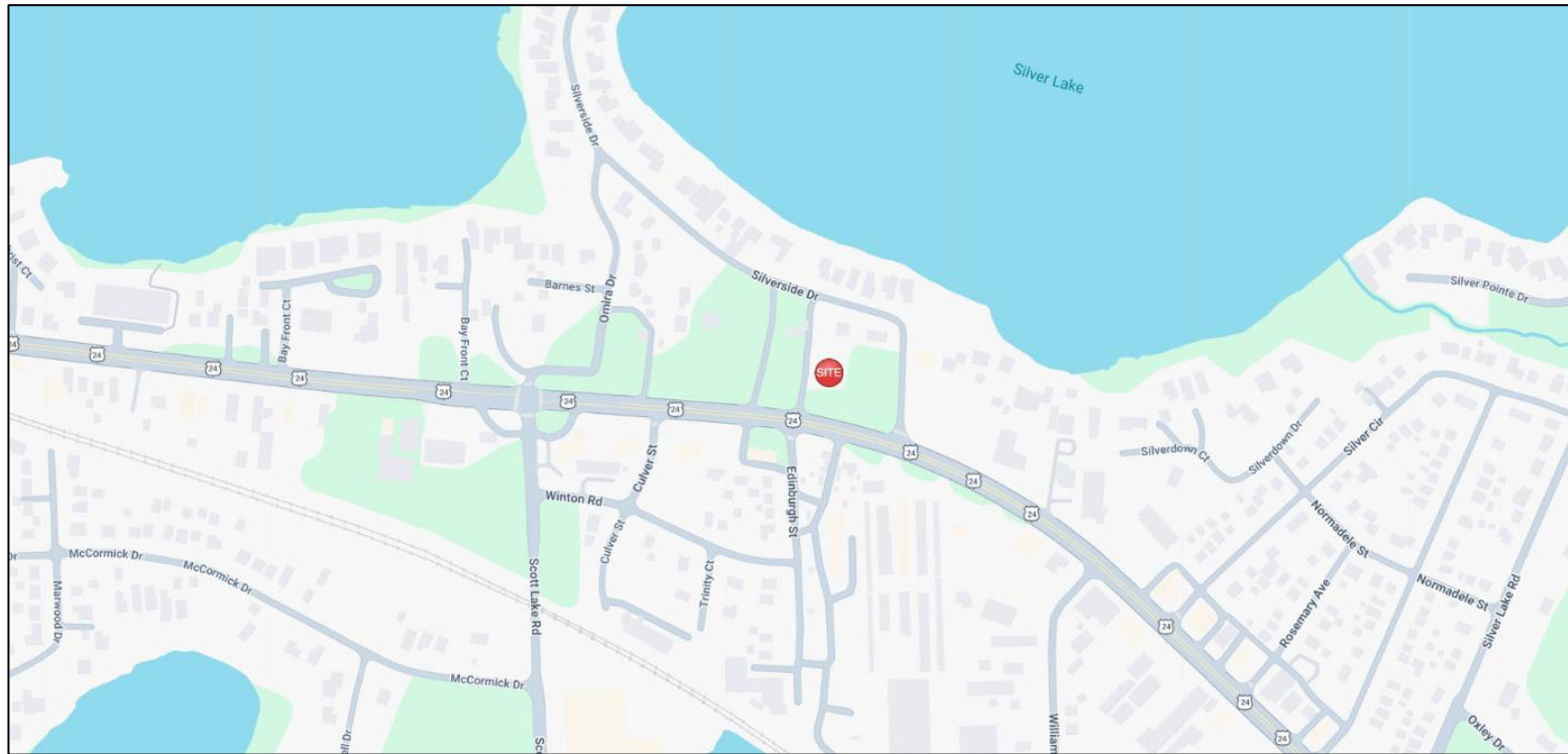


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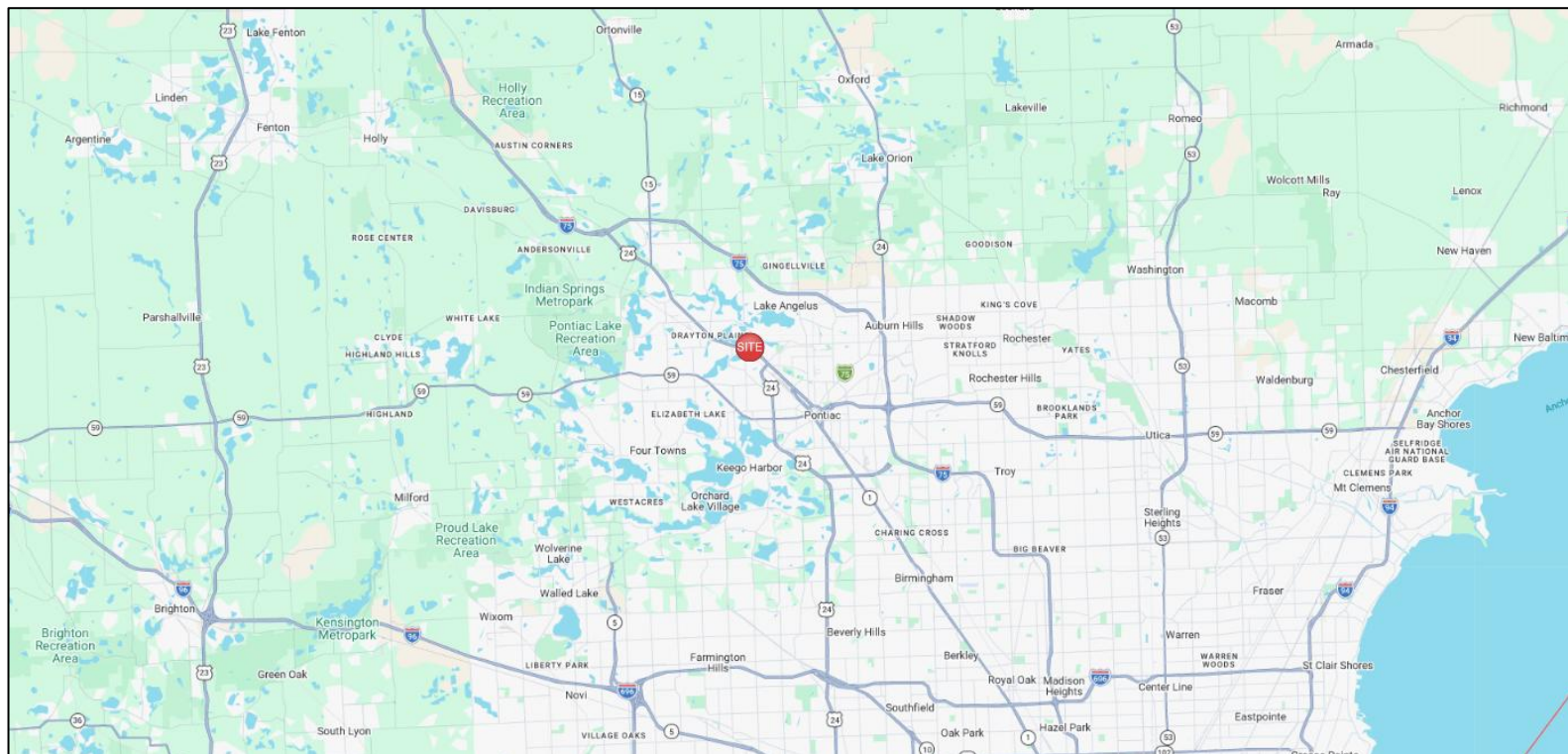
LOCATION INFORMATION

Location Maps

LOCAL



REGIONAL



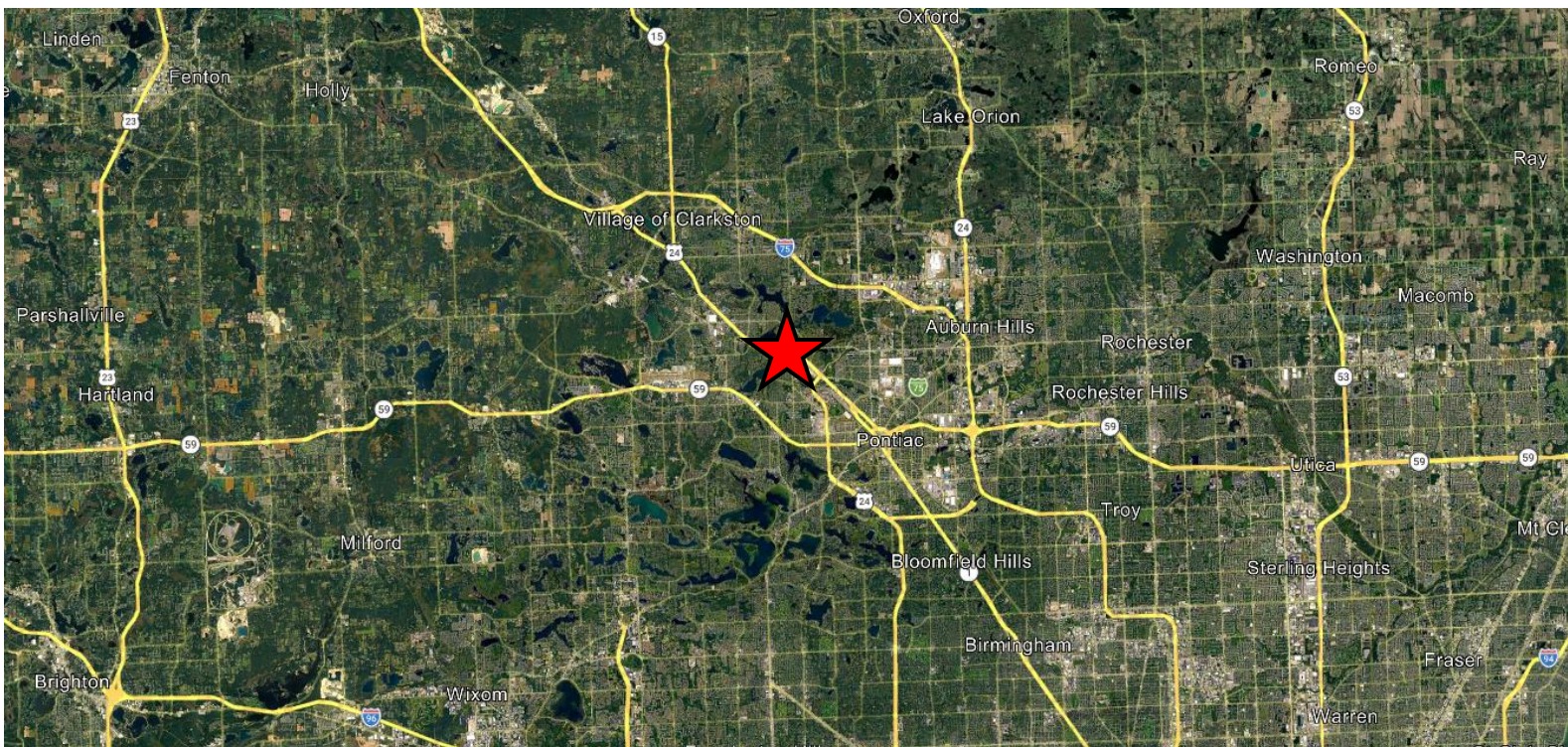
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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

LOCAL



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2850 Dixie Hwy Wateford, MI 48328	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	4,584	62,463	164,150
2031 Projected Population	4,501	61,728	164,027
2020 Census Population	4,688	62,780	162,950
2010 Census Population	4,430	61,828	158,205
Projected Annual Growth 2026 to 2031	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2026	0.2%	-	0.2%
Households			
2026 Estimated Households	1,988	26,500	70,161
2031 Projected Households	1,969	26,386	70,502
2020 Census Households	1,931	25,557	66,155
2010 Census Households	1,838	24,341	62,295
Projected Annual Growth 2026 to 2031	-0.2%	-	-
Historical Annual Growth 2010 to 2026	0.5%	0.6%	0.8%
Age			
2026 Est. Population Under 10 Years	7.4%	10.8%	11.0%
2026 Est. Population 10 to 19 Years	9.3%	11.3%	11.6%
2026 Est. Population 20 to 29 Years	10.3%	14.3%	14.0%
2026 Est. Population 30 to 44 Years	14.6%	20.8%	20.4%
2026 Est. Population 45 to 59 Years	19.9%	19.0%	19.4%
2026 Est. Population 60 to 74 Years	23.8%	16.3%	16.8%
2026 Est. Population 75 Years or Over	14.7%	7.5%	6.7%
2026 Est. Median Age	50.8	39.4	39.1
Marital Status & Gender			
2026 Est. Male Population	53.8%	50.6%	50.0%
2026 Est. Female Population	46.2%	49.4%	50.0%
2026 Est. Never Married	25.5%	38.8%	38.5%
2026 Est. Now Married	53.2%	41.5%	41.3%
2026 Est. Separated or Divorced	13.8%	14.1%	14.8%
2026 Est. Widowed	7.5%	5.6%	5.4%
Income			
2026 Est. HH Income \$200,000 or More	10.4%	7.8%	10.1%
2026 Est. HH Income \$150,000 to \$199,999	14.3%	8.0%	8.4%
2026 Est. HH Income \$100,000 to \$149,999	20.5%	19.5%	18.0%
2026 Est. HH Income \$75,000 to \$99,999	10.3%	11.9%	12.0%
2026 Est. HH Income \$50,000 to \$74,999	18.8%	15.5%	16.1%
2026 Est. HH Income \$35,000 to \$49,999	4.2%	10.3%	10.8%
2026 Est. HH Income \$25,000 to \$34,999	7.1%	11.3%	9.4%
2026 Est. HH Income \$15,000 to \$24,999	6.8%	6.2%	5.7%
2026 Est. HH Income Under \$15,000	7.7%	9.5%	9.5%
2026 Est. Average Household Income	\$135,317	\$97,612	\$102,862
2026 Est. Median Household Income	\$95,927	\$72,846	\$78,816
2026 Est. Per Capita Income	\$59,421	\$41,540	\$44,097
2026 Est. Total Businesses	214	2,101	6,004
2026 Est. Total Employees	1,437	22,036	77,661

2850 Dixie Hwy Wateford, MI 48328	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	80.6%	66.5%	64.9%
2026 Est. Black	8.0%	15.9%	19.4%
2026 Est. Asian or Pacific Islander	4.5%	4.2%	4.2%
2026 Est. American Indian or Alaska Native	0.4%	0.5%	0.4%
2026 Est. Other Races	6.4%	12.9%	11.1%
Hispanic			
2026 Est. Hispanic Population	316	9,018	19,736
2026 Est. Hispanic Population	6.9%	14.4%	12.0%
2031 Proj. Hispanic Population	7.7%	14.3%	12.2%
2020 Hispanic Population	6.2%	16.4%	13.3%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	3,577	44,539	116,408
2026 Est. Elementary (Grade Level 0 to 8)	1.9%	3.2%	3.6%
2026 Est. Some High School (Grade Level 9 to 11)	5.9%	6.6%	6.0%
2026 Est. High School Graduate	26.2%	30.8%	28.4%
2026 Est. Some College	18.0%	23.7%	21.6%
2026 Est. Associate Degree Only	10.4%	9.3%	9.5%
2026 Est. Bachelor Degree Only	21.8%	17.8%	19.9%
2026 Est. Graduate Degree	15.9%	8.6%	11.1%
Housing			
2026 Est. Total Housing Units	2,088	27,595	73,193
2026 Est. Owner-Occupied	77.2%	58.8%	59.2%
2026 Est. Renter-Occupied	18.0%	37.2%	36.6%
2026 Est. Vacant Housing	4.8%	4.0%	4.1%
Homes Built by Year			
2026 Homes Built 2010 or later	5.0%	5.3%	5.9%
2026 Homes Built 2000 to 2009	5.2%	9.6%	9.1%
2026 Homes Built 1990 to 1999	9.8%	12.5%	12.7%
2026 Homes Built 1980 to 1989	9.3%	7.0%	8.7%
2026 Homes Built 1970 to 1979	13.7%	13.6%	15.4%
2026 Homes Built 1960 to 1969	27.9%	14.3%	11.7%
2026 Homes Built 1950 to 1959	16.5%	17.9%	16.5%
2026 Homes Built Before 1949	7.8%	15.8%	15.9%
Home Values			
2026 Home Value \$1,000,000 or More	4.9%	2.2%	2.4%
2026 Home Value \$500,000 to \$999,999	19.4%	12.0%	14.0%
2026 Home Value \$400,000 to \$499,999	10.4%	6.4%	9.5%
2026 Home Value \$300,000 to \$399,999	20.4%	15.3%	17.3%
2026 Home Value \$200,000 to \$299,999	29.5%	29.4%	27.0%
2026 Home Value \$150,000 to \$199,999	8.4%	14.3%	12.2%
2026 Home Value \$100,000 to \$149,999	2.7%	7.3%	7.0%
2026 Home Value \$50,000 to \$99,999	3.0%	6.6%	5.9%
2026 Home Value \$25,000 to \$49,999	0.3%	3.1%	2.3%
2026 Home Value Under \$25,000	1.1%	3.4%	2.6%
2026 Median Home Value	\$336,315	\$251,508	\$282,005
2026 Median Rent	\$1,213	\$1,074	\$1,091

2850 Dixie Hwy Wateford, MI 48328	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2026 Est. Labor Population Age 16 Years or Over	4,007	51,478	134,669
2026 Est. Civilian Employed	53.2%	59.2%	61.4%
2026 Est. Civilian Unemployed	3.5%	3.6%	3.4%
2026 Est. in Armed Forces	-	-	-
2026 Est. not in Labor Force	43.3%	37.3%	35.2%
2026 Labor Force Males	54.1%	50.4%	49.7%
2026 Labor Force Females	45.9%	49.6%	50.3%
Occupation			
2026 Occupation: Population Age 16 Years or Over	2,129	30,445	82,695
2026 Mgmt, Business, & Financial Operations	20.5%	15.7%	16.5%
2026 Professional, Related	23.5%	22.1%	24.4%
2026 Service	12.9%	19.1%	18.4%
2026 Sales, Office	22.3%	18.0%	18.0%
2026 Farming, Fishing, Forestry	-	0.2%	0.1%
2026 Construction, Extraction, Maintenance	7.8%	9.0%	7.5%
2026 Production, Transport, Material Moving	12.8%	15.9%	15.1%
2026 White Collar Workers	66.3%	55.8%	58.8%
2026 Blue Collar Workers	33.7%	44.2%	41.2%
Transportation to Work			
2026 Drive to Work Alone	80.5%	80.6%	79.4%
2026 Drive to Work in Carpool	9.3%	8.6%	9.0%
2026 Travel to Work by Public Transportation	0.4%	0.7%	0.6%
2026 Drive to Work on Motorcycle	-	-	-
2026 Walk or Bicycle to Work	0.5%	1.0%	1.2%
2026 Other Means	0.7%	1.2%	1.1%
2026 Work at Home	8.7%	7.9%	8.7%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	19.5%	23.0%	24.6%
2026 Travel to Work in 15 to 29 Minutes	37.7%	37.1%	36.9%
2026 Travel to Work in 30 to 59 Minutes	36.2%	33.8%	32.8%
2026 Travel to Work in 60 Minutes or More	6.6%	6.1%	5.7%
2026 Average Travel Time to Work	26.3	24.2	23.4
Consumer Expenditure			
2026 Est. Total Household Expenditure	\$188.18 M	\$2.24 B	\$6.18 B
2026 Est. Apparel	\$3.98 M	\$49.5 M	\$135.39 M
2026 Est. Contributions, Tax and Retirement	\$51.06 M	\$544.81 M	\$1.57 B
2026 Est. Education	\$3.2 M	\$37.33 M	\$103.57 M
2026 Est. Entertainment	\$9.01 M	\$111.97 M	\$306.16 M
2026 Est. Food, Beverages, Tobacco	\$22.84 M	\$297.25 M	\$804.75 M
2026 Est. Health Care	\$13.81 M	\$172.65 M	\$456.61 M
2026 Est. Household Furnishings and Equipment	\$4.79 M	\$58.18 M	\$159.88 M
2026 Est. Household Operations, Shelter, Utilities	\$44.11 M	\$576.89 M	\$1.57 B
2026 Est. Miscellaneous Expenses	\$2.81 M	\$34.06 M	\$93.5 M
2026 Est. Personal Care	\$1.96 M	\$25.93 M	\$69.97 M
2026 Est. Transportation	\$30.59 M	\$335.12 M	\$917.13 M

LOCATION INFORMATION

Traffic Counts





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