

SIGNATURE ASSOCIATES
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Retail For Lease

Property Name:
Location: 5472-5488 Dixie Highway
City, State: Waterford, MI
Cross Streets: Andersonville Road
County: Oakland
Zoning: C-3
Year Built: 1966

Total Building Sq. Ft.:	6,134	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	1,850	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	1,850	**Total Acreage:**	1.55
Max Cont. Sq. Ft.:	1,850	**Land Dimensions:**	N/A
Ceiling Height:	8'4"	**Parking:**	Ample/Surface
Overhead Door(s) / Height:	0	**Curb Cuts:**	2
Exterior Construction:	Siding	**Power:**	Ample
Structural System:	Wood	**Restrooms:**	Yes
Heating:	Forced Air	**Sprinklers:**	No
Air-Conditioning:	100%	**Signage:**	Above Space & LED Ground Signage
Basement:	No	**Roof:**	Shingle
Number of Stories:	1	**Floors:**	Concrete/LVT
Condition:	Renovated	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	5,194	**1 Mile:**	$83,943	**Yr:**	2025	**Count:**	29,173	Dixie Hwy. S. of Andersonville Rd. 2-Way
3 Miles:	48,026	**3 Miles:**	$96,074	**Yr:**	2025	**Count:**	31,310	Dixie Hwy. N. of Andersonville Rd. 2-Way
5 Miles:	112,308	**5 Miles:**	$92,683	**Yr:**	2025	**Count:**	15,352	Andersonville Rd. W. of Dixie Hwy. 2-Way
				Yr:	2025	**Count:**	11,263	Airport Rd. S. of Andersonville Rd. 2-Way

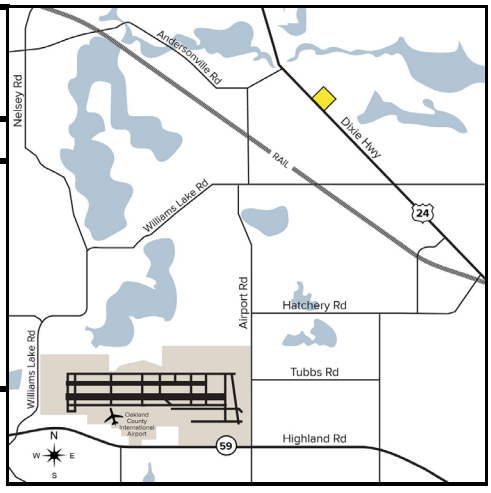
Current Tenant(s): Florist, and EXPRESS Ink and Toner **Major Tenants:** NAPA Auto Parts

Lease Rate:	$15.00	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	N/A	**Taxes:**	TBD
Lease Term:	N/A	**TD:**	N/A
Security Deposit:	N/A	**Assessor #:**	N/A
Parcel #:	13-04-251-023	**Date Available:**	Immediately

Utilities			
Sanitary Sewer:	Yes	**Electric:**	Yes
Storm Sewer:	Yes	**Gas:**	Yes
		Water:	Yes

Tenant Responsibilities: N/A

Comments: High-visibility strip center with ample parking on busy Dixie Highway. Ideal for retail, office, medical, or service users. Join a strong tenant mix in a well-trafficked location.



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.