

# FREESTANDING BUILDING



**MID-AMERICA®**  
Real Estate-Michigan, Inc.

## FOR LEASE

2031 Dix Highway / Lincoln Park, MI



RETAIL OPPORTUNITY

# FREESTANDING BUILDING



## Address

2031 Dix Highway  
Lincoln Park, MI 48146

## Availability

3,200 SF

## Features

- Former AT&T situated at the southeast corner of Dix Highway and Southfield Road in Lincoln Park, Michigan.
- Located across from a new retail development that includes a Chick-fil-A, Comcast, additional restaurants, a fitness center, retail shops, a hotel, and a car wash.
- The intersection is anchored by a variety of national and local retailers, including Kroger, Dollar Tree, Starbucks, and Wingstop.
- The site offers direct egress/ingress to Southfield Road and is conveniently situated less than 0.4 miles from the I-75 interchange, which sees more than 100,000 vpd.

## Area Tenants



## Demographics (2025)

|                      | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------------|----------|----------|----------|
| POPULATION           | 20,035   | 138,384  | 273,241  |
| HOUSEHOLDS           | 7,940    | 56,272   | 111,827  |
| AVG HOUSEHOLD INCOME | \$83,770 | \$80,135 | \$80,677 |
| DAYTIME POPULATION   | 16,605   | 119,201  | 275,317  |



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