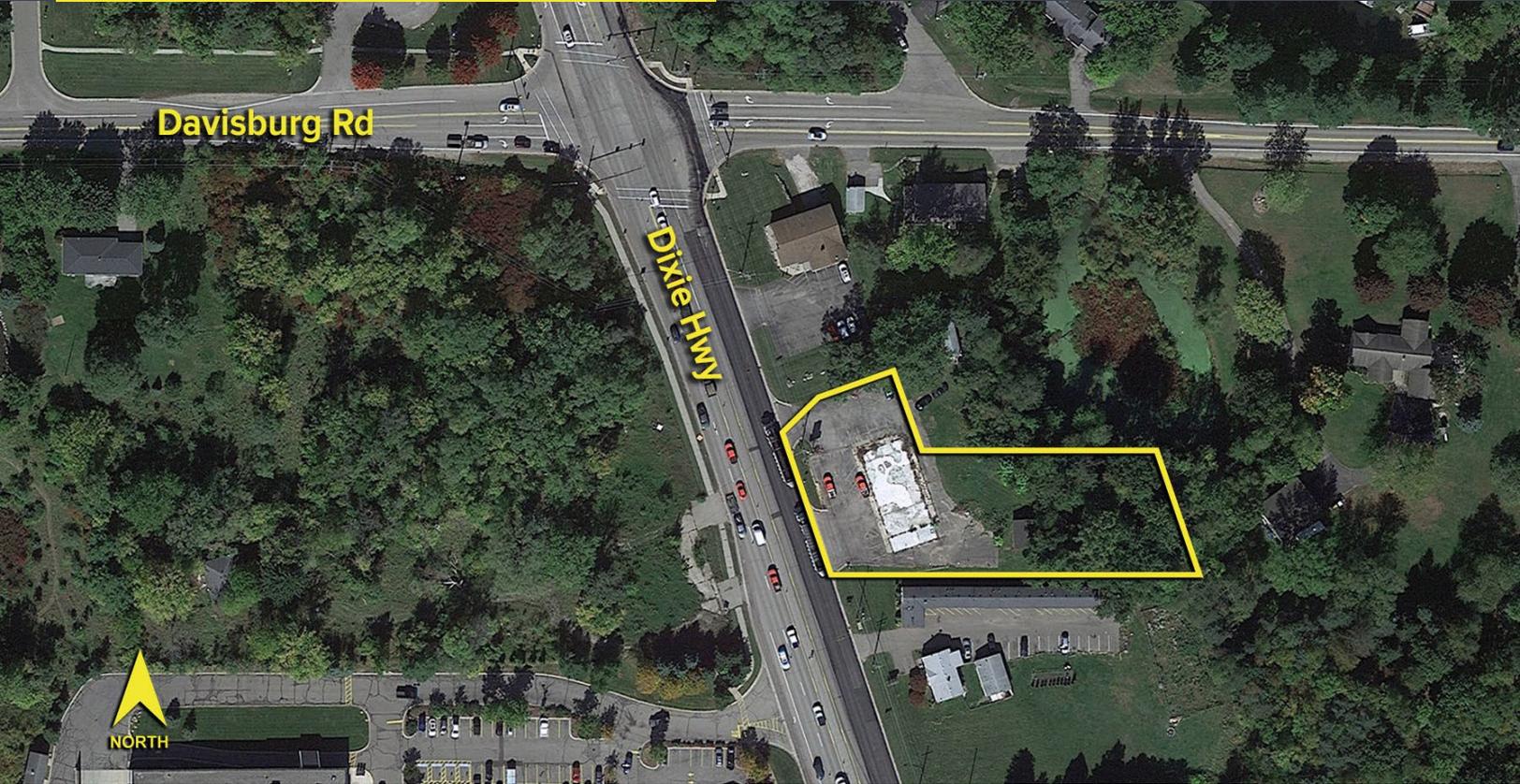


9768 & 9770 DIXIE HIGHWAY
CLARKSTON, MICHIGAN



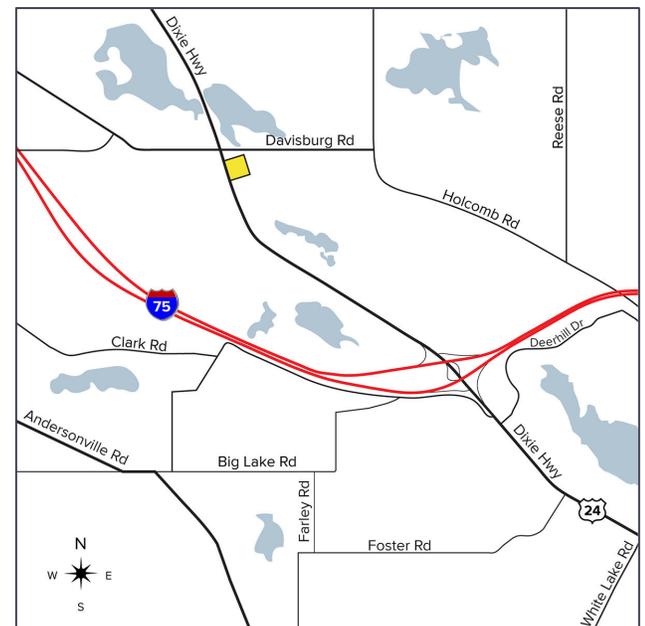
**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

LAND FOR SALE
1.09 Acres Available



PROPERTY FEATURES

- 1.09 acres available
- Prime development site located across from a busy Kroger and surrounded by national and local retailers
- Excellent visibility with high traffic counts on Dixie Highway and easy I-75 access
- Property is in a growing area with strong commercial and residential development
- Zoned C-1, ideal for fast food, financial institutions, automotive services, or retail
- Sale Price: \$250,000



For more information, please contact:

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

MARVIN PETROUS
(248) 359 0647
mpetrous@signatureassociates.com

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

9768 & 9770 Dixie Highway – Clarkston, Michigan

Land For Sale

1.09
Acres
AVAILABLE

Site Plan



For more information, please contact:

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

MARVIN PETROUS
(248) 359 0647
mpetrous@signatureassociates.com

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

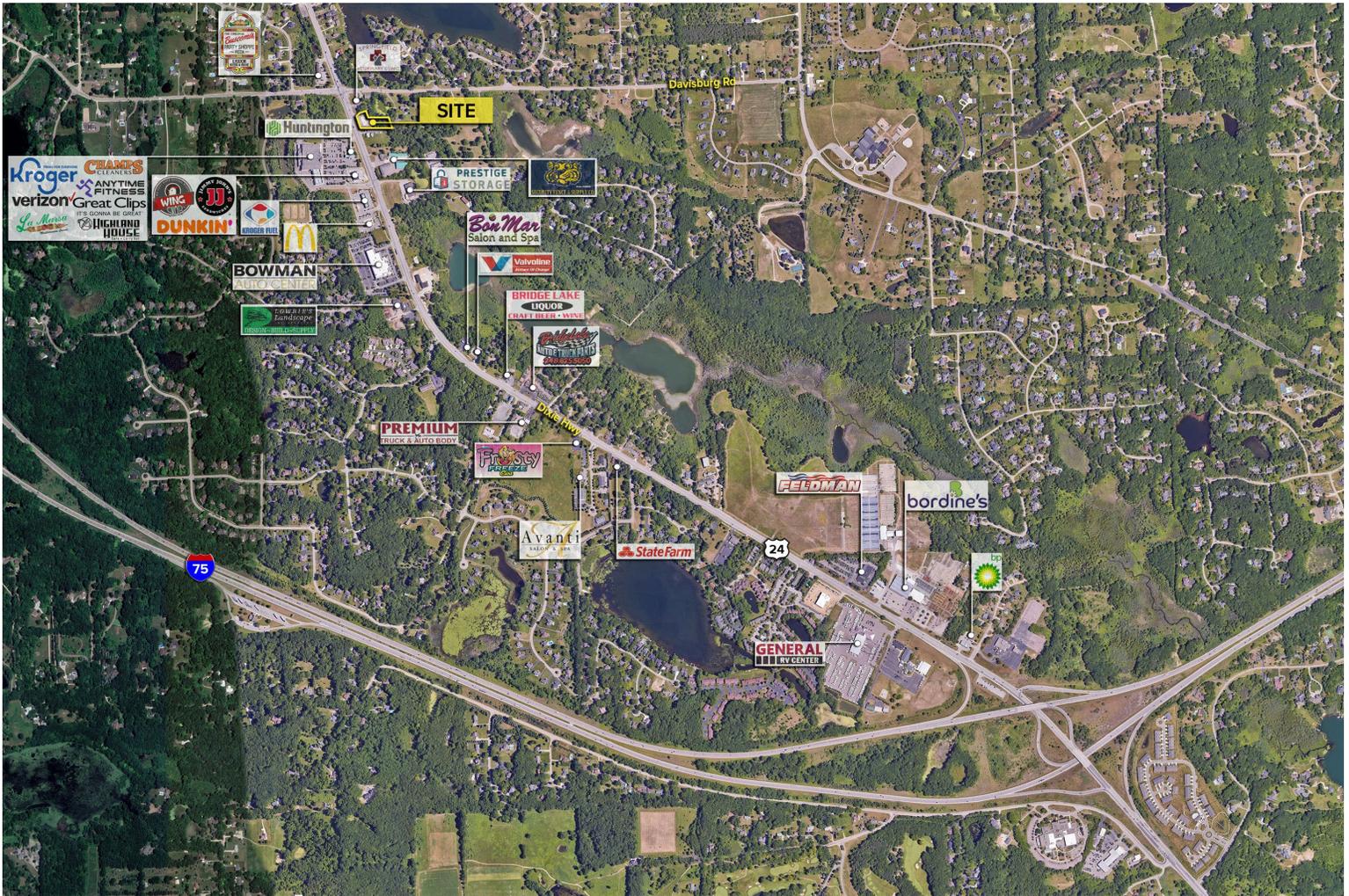
9768 & 9770 Dixie Highway – Clarkston, Michigan

Land For Sale

1.09
Acres
AVAILABLE

| DEMOGRAPHICS | | |
|--------------|------------|----------------|
| | POPULATION | MED. HH INCOME |
| 1 MILE | 2,850 | \$141,712 |
| 3 MILE | 15,670 | \$124,385 |
| 5 MILE | 36,846 | \$119,050 |

| TRAFFIC COUNTS (TWO-WAY) | |
|--------------------------|--------------------------------|
| 6,059 | Davisburg Rd. E. of Dixie Hwy. |
| 10,454 | Davisburg Rd. W. of Dixie Hwy. |
| 24,901 | Dixie Hwy. S. of Davisburg Rd. |
| 18,541 | Dixie Hwy. N. of Davisburg Rd. |



For more information, please contact:

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

MARVIN PETROUS
(248) 359 0647
mpetrous@signatureassociates.com

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