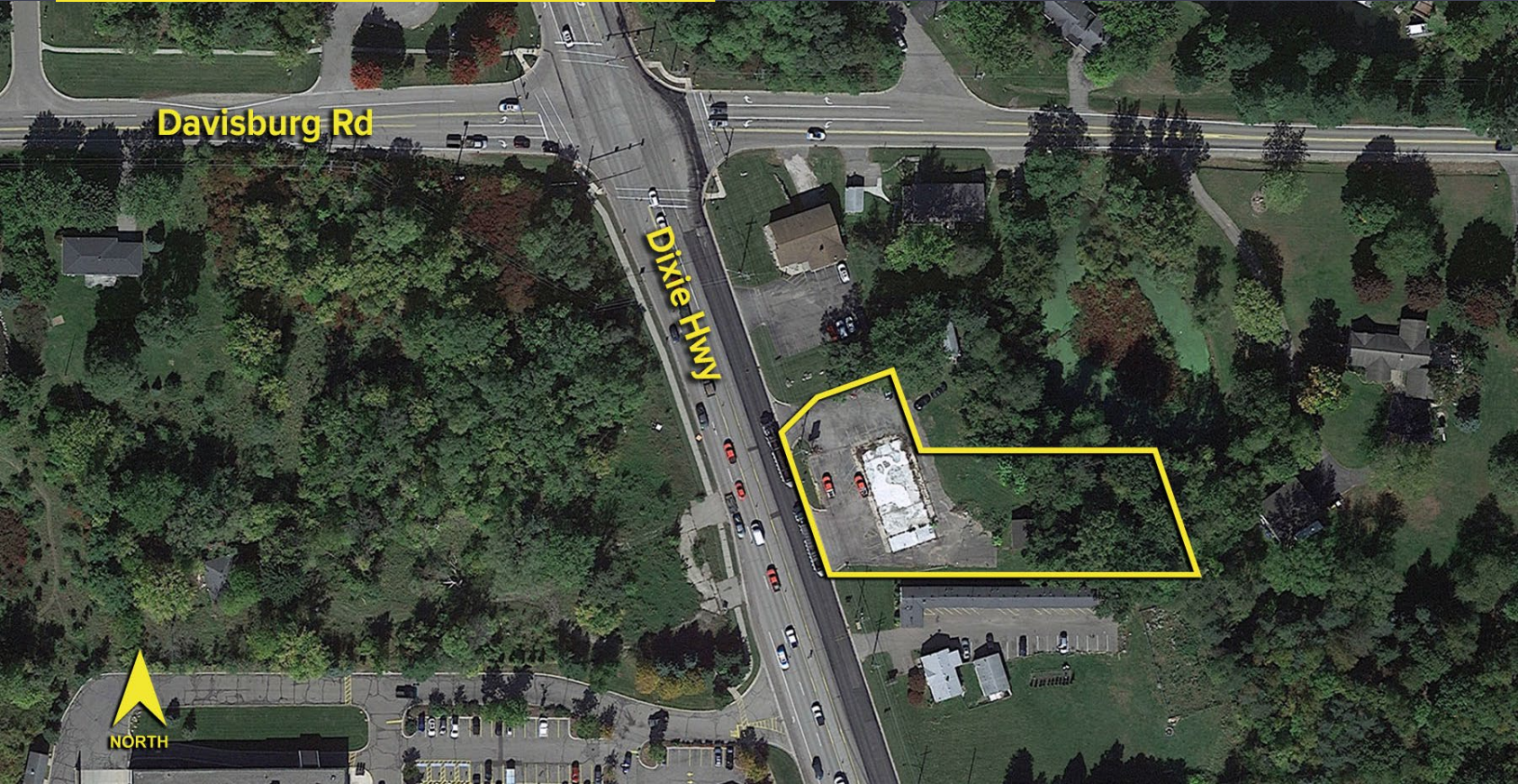


9768 & 9770 DIXIE HIGHWAY  
CLARKSTON, MICHIGAN



**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: \$200,000



For more information, please contact:

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

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

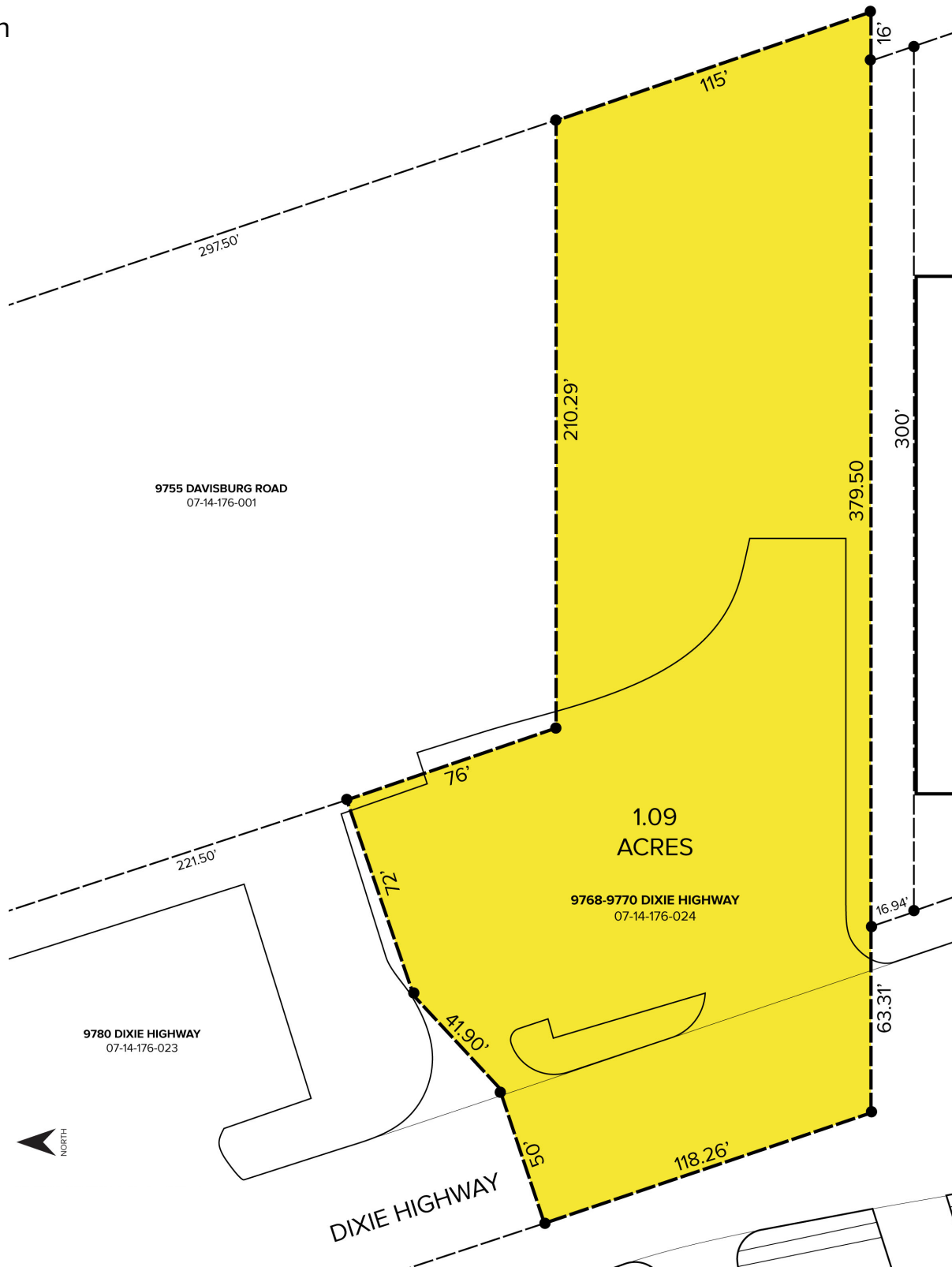
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 9768 & 9770 Dixie Highway – Clarkston, Michigan

## Land For Sale

1.09  
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AVAILABLE

### Site Plan



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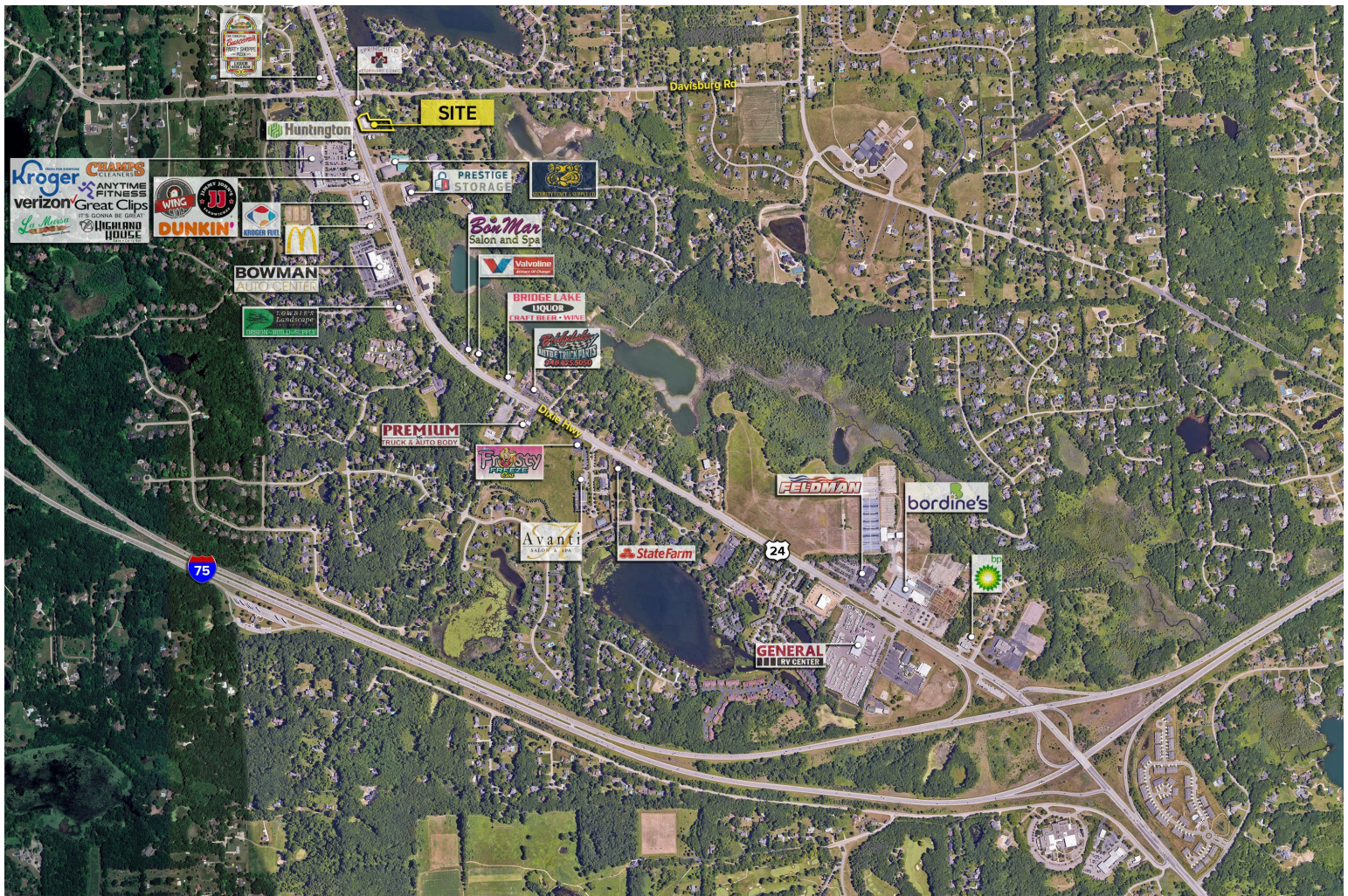
# 9768 & 9770 Dixie Highway – Clarkston, Michigan

## 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.



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