



Retail For Sale or Lease

Property Name:
Location: 4355 Dixie Highway
City, State: Waterford, MI
Cross Streets: Sashabaw Road
County: Oakland
Zoning: C-2
Year Built: 1945

Total Building Sq. Ft.:	1,241	Property Type:	General Retail-Commercial
Available Sq. Ft.:	1,241	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	1,241	Total Acreage:	1.05
Max Cont. Sq. Ft.:	1,241	Land Dimensions:	N/A
Ceiling Height:	10'	Parking:	17
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Building
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 33,321	Dixie Hwy SE of Sashabaw Rd. 2-Way
1 Mile: 6,888	1 Mile: \$87,539	Yr: 2025	Count: 29,168	Dixie Hwy NE of Sashabaw Rd. 2-Way	
3 Miles: 53,774	3 Miles: \$79,915	Yr: 2025	Count: 11,262	Sashabaw Rd. N. of Dixie Hwy 2-Way	
5 Miles: 141,402	5 Miles: \$86,031	Yr: 2025	Count: 9,864	Hatchery Rd. S. of Dixie Hwy 2-Way	

Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	\$17.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$9,405.20 (2023)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	13-10-402-012
Sale Price:	\$175,000 (\$141.02/sqft)	Assessor #:	10
Sale Terms:	N/A	Date Available:	Immediately

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

Tenant Responsibilities: N/A

Comments: 1,241 sq. ft. available/ 1.05 acres for redevelopment. Zoned C-2. Rare opportunity to purchase or lease adjacent to Oak Electric. Property sits on busy Dixie Highway near Sashabaw Road intersection. Excellent for national restaurant or coffee users looking in Waterford. Surrounded many national and local retailers nearby.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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