

SIGNATURE ASSOCIATES
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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.:	1,459	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	1,459	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	1,459	**Total Acreage:**	0.10
Max Cont. Sq. Ft.:	1,459	**Land Dimensions:**	N/A
Ceiling Height:	10'	**Parking:**	17
Overhead Door(s) / Height:	0	**Curb Cuts:**	2
Exterior Construction:	N/A	**Power:**	Ample
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:**				
1 Mile:	6,888	**1 Mile:**	$87,539	**Yr:**	2025	**Count:**	33,321	Dixie Hwy SE of Sashabaw Rd. 2-Way
3 Miles:	53,774	**3 Miles:**	$79,915	**Yr:**	2025	**Count:**	29,168	Dixie Hwy NE of Sashabaw Rd. 2-Way
5 Miles:	141,402	**5 Miles:**	$86,031	**Yr:**	2025	**Count:**	11,262	Sashabaw Rd. N. of Dixie Hwy 2-Way
				Yr:	2025	**Count:**	9,864	Hatchery Rd. S. of Dixie Hwy 2-Way

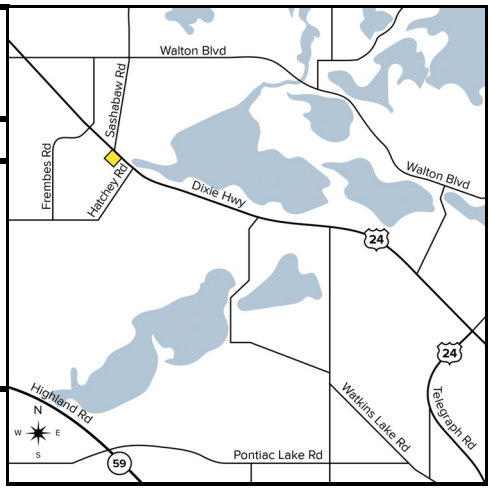
Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	$17.00	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	N/A	**Taxes:**	TBD
Lease Term:	N/A	**TD:**	N/A
Security Deposit:	N/A	**Parcel #:**	13-10-402-012
Sale Price:	$175,000 ($119.95/sqft)	**Assessor #:**	10
Sale Terms:	N/A	**Date Available:**	Immediately

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

Tenant Responsibilities: N/A

Comments: 1,459 sq. ft. available. Located on 0.10 acres - additional 0.19 acres can be made available upon request. 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):
Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com
Chris Secontine, (248) 799-3174, csecontine@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.