

4355 DIXIE HIGHWAY  
WATERFORD, MICHIGAN

RETAIL FOR SALE OR LEASE  
1,241 Square Feet Available



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ASSOCIATES**  
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## PROPERTY FEATURES

- 1,267 square feet available
- Zoned C-2
- Rare opportunity to purchase
- Property sits on busy Dixie Highway near Sashabaw Road intersection
- 50,000 cars ADT
- Excellent for retail, food or office users
- Surrounded by many national and local retailers
- Lease Rate: \$17.00/sq. ft. NNN
- Sale Price: \$175,000



For more information, please contact:

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**CHRIS SECONTINE**  
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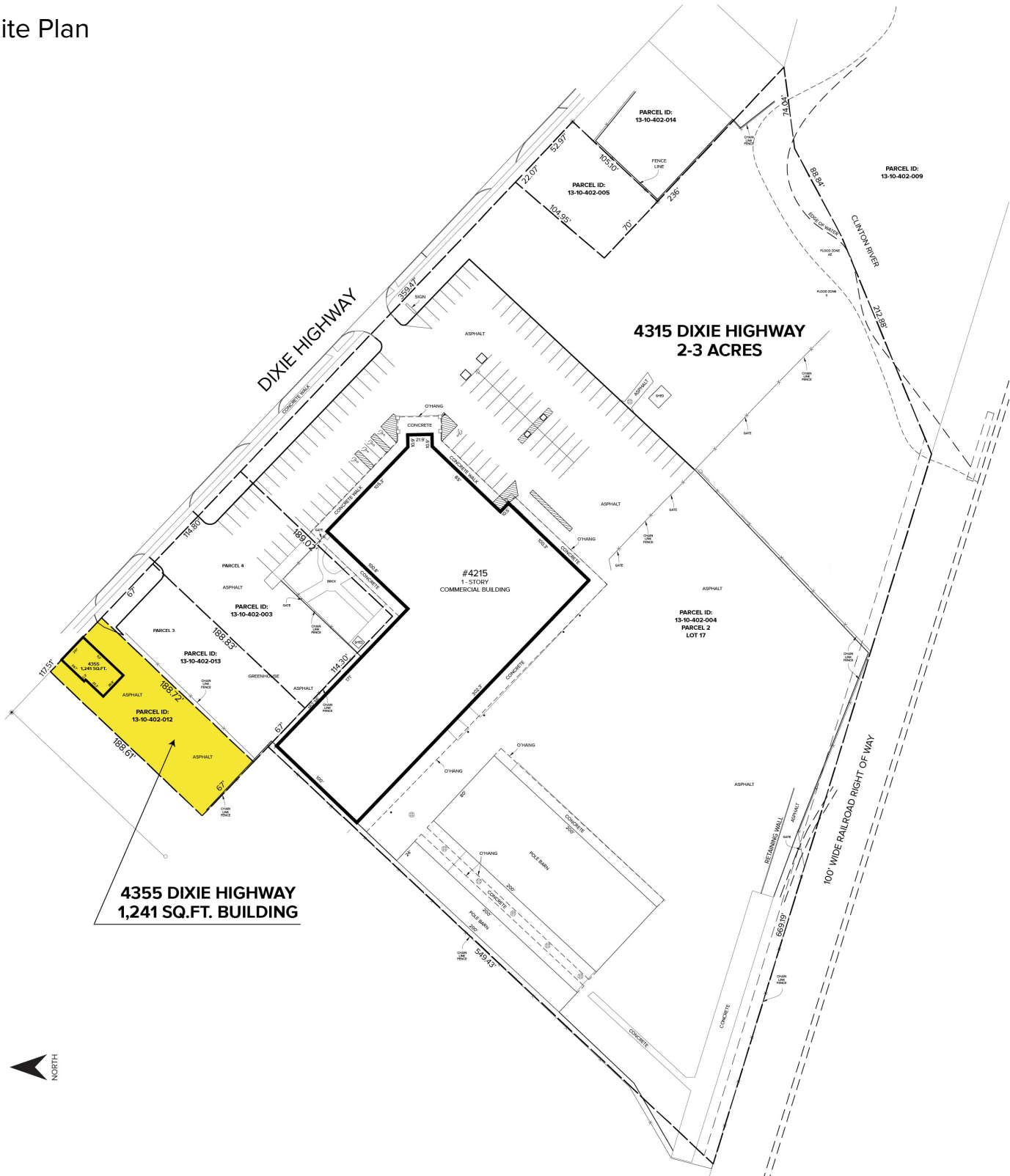
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
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# 4355 Dixie Highway – Waterford, Michigan

Retail For Sale

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AVAILABLE

## Site Plan



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## Retail For Sale

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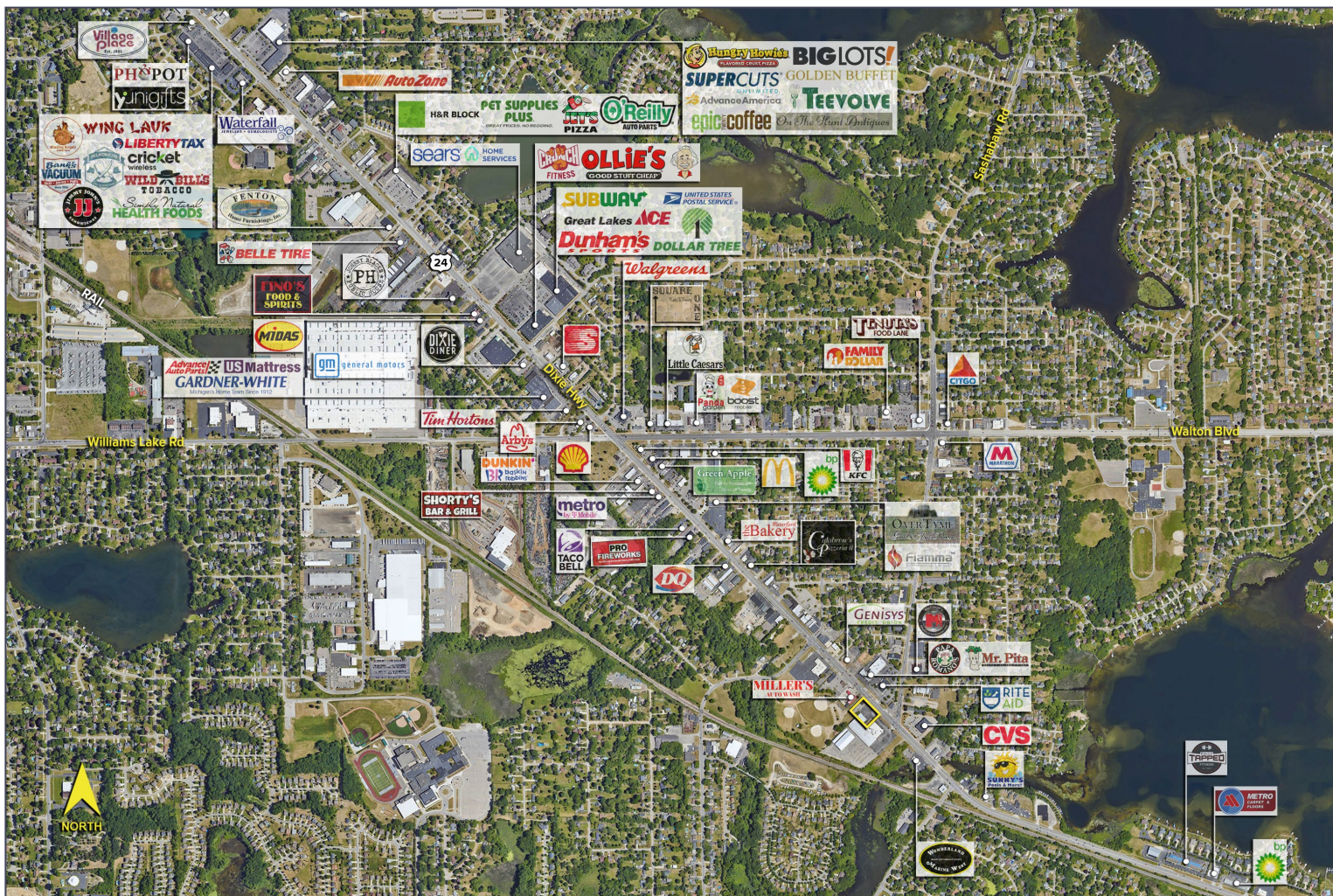


### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,888	\$87,539
3 MILE	53,774	\$79,915
5 MILE	141,402	\$86,031

### TRAFFIC COUNTS (TWO-WAY)

33,321	Dixie Hwy. SE of Sashabaw Rd.
29,168	Dixie Hwy. NE of Sashabaw Rd.
11,262	Sashabaw Rd. N. of Dixie Hwy.
9,864	Hatchery Rd. S. of Dixie Hwy.



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