

SIGNATURE ASSOCIATES
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Retail For Sale or Lease

Property Name:
Location: 1537 - 1585 N. Wixom Road
City, State: Wixom, MI
Cross Streets: Glengary Road
County: Oakland
Zoning: B-2
Year Built: 1998

Total Building Sq. Ft.:	31,652	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	11,000	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	11,000	**Total Acreage:**	3.63
Max Cont. Sq. Ft.:	11,000	**Land Dimensions:**	N/A
Ceiling Height:	18'	**Parking:**	220, + Surface Space
Overhead Door(s) / Height:	0	**Curb Cuts:**	3
Exterior Construction:	Brick	**Power:**	Ample
Structural System:	Steel Frame	**Restrooms:**	Yes
Heating:	HVAC	**Sprinklers:**	No
Air-Conditioning:	HVAC	**Signage:**	Building Façade
Basement:	No	**Roof:**	Flat
Number of Stories:	1	**Floors:**	N/A
Condition:	Good	**Delivery Area:**	Rear Access

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	8,667	**1 Mile:**	$114,289	**Yr:**	2025	**Count:**	15,192	N. Wixom Rd. S. of Loon Lake Rd. 2-Way
3 Miles:	42,254	**3 Miles:**	$91,859	**Yr:**	2025	**Count:**	14,486	N. Wixom Rd. N. of Loon Lake Rd. 2-Way
5 Miles:	105,976	**5 Miles:**	$108,688	**Yr:**	2025	**Count:**	11,470	Glengary Rd. & N. Wixom Rd. 2-Way
				Yr:	2025	**Count:**	1,859	Loon Lake Rd. E. of N. Wixom Rd. 2-Way

Current Tenant(s): N/A **Major Tenants:** HR Block, Cottage Inn, Wixom Nail, Subway

Lease Rate:	$13.95	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	N/A	**Taxes:**	$76,114.71 (2025/26)
Lease Term:	N/A	**TD:**	N/A
Security Deposit:	N/A	**Parcel #:**	17-30-426-001
Sale Price:	$3,500,000 ($110.58/sqft)	**Assessor #:**	N/A
Sale Terms:	Cash	**Date Available:**	Immediately

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

Tenant Responsibilities: N/A

Comments: Fantastic opportunity to lease or own 11,000 sq. ft. former CVS. Value add opportunity to own the center with a diverse tenant mix. Growing area with great demographics. Abundant parking and great curb appeal.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.