1537 – 1585 N. WIXOM ROAD
WIXOM, MICHIGAN

RETAIL FOR SALE OR LEASE
For Sale: 31,652 Square Feet
For Lease: 11,000 Square Feet

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

FANTASTIC OPPORTUNITY



PROPERTY FEATURES

- 31,652 square feet available for sale
- 11,000 square feet available for lease
- Value add opportunity to own the center with a diverse tenant mix
- Space available for lease is a former CVS
- Growing area with great demographics
- Abundant parking and great curb appeal
- Lease Rate: $13.95/sq. ft. NNN
- Sale Price: $3,500,000 ($110.58/sq. ft.)



For more information, please contact:

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

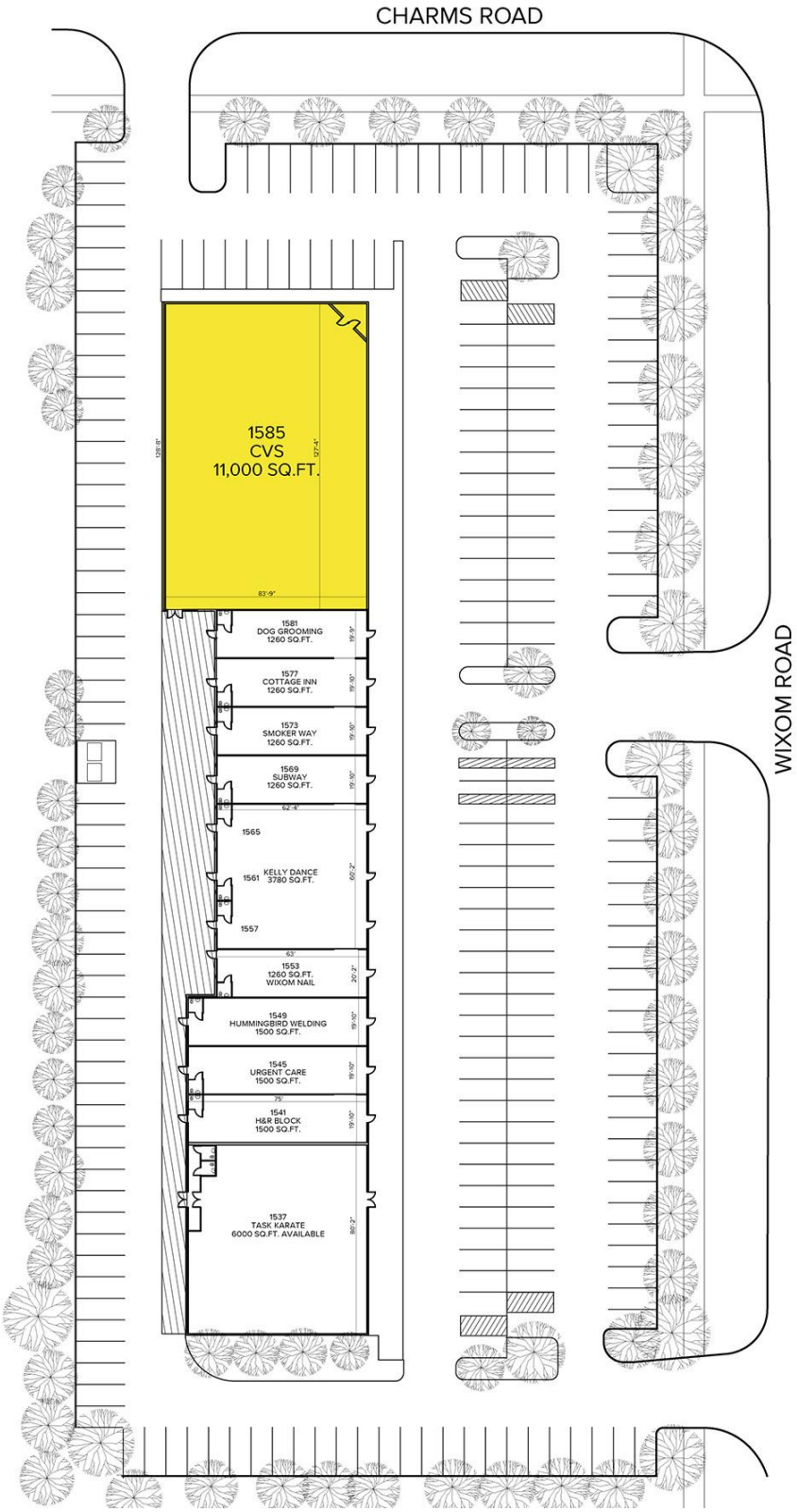
1537 - 1585 N. Wixom Road – Wixom, Michigan

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For Lease – 11,000 SF

For Sale – 31,652 SF

Site Plan



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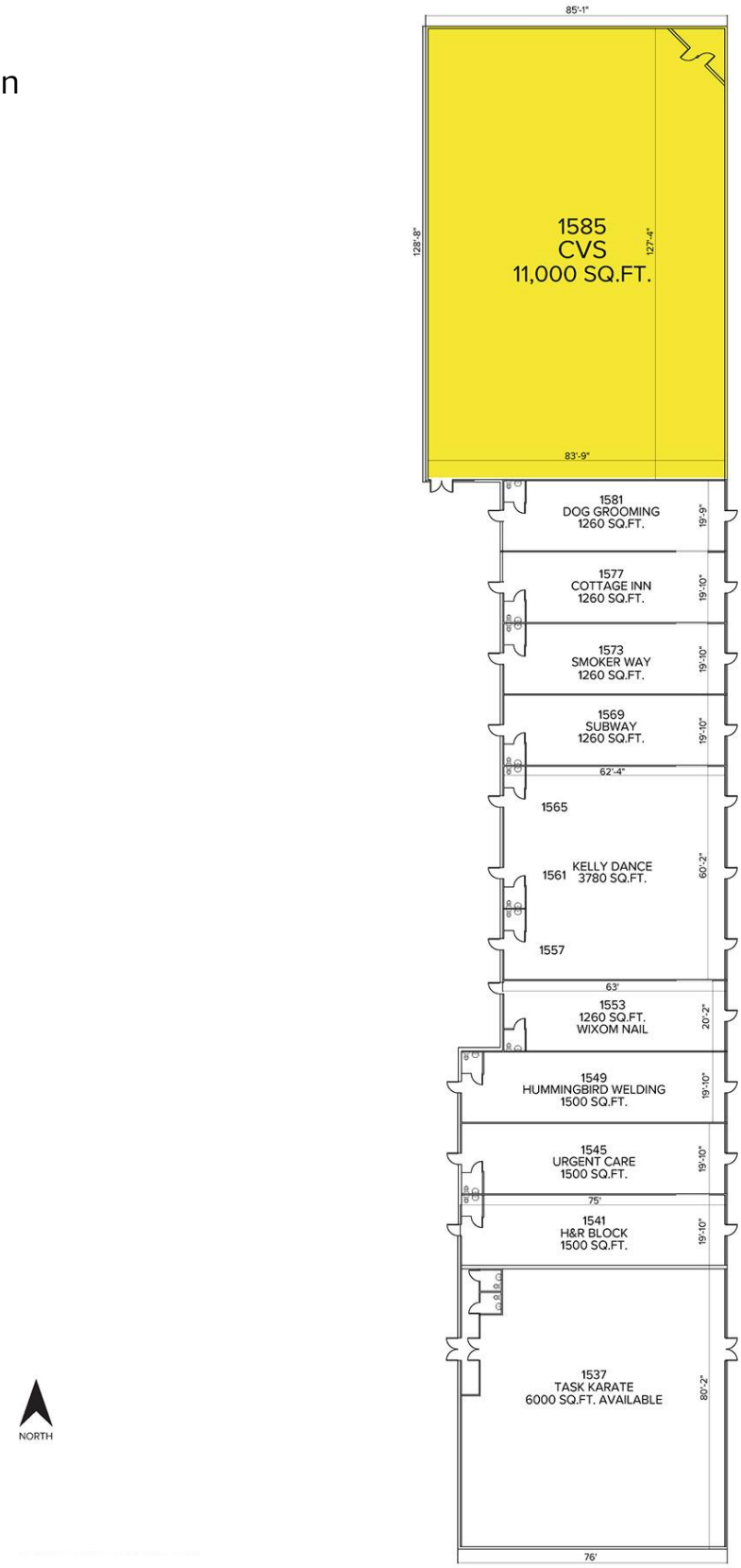
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Floor Plan



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For Lease – 11,000 SF

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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	8,667	$114,289
3 MILE	42,254	$91,859
5 MILE	105,976	$108,688

TRAFFIC COUNTS (TWO-WAY) 2025	
15,192	N. Wixom Rd. S. Of Loon Lake Rd
14,486	N. Wixom Rd. N. Of Loon Lake Rd
11,470	Glengary Rd. & N. Wixom Rd
1,859	Loon Lake Rd. E. Of N. Wixom Rd



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