



# FOR SALE/LEASE

## FORMER ART VAN/LOVES FURNITURE

5053 DIXIE HWY, WATERFORD, MI 48329

**FOR  
SALE/LEASE**



**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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## PROPERTY DETAILS

<b>Location:</b>	5053 Dixie Hwy Waterford, MI 48329
<b>Property Type:</b>	Freestanding
<b>Property Taxes:</b>	\$70,702.83
<b>Building Size:</b>	66,178 SF
<b>Lot Size:</b>	4.6 AC
<b>Available Space:</b>	66,178 SF
<b>Zoning:</b>	B-1
<b>GLA:</b>	66,178 SF
<b>Traffic Count:</b>	Dixie Hwy (29,652 CPD) Williams Lake Rd (18,151 CPD)
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## DESCRIPTION

This freestanding building is located on Dixie Highway, near the Walton Boulevard intersection. Area retail includes Dunham's Sports, Ollie's Bargain Outlet & Gardner White Furniture. This is a well located site in the middle of the Waterford market. Ideal for Retail, storage, or alternate uses.



# MICRO

DIXIE HWY (35,182 CPD)

**SITE**

**WILLIAMS LK RD (16,800 CPD)**

**WALTON BLVD (17,200 CPD)**

**Businesses:** MIDAS, DOLLAR TREE, Dunham's, SUBWAY, ACE, CRUNCH, OLLIE'S BARGAIN OUTLET, Speedway, Advance Auto Parts, GARDNER-WHITE, Tim Hortons, Arby's, Shell, Walgreens, Little Caesars, Kentucky Fried Chicken, McDonald's, bp



SUPERCUTS



# MACRO

OUR LADY OF THE LAKES  
CATHOLIC PARISH SCHOOL  
349 STUDENTS

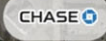


DIXIE HWY (35,182 CPD)



WILLIAMS LK RD (16,800 CPD)

WALTON BLVD (17,200 CPD)



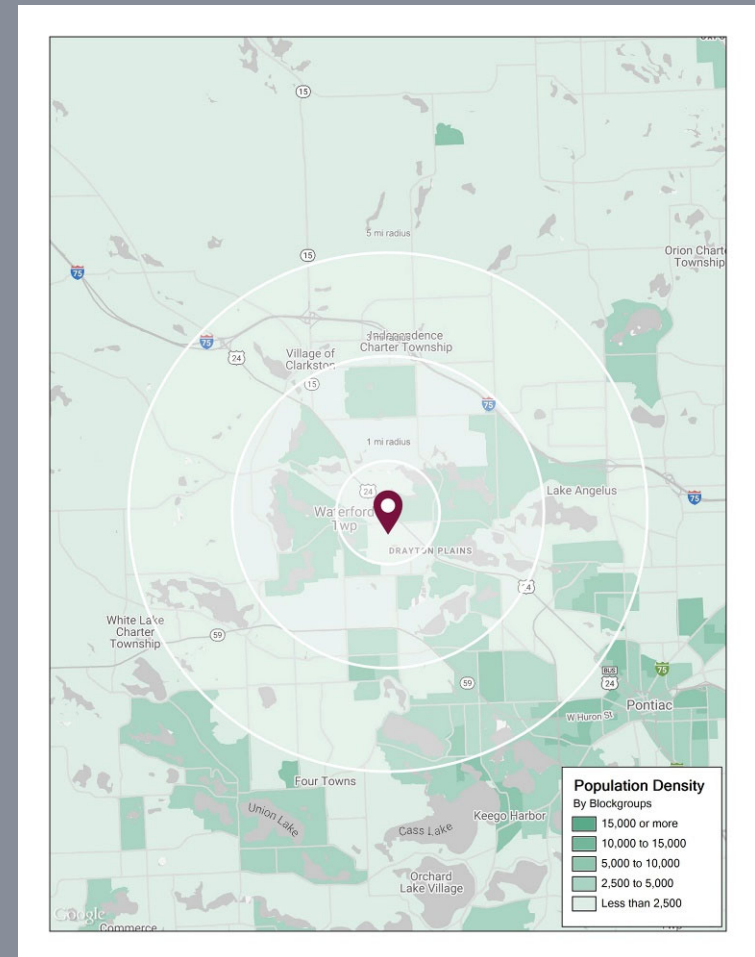
(35,182 CPD)





# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	5,268	53,274	123,317
	2025 Projected Population	5,298	53,641	124,594
	2010 Census Population	5,262	51,850	119,250
	2000 Census Population	5,259	53,658	117,554
	Projected Annual Growth 2020 to 2025	0.1%	0.1%	0.2%
	Historical Annual Growth 2000 to 2020	-	-	0.2%
HOUSEHOLDS	2020 Estimated Households	2,089	21,861	50,105
	2025 Projected Households	2,141	22,430	51,571
	2010 Census Households	2,042	20,732	47,271
	2000 Census Households	2,040	20,684	45,909
	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.6%
	Historical Annual Growth 2000 to 2020	0.1%	0.3%	0.5%
RACE	2020 Est. White	86.8%	88.7%	82.4%
	2020 Est. Black	4.5%	3.7%	8.4%
	2020 Est. Asian or Pacific Islander	2.8%	2.9%	3.2%
	2020 Est. American Indian or Alaska Native	0.6%	0.4%	0.4%
	2020 Est. Other Races	5.2%	4.3%	5.5%
INCOME	2020 Est. Average Household Income	\$80,523	\$94,212	\$92,894
	2020 Est. Median Household Income	\$76,379	\$79,685	\$76,445
	2020 Est. Per Capita Income	\$31,962	\$38,766	\$38,016
BUSINESS	2020 Est. Total Businesses	544	2,167	4,481
	2020 Est. Total Employees	4,742	18,756	44,343



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