

RETAIL FOR LEASE

High Traffic Retail Corner

Drive-thru Possible



5799 Dixie Highway

Waterford, MI

**Insite**
COMMERCIAL

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Suite 220

Commerce, Michigan 48390
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RETAIL FOR LEASE

**5799 Dixie Highway
Waterford, MI**

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PROPERTY SUMMARY

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OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | CONSTRUCTION SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Location: 5799 Dixie Highway
Waterford, MI

Total Building Size: 3,549 SF

Suite Sizes: 1,879 SF (Happy's)
1,670 SF (Former Go Wireless space)

Lease Price: Contact Randy Thomas 248-891-5050

NNN Expenses: +/- \$6.36 PSF NNN- includes property management, property taxes, common utilities (parking lot), property insurance, garbage service, and lawn/snow removal.

Zoned: BI

Demographics with a Population: 101,528 Persons

5 Mile Radius: Households: 40,876 Homes

Average HH

Income: \$74,885 Annually

Traffic Count: 37,296 VPD on Dixie

15,804 on Andersonville

Comments: 3,549 SF retail available. Happy's on a month to month lease, Go Wireless space recently vacated. High traffic corner with combined 57,000 vehicles per day passing by. Building can be configured to accommodate drive thru (see conceptual plan on page 4). Owners may also consider a sale.

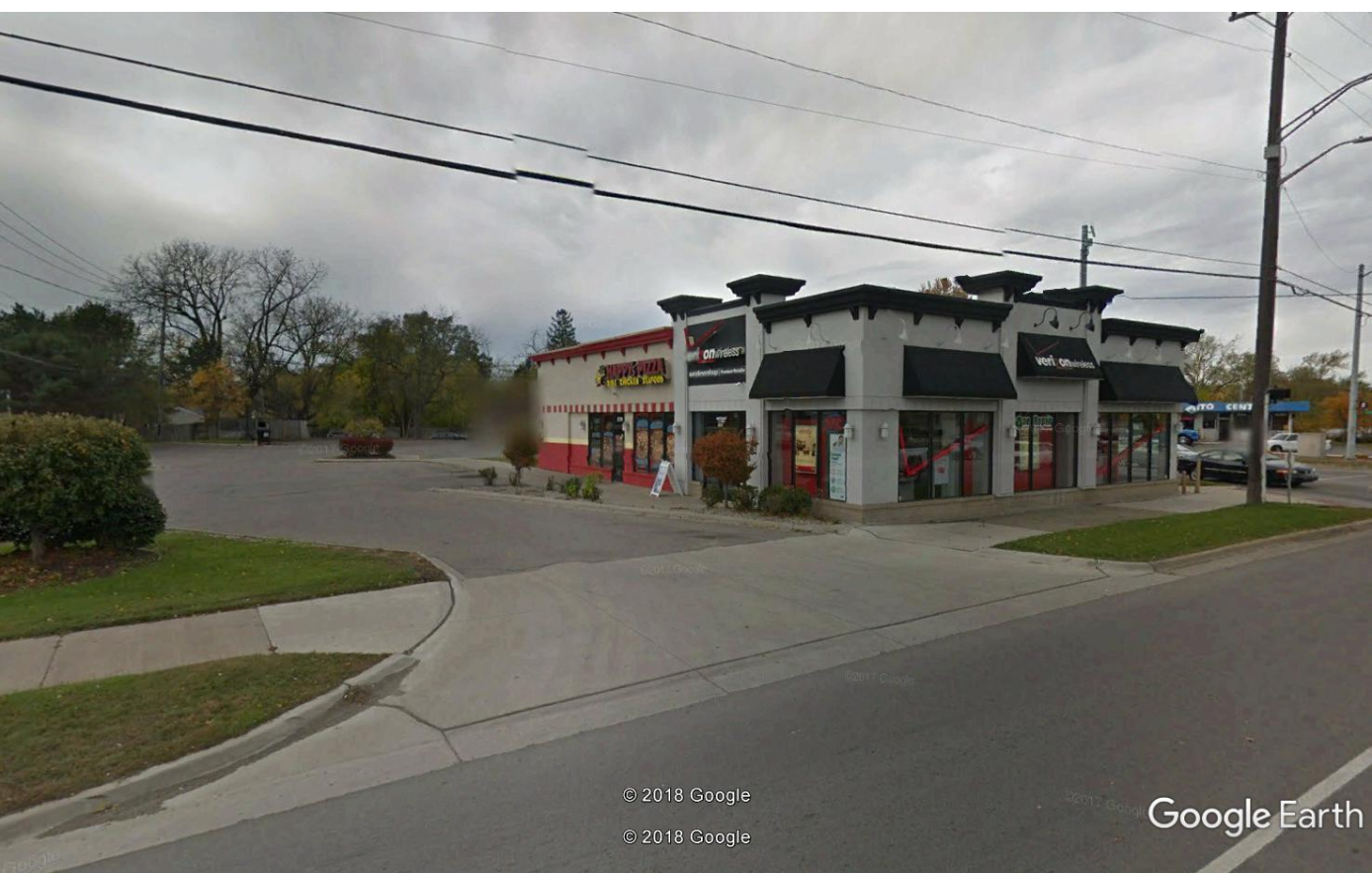
For Information Contact:

Randy Thomas

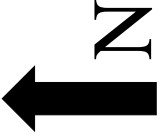
248-359-9000







CONCEPTUAL DRIVE-THRU PLAN

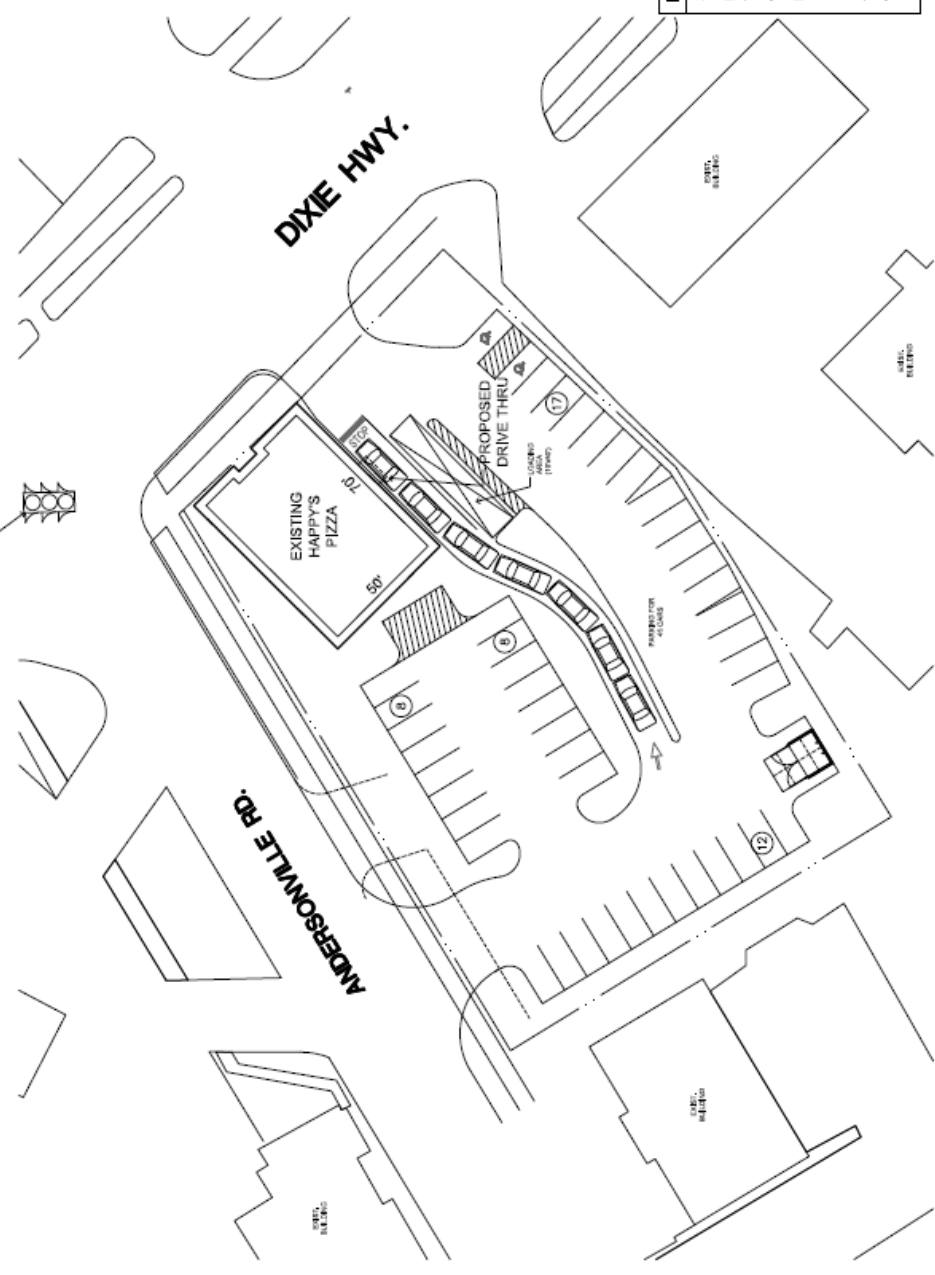


SITE PLAN
 SCALE: 1"=50'-0"
 © CONVEYIT AND ROOYVOY ARCHITECTS, P.A.

SP-1
 ZONE: 160-4-6
 DATE: 10/1/2014

Conceptual Site Plan
 PREPARED BY: ROOYVOY ARCHITECTS
 DATE: 10/1/2014
 PROJECT: 160-4-6

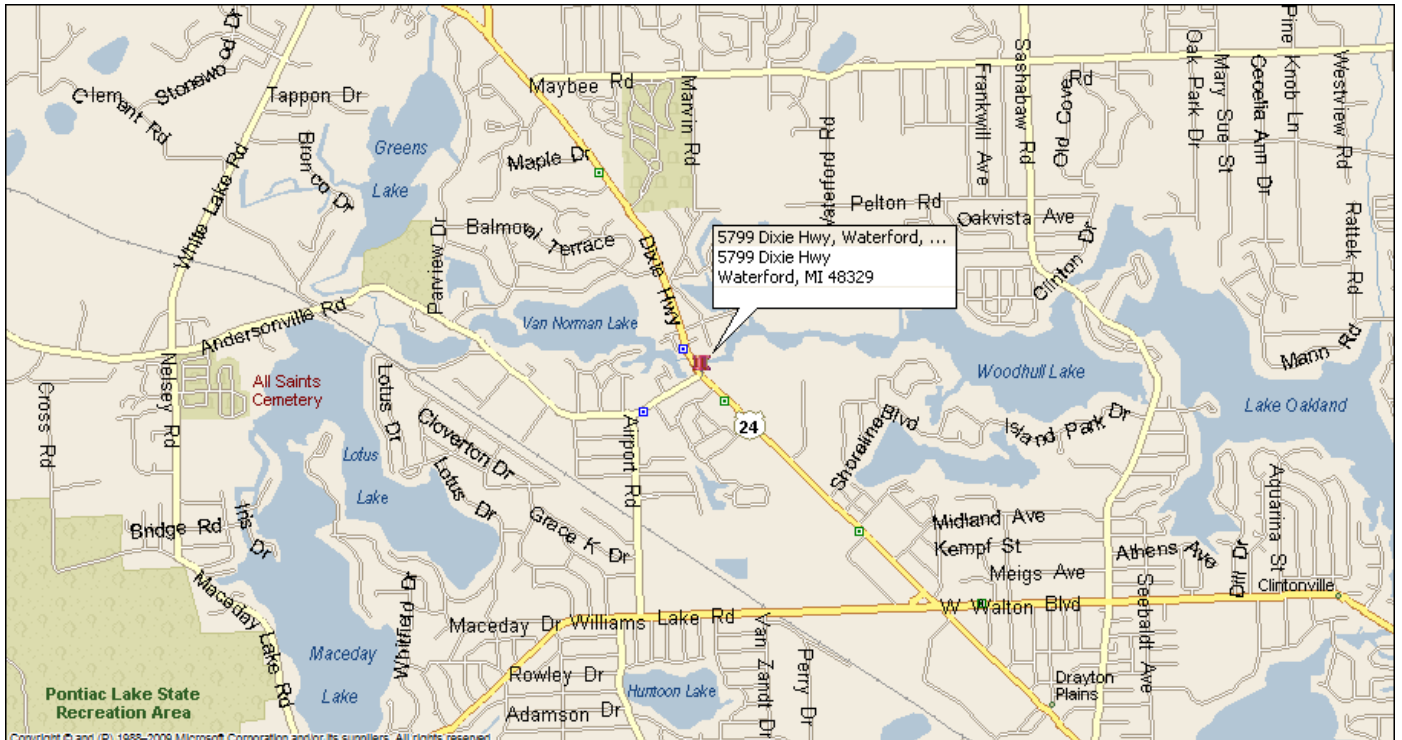
LAND/ BUILDING/ PARKING DATA :	
ZONE :	O-6 - GENERAL BUSINESS
PROPOSED BUILDING/ PARKING :	3,048 SQ. FT. / 34 SPACES
EXISTING BUILDING/ PARKING :	3,048 SQ. FT. / 34 SPACES
TOTAL BUILDING AREA :	3,048 SQ. FT.
TOTAL PARKING REQUIRED :	34 SPACES
TOTAL PARKING PROVIDED :	34 SPACES



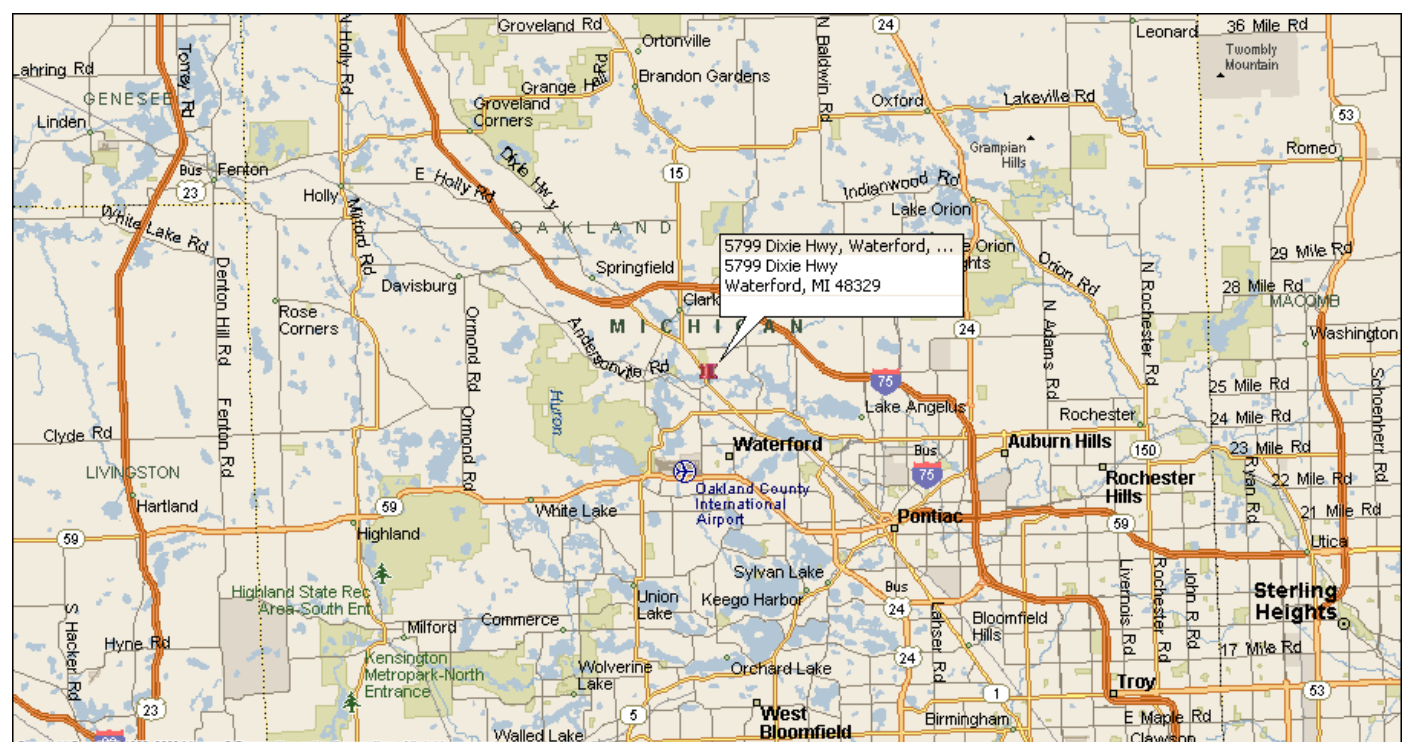
Commercial Development
 Proposed
 Andersonville Rd & Dixie Hwy.
 Westford, Virginia

ROOYVOY ARCHITECTS
 1000 WESTFORD RD
 WESTFORD, VA 22645
 TEL: 540-861-1111
 WWW.ROOYVOYARCHITECTS.COM

LOCAL



REGIONAL



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Executive Summary

5799 Dixie Hwy, Waterford, Michigan, 48329
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.70215
Longitude: -83.40278

	1 mile	3 miles	5 miles
Population			
2000 Population	5,620	44,885	100,654
2010 Population	5,303	44,201	102,109
2016 Population	5,098	44,307	103,644
2021 Population	5,075	45,130	106,310
2000-2010 Annual Rate	-0.58%	-0.15%	0.14%
2010-2016 Annual Rate	-0.63%	0.04%	0.24%
2016-2021 Annual Rate	-0.09%	0.37%	0.51%
2016 Male Population	49.8%	49.4%	49.1%
2016 Female Population	50.2%	50.6%	50.9%
2016 Median Age	44.0	42.2	41.2

In the identified area, the current year population is 103,644. In 2010, the Census count in the area was 102,109. The rate of change since 2010 was 0.24% annually. The five-year projection for the population in the area is 106,310 representing a change of 0.51% annually from 2016 to 2021. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 44.0, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	92.0%	91.2%	87.2%
2016 Black Alone	2.2%	2.4%	5.8%
2016 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2016 Asian Alone	1.6%	1.9%	2.1%
2016 Pacific Islander Alone	0.1%	0.0%	0.0%
2016 Other Race	1.5%	1.6%	1.8%
2016 Two or More Races	2.1%	2.4%	2.6%
2016 Hispanic Origin (Any Race)	5.4%	6.0%	6.7%

Persons of Hispanic origin represent 6.7% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 33.3 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	2,239	17,271	39,189
2010 Households	2,174	17,381	40,879
2016 Total Households	2,108	17,523	41,682
2021 Total Households	2,106	17,896	42,878
2000-2010 Annual Rate	-0.29%	0.06%	0.42%
2010-2016 Annual Rate	-0.49%	0.13%	0.31%
2016-2021 Annual Rate	-0.02%	0.42%	0.57%
2016 Average Household Size	2.42	2.52	2.46

The household count in this area has changed from 40,879 in 2010 to 41,682 in the current year, a change of 0.31% annually. The five-year projection of households is 42,878, a change of 0.57% annually from the current year total. Average household size is currently 2.46, compared to 2.47 in the year 2010. The number of families in the current year is 27,699 in the specified area.





Executive Summary

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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$57,190	\$63,979	\$60,794
2021 Median Household Income	\$65,726	\$73,639	\$69,824
2016-2021 Annual Rate	2.82%	2.85%	2.81%
Average Household Income			
2016 Average Household Income	\$75,048	\$82,211	\$80,580
2021 Average Household Income	\$83,809	\$91,323	\$88,972
2016-2021 Annual Rate	2.23%	2.12%	2.00%
Per Capita Income			
2016 Per Capita Income	\$30,693	\$32,679	\$32,691
2021 Per Capita Income	\$34,382	\$36,385	\$36,163
2016-2021 Annual Rate	2.30%	2.17%	2.04%

Households by Income

Current median household income is \$60,794 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$69,824 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$80,580 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$88,972 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$32,691 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$36,163 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	2,289	17,864	40,880
2000 Owner Occupied Housing Units	1,767	14,400	30,382
2000 Renter Occupied Housing Units	472	2,871	8,807
2000 Vacant Housing Units	50	593	1,691
2010 Total Housing Units	2,336	18,676	44,275
2010 Owner Occupied Housing Units	1,767	14,176	30,555
2010 Renter Occupied Housing Units	407	3,205	10,324
2010 Vacant Housing Units	162	1,295	3,396
2016 Total Housing Units	2,344	18,987	45,342
2016 Owner Occupied Housing Units	1,691	14,168	30,792
2016 Renter Occupied Housing Units	417	3,355	10,890
2016 Vacant Housing Units	236	1,464	3,660
2021 Total Housing Units	2,370	19,386	46,623
2021 Owner Occupied Housing Units	1,682	14,444	31,624
2021 Renter Occupied Housing Units	424	3,452	11,254
2021 Vacant Housing Units	264	1,490	3,745

Currently, 67.9% of the 45,342 housing units in the area are owner occupied; 24.0%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 44,275 housing units in the area - 69.0% owner occupied, 23.3% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 1.06%. Median home value in the area is \$174,872, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.16% annually to \$204,352.



TRAFFIC COUNTS

