Crabill & Company

4977 Dixie Hwy
Waterford, MI 48329

FOR LEASE OR SALE

FOR LEASE & SALE

LEASE RATE	SALE PRICE
$13/SF MG	$745,000

HIGH-VISIBILITY FREESTANDING RETAIL OPPORTUNITY

6,000 SF Available | **Freestanding Retail • Lakes Area Submarket**



- **6,000 SF** Freestanding Building
- **Contact Broker** for Lease Rate
- **$745,000** Sale Price
- **35,000+ VPD** Dixie Hwy Traffic
- **25 Parking Spaces** On-Site

- **0.50 AC** Site
- **86'** Frontage
- **3** Curb Cuts
- **C-2** Zoning

Renovated retail building with strong visibility, signage, and convenient customer access along Dixie Highway.



MODERN RENOVATED RETAIL



EXCELLENT CORRIDOR PRESENCE

BRIAN CRAWFORD
(248) 561-9586
crawford@crabillco.com

RYDER PATTERSON
(248) 877-4971
rpatterson@crabillco.com

CRABILL & COMPANY
(734) 261-8200
crabillandcompany.com
33640 Schoolcraft Rd., Livonia, MI 48150
COMMERCIAL REAL ESTATE SERVICES

information is subject to verification and no liability or omissions is assumed. Price and terms are subject to change and listing withdrawn without notice.

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PROPERTY HIGHLIGHTS & BUILDING DETAILS

6,000 SF FREESTANDING RETAIL BUILDING ON HIGH-TRAFFIC DIXIE HIGHWAY

PROPERTY HIGH LIGHTS

- **6,000 SF**
  Freestanding retail building
- **0.50 acres**
  (21,780 SF)
- **25 surface parking spaces**
  (4.20 per 1,000 SF)
- **86' frontage on Dixie Hwy with 3 curb cuts**
- **For Lease: $13/SF MG**
  For Sale: $745,000
- **Single-tenant building**
- **Renovated in 2008**
- **Excellent signage opportunity**
- **C-2 zoning**
  (General Commercial)
- **High-traffic corridor**
  35,166 VPD on Dixie Hwy
- **Ideal for retail, showroom, medical, or service uses**

A highly visible, move-in ready retail building in the heart of Waterford's commercial corridor.





BUILDING DETAILS

Stories	1
Typical floor	6,000 SF
Building Height	17'
Construction	Masonry
Year Built / Renovated	1975 / 2008
Class	C
Tenancy	Single
Lot Size	0.50 AC (21,780 SF)
Zoning	C-2 (General Commercial)
Parking	25 surface spaces (4.20 / 1,000 SF)
Frontage	86' on Dixie Hwy (3 curb cuts)





Excellent visibility and access on Dixie Hwy in a strong retail trade area.

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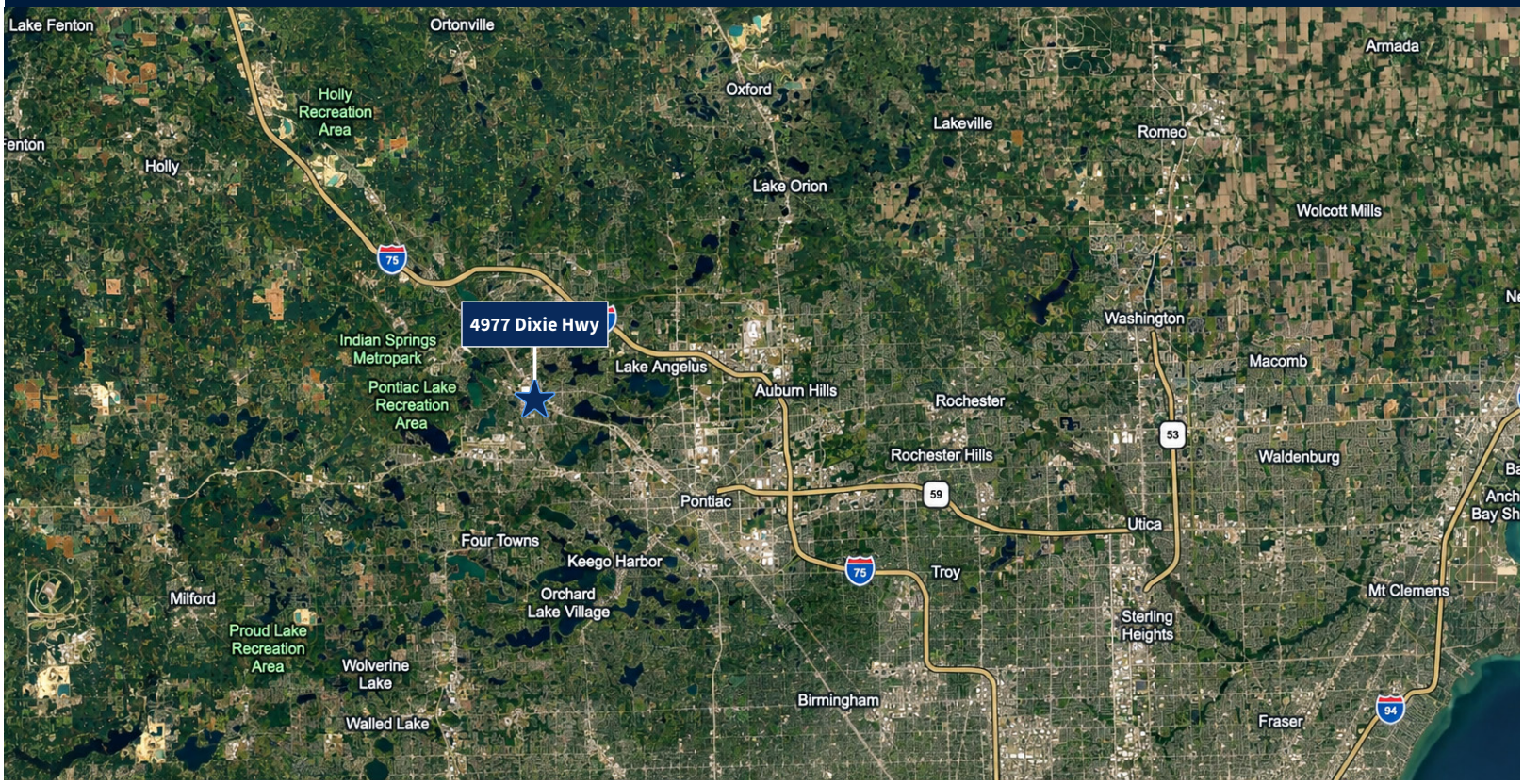
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AERIAL & LOCATION OVERVIEW

HIGH VISIBILITY. STRONG DEMOGRAPHICS. ESTABLISHED TRADE AREA.



AREA MAP



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