

4396 Dixie Hwy, Unit 1, Waterford, MI 48328



COMMERCIAL SPACE

**FOR
LEASE**
OFFERED AT
\$ 1,400 Month

- Prime Location on corner of Dixie Hwy & Sashabaw
- High traffic corner w/ thousands of cars per day
- Currently a Foot Doctor
- 1,400 SF Space available
- Comes w/Front Lobby, 4 Private Exam Rooms, 2 bathrooms
- Updated in 2014
- Monument Signage
- Great Visibility
- Plenty of Parking

For more information: **Wilhelm & Associates (248) 625-9500** | www.wilhelmrealtors.com



4396 Dixie Hwy, Unit# 1, Waterford Twp, Michigan 48329

MLS#: **20261040114**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **02131 - Waterford Twp**
 DOM: **N/1/1**

Short Sale:
 Trans Type:

**No
 Lease
 ERTL/FS**

LP: **\$1,400**
 OLP: **\$1,400**

Location Information

County: **Oakland**
 Township: **Waterford Twp**
 Mailing City: **Waterford**
 School Dist: **Waterford**
 Location: **DIXIE HWY & SASHABAW RD**
 Directions: **NORTH WEST CORNER OF DIXIE & SASHABAW**

Side of Str:Lot Information

Acres: **0.00**
 Rd/Wtr Frt Ft: **250 /**
 Lot Dim: **250 X 450**

General Information

Year Blt/Rmd: **1956/2014**
 #Units/ % Lsd: **/ -%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Commercial**
 Current Use: **Medical/Dental, Mixed Use, Office, Retail**
 Bus Type: **Medical, Office**
 Licenses:
 Rent Incl: **Snow Removal, Trash Collection, Yard Maintenance**
 Inv List:
 Inv Incl: **No**
 APOD Avail:
 Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc:
 Annl Gross Inc: **0**
 Annl Oper Exp:

Access To / Distance To

Interstate:
 Railroad: **/ 4**
 Airport: **/ 5**
 Waterway:

Square Footage

Est Sqft Ttl: **24,000** (LP/SqFt: \$.06)
 Est Sqft Main: **1,400**
 Est Sqft Ofc:
 Sqft Source: **Public Records**

Recent CH: **06/04/2026 : New : ->ACTV**

Listing Information

Listing Date: **06/04/2026** Off Mkt Date:
 Listing Exemptions:
 Exclusions: Protect Period: **180**
 Terms Offered: **Gross Lease**
 Lease Length: **12 Months, 13-24 Months, 25-36 Months**
 Access: **Appointment/Key**
 Pending Date:
 ABO Date:
 Possession:
 MLS Source: **At Close REALCOMP**
 LB Location: **Rear Door**
 BMK Date:
 Contingency Date:
 Originating MLS# **20261040114**

Features

Arch Level:
 Foundation: **Slab**
 Accessibility:
 Fencing:
 Water Source: **Public (Municipal), Separate Meters**
 Exterior: **Aluminum, Block, Metal Siding**
 Foundation Mtrl: **Poured**
 Heating: **Forced Air**
 Sewer: **Sewer (Sewer-Sanitary), Separate Meters**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **1310254029**
 Tax Summer: **\$**
 SEV:
 Tax Winter:
 Taxable Value:
 Ownership: **Standard (Private)**
 Oth/Sp Assmnt:
 Existing Lease: **No**
 Occupant: **Tenant**

Agent/Office/Contact Information

Listing Office:
 Listing Agent:
 Contact Name:

Remarks

Public Remarks: **GREAT OPPORTUNITY TO MOVE YOUR BUSINESS TO A NEW LOCATION! CURRENTLY A FOOT DOCTORS' OFFICE. MONUMENT SIGNAGE AVAILABLE ON DIXIE HWY WITH FRONTAGE AND PLENTY OF TRAFFIC EXPOSURE. UPDATED IN 2014 THE UNITS HAVE HVAC A/C, FRESH PAINT INSIDE, PARKING LOT AS WELL LANDSCAPED. 1,400 SQ FT UNIT 1, IS AVAILABLE TO LEASE IN AUGUST. IT COMES WITH A FRONT LOBBY FOR CLIENTS. CURRENTLY HAS 4 PRIVATE EXAM ROOMS, 2 BATHROOMS. HAS OVER 60 THOUSAND CARS THAT PASS BY THIS CORNER EVERYDAY.**

REALTOR® Remarks: **A GREAT DEAL FOR YOUR CLIENTS TO EXPAND THEIR BUSINESS. PLENTY OF TRAFFIC EXPOSURE ALONG FRONT SIGN FRONTAGE. THE NEW OWNER IS HANDS ON SITE EVERYDAY TO MAKE SURE THINGS ARE RUNNING SMOOTH. HE IS ALWAYS A PHONE CALL AWAY. SO ANY QUESTIONS OR CONCERNS PLEASE FREE TO CALL STEVE OR EMAIL SMOJICA0902@YAHOO.COM**

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Plaza Pic.jpg



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Map Snip pic.JPG



GetMedia.jpg



GetMedia (1).jpg



GetMedia (5).jpg



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IMG_2313.jpeg



IMG_2314.jpeg



IMG_2315.jpeg



IMG_2316.jpeg



IMG_2319.jpeg



IMG_2322.jpeg

Traffic Count Report

4386-4396 Dixie Highway 4386-4396 Dixie Hwy, Waterford, MI 48329

Building Type: **General Retail**

Secondary: -

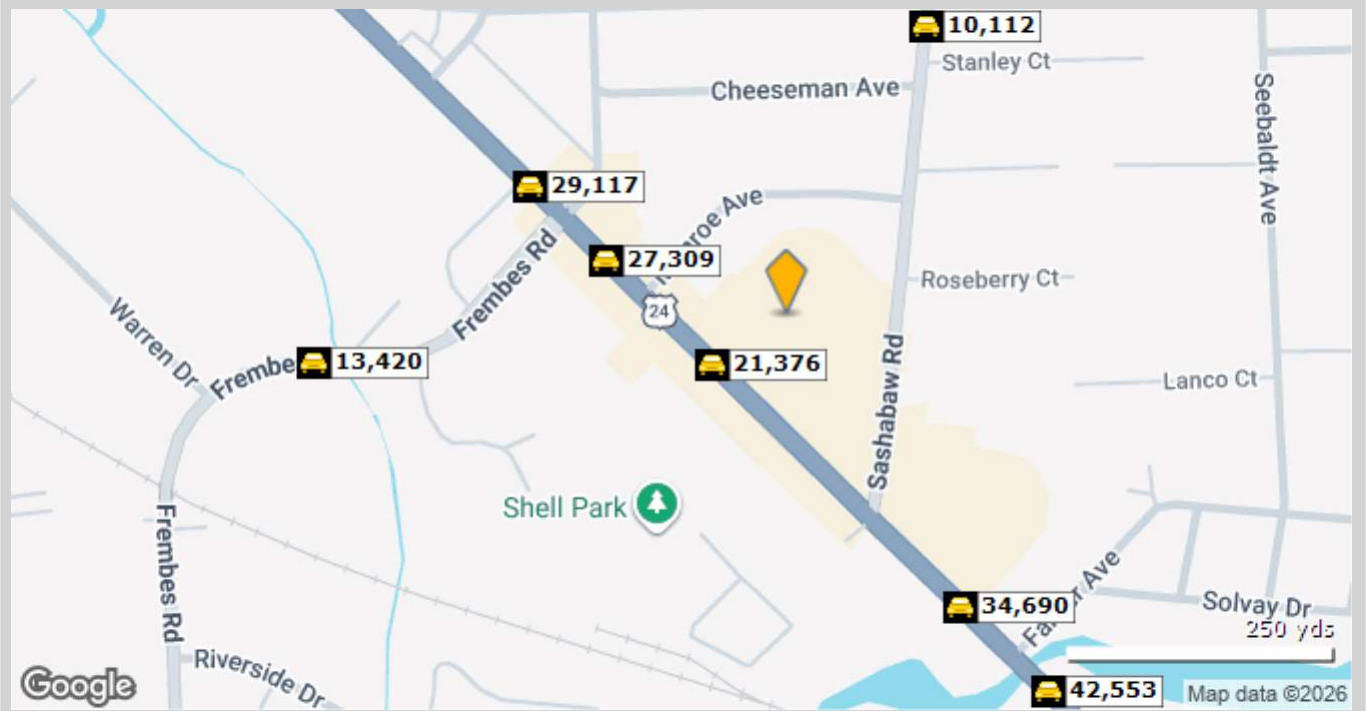
GLA: **24,400 SF**

Year Built: **1956**

Total Available: **1,400 SF**

% Leased: **100%**

Rent/SF/Yr: **\$12.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Dixie Hwy	Monroe Ave	0.05 NW	2025	21,376	MPSI	.05
2	Dixie Hwy	Monroe Ave	0.03 SE	2025	27,309	MPSI	.10
3	Dixie Hwy	Frembes Rd	0.02 SE	2025	29,117	MPSI	.16
4	Sashabaw Rd	Lamson Dr	0.09 NW	2023	11,361	MPSI	.18
5	Sashabaw Road	Seeden Ave	0.01 N	2025	11,918	MPSI	.18
6	US-24 (Dixie Hwy) AND W Walton Blvd	Seeden Ave	0.01 N	2024	10,112	MPSI	.18
7	Dixie Hwy	Farner Ave	0.04 SE	2024	34,665	MPSI	.18
8	Dixie Hwy	Farner Ave	0.04 SE	2025	34,690	MPSI	.18
9	Dixie Hwy	Farner Ave	0.03 NW	2025	42,553	MPSI	.25
10	WARREN DR	Warren Dr	0.00	2024	13,420	MPSI	.26

Demographic Summary Report

4386-4396 Dixie Highway

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	6,346		55,438		141,444	
2025 Estimate	6,265		54,523		138,342	
2020 Census	6,389		54,677		135,200	
Growth 2025 - 2030	1.29%		1.68%		2.24%	
Growth 2020 - 2025	-1.94%		-0.28%		2.32%	
2025 Population by Hispanic Origin	502		4,581		16,988	
2025 Population	6,265		54,523		138,342	
White	5,231	83.50%	43,725	80.20%	99,413	71.86%
Black	170	2.71%	3,102	5.69%	14,109	10.20%
Am. Indian & Alaskan	8	0.13%	84	0.15%	259	0.19%
Asian	98	1.56%	1,128	2.07%	3,388	2.45%
Hawaiian & Pacific Island	1	0.02%	25	0.05%	61	0.04%
Other	757	12.08%	6,460	11.85%	21,111	15.26%
U.S. Armed Forces	0		0		1	
Households						
2030 Projection	2,617		24,342		59,251	
2025 Estimate	2,583		23,921		57,946	
2020 Census	2,632		23,955		56,724	
Growth 2025 - 2030	1.32%		1.76%		2.25%	
Growth 2020 - 2025	-1.86%		-0.14%		2.15%	
Owner Occupied	2,214	85.71%	16,820	70.31%	39,413	68.02%
Renter Occupied	368	14.25%	7,100	29.68%	18,533	31.98%
2025 Households by HH Income	2,583		23,920		57,944	
Income: <\$25,000	318	12.31%	3,064	12.81%	8,180	14.12%
Income: \$25,000 - \$50,000	428	16.57%	4,698	19.64%	10,750	18.55%
Income: \$50,000 - \$75,000	498	19.28%	4,232	17.69%	10,058	17.36%
Income: \$75,000 - \$100,000	424	16.42%	3,437	14.37%	7,531	13.00%
Income: \$100,000 - \$125,000	327	12.66%	2,759	11.53%	6,706	11.57%
Income: \$125,000 - \$150,000	189	7.32%	1,531	6.40%	3,355	5.79%
Income: \$150,000 - \$200,000	253	9.79%	2,258	9.44%	5,393	9.31%
Income: \$200,000+	146	5.65%	1,941	8.11%	5,971	10.30%
2025 Avg Household Income	\$92,313		\$95,991		\$100,153	
2025 Med Household Income	\$77,801		\$74,780		\$74,956	