

4,200-11,942 SF
OFFICE



FOR SALE / LEASE



4089 Dix Hwy

Lincoln Park, Michigan 48146

Property Highlights

- Easy Access to I-75, I-94 and Southfield Freeways
- Abundant Parking
- Opportunity for Retail or Office
- Prime Commercial Exposure with High Traffic Counts
- Corner Site with Two Curb Cuts

OFFERING SUMMARY

Sale Price:	\$999,000
Lease Rate:	Contact Listing Agent(s)
Building Size:	11,942 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	7,546	28,956	59,457
Total Population	19,148	72,765	148,875
Average HH Income	\$55,455	\$57,186	\$56,699

NAIFarbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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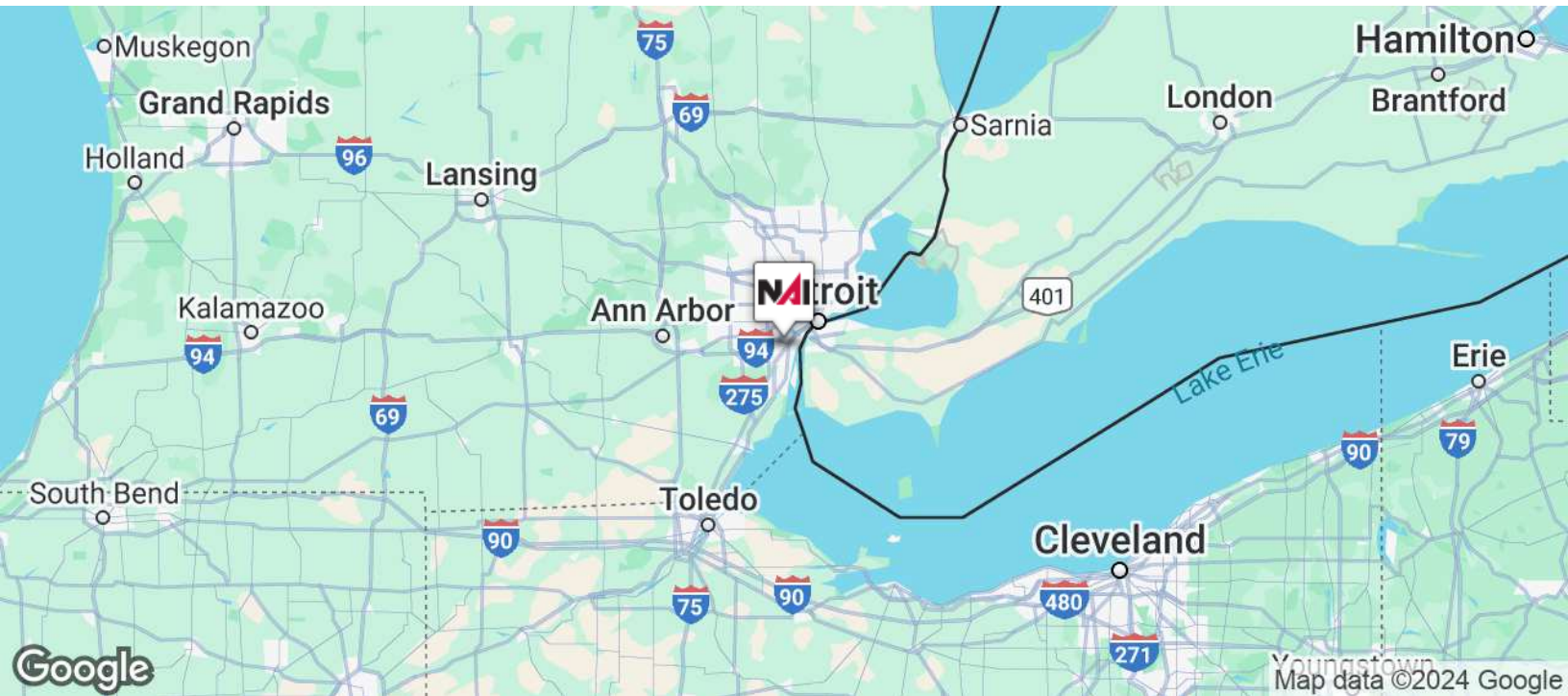
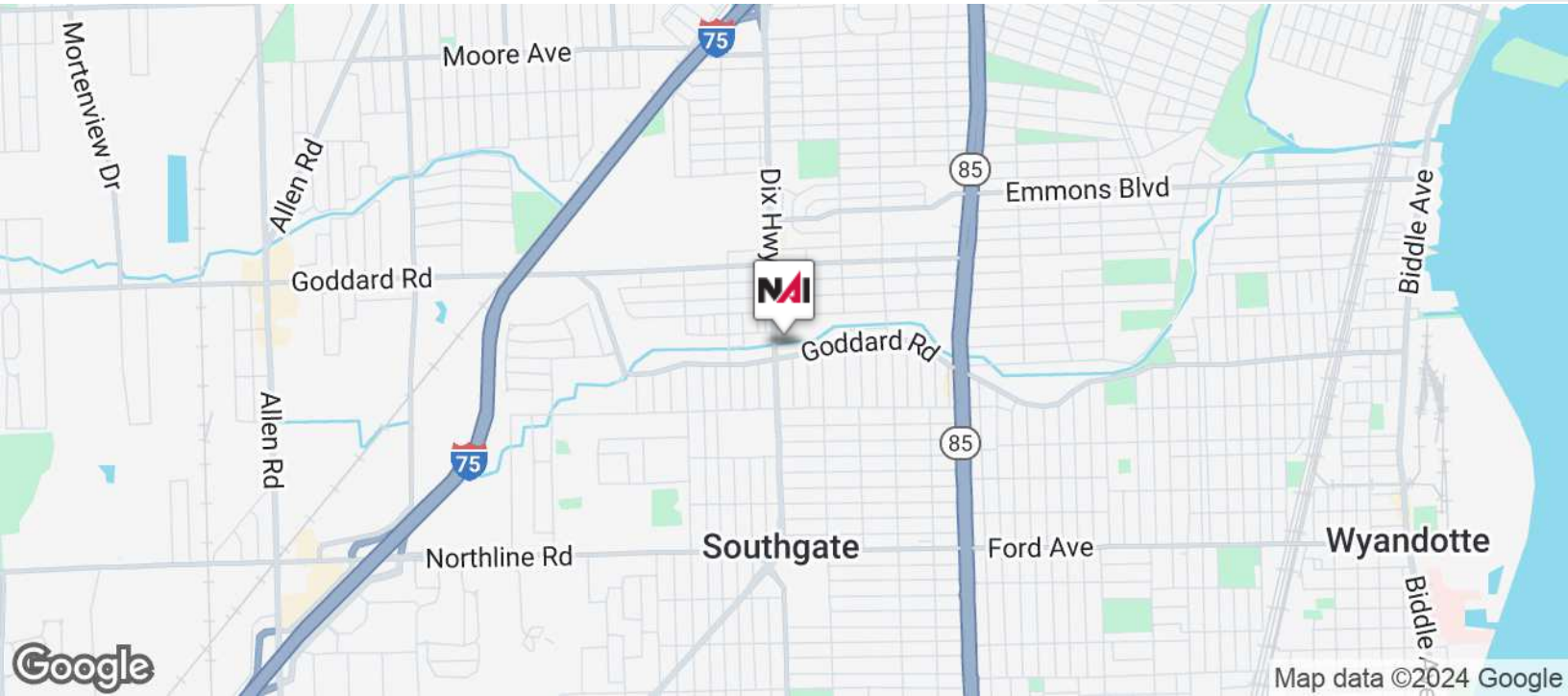
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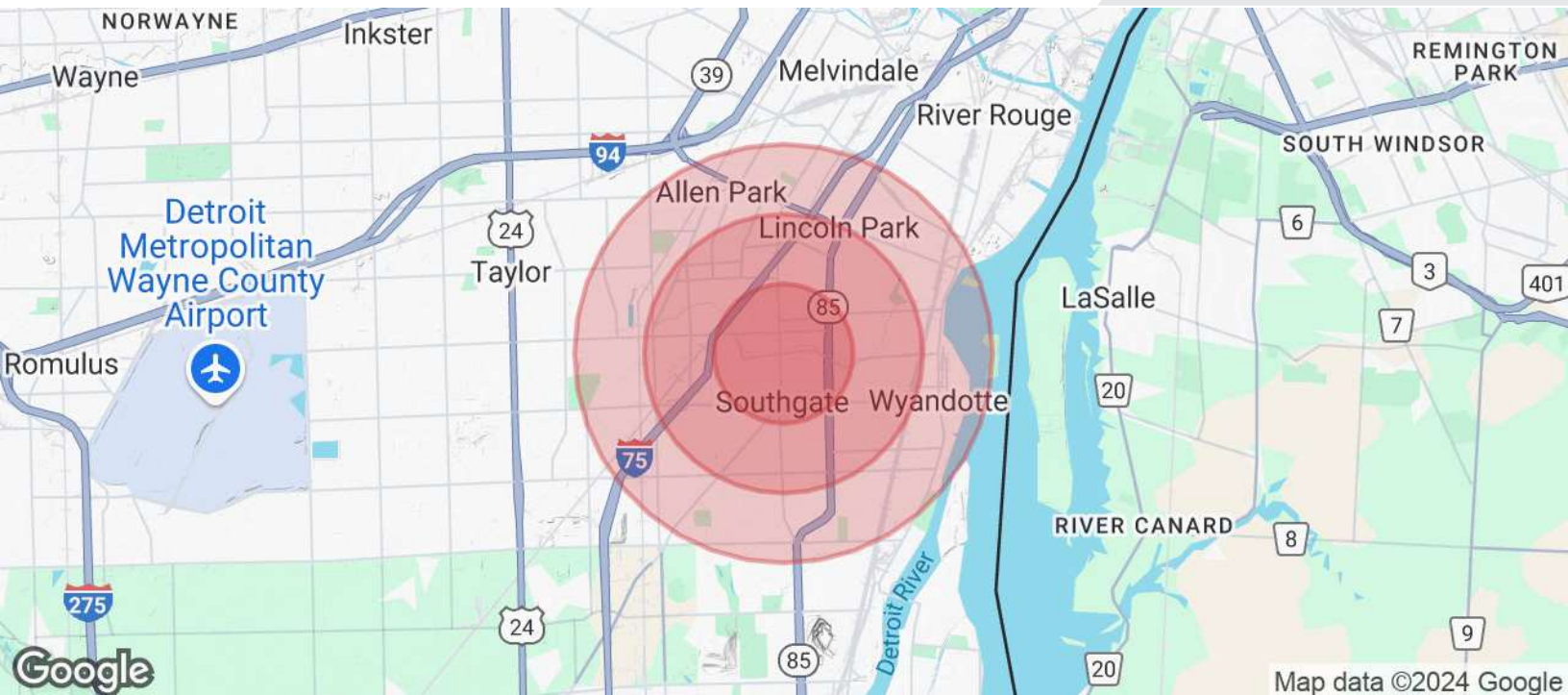
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	19,148	72,765	148,875
Average Age	38.5	38.9	39.0
Average Age (Male)	37.9	37.6	37.7
Average Age (Female)	39.7	40.2	40.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,546	28,956	59,457
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$55,455	\$57,186	\$56,699
Average House Value	\$113,275	\$118,520	\$127,278

2020 American Community Survey (ACS)



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