



**ERIK ELWELL**  
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**PROPERTY INFORMATION**

|                      |                 |
|----------------------|-----------------|
| Property Address     | 9765 Dixie Hwy  |
| City/Township        | Springfield, MI |
| Min. Space Available | 1,766 SF        |
| Max. Space Available | 7,963 SF        |
| Space Available      | 9,823 SF        |
| Asking Rental Rate   | Contact Broker  |
| NNN's                | TBD             |

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

|  |  |
|--|--|
|  <b>POPULATION</b><br>35,829 PEOPLE                |  <b>MEDIAN AGE</b><br>45 YEARS OLD                  |
|  <b>HOUSEHOLDS</b><br>13,577                       |  <b>CONSUMER SPENDING</b><br>\$541 Million Annually |
|  <b>AVG HOUSEHOLD INCOME</b><br>\$131,742/ANNUALLY |  <b>DAYTIME POPULATION</b><br>12,348 PEOPLE         |

**AREA TENANTS & EMPLOYERS**



**PROPERTY HIGHLIGHTS**

- New Retail Development to Join Kroger in Clarkston, MI
- Freestanding Drive Thru Available
- Situated at the intersection of Davisburg Rd & Dixie Hwy, with traffic counts exceeding 26,000 vehicles per day
- Located amongst several national retailers, including Kroger, McDonald's, Dunkin', Jimmy John's, and Huntington Bank
- Anticipated Delivery in Q4 of 2026
- Average household income of \$131,620, supporting high consumer spending power in the trade area







| <b>POPULATION</b>           | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|-----------------------------|---------------|---------------|---------------|
| 2020 Population             | 2,959         | 15,111        | 35,662        |
| 2024 Population             | 2,834         | 15,146        | 35,829        |
| 2029 Population Projection  | 2,792         | 15,053        | 35,620        |
| Annual Growth 2020-2024     | -1.10%        | 0.10%         | 0.10%         |
| Annual Growth 2024-2029     | -0.30%        | -0.10%        | -0.10%        |
| Median Age                  | 45.7          | 44.4          | 45            |
| Bachelor's Degree or Higher | 49%           | 38%           | 39%           |

| <b>POPULATION BY RACE</b>      | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|--------------------------------|---------------|---------------|---------------|
| White                          | 2,562         | 13,530        | 32,100        |
| Black                          | 32            | 188           | 407           |
| American Indian/Alaskan Native | 8             | 25            | 55            |
| Asian                          | 39            | 194           | 442           |
| Hawaiian & Pacific Islander    | 0             | 3             | 19            |
| Two or More Races              | 194           | 1,205         | 2,807         |
| Hispanic Origin                | 86            | 615           | 1,435         |

| <b>HOUSEHOLDS</b>              | <b>1 MILE</b>    | <b>3 MILE</b>    | <b>5 MILE</b>    |
|--------------------------------|------------------|------------------|------------------|
| 2020 Households                | 1,098            | 5,527            | 13,536           |
| 2024 Households                | 1,050            | 5,544            | 13,577           |
| 2029 Household Projection      | 1,033            | 5,507            | 13,489           |
| Owner Occupied Households      | 925              | 4,734            | 11,544           |
| Renter Occupied Households     | 109              | 773              | 1,945            |
| <b>Avg Household Income</b>    | <b>\$161,301</b> | <b>\$133,636</b> | <b>\$131,742</b> |
| <b>Median Household Income</b> | <b>\$128,454</b> | <b>\$107,755</b> | <b>\$106,261</b> |

| <b>INCOME</b>       | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|---------------------|---------------|---------------|---------------|
| \$25,000 - 50,000   | 162           | 734           | 1,830         |
| \$50,000 - 75,000   | 82            | 775           | 1,921         |
| \$75,000 - 100,000  | 138           | 729           | 1,847         |
| \$100,000 - 125,000 | 107           | 598           | 1,607         |
| \$125,000 - 150,000 | 76            | 595           | 1,365         |
| \$150,000 - 200,000 | 144           | 751           | 1,853         |
| \$200,000+          | 315           | 1,015         | 2,365         |

| DAYTIME EMPLOYMENT                  | ONE MILE        |                  |                        | THREE MILE      |                  |                        | FIVE MILE       |                  |                        |
|-------------------------------------|-----------------|------------------|------------------------|-----------------|------------------|------------------------|-----------------|------------------|------------------------|
|                                     | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS |
| <b>Service-Producing Industries</b> | <b>563</b>      | <b>104</b>       | <b>5</b>               | <b>3028</b>     | <b>335</b>       | <b>9</b>               | <b>11179</b>    | <b>1455</b>      | <b>8</b>               |
| Trade Transportation & Utilities    | 165             | 13               | 13                     | 556             | 56               | 10                     | 1420            | 163              | 9                      |
| Information                         | 4               | 1                | 4                      | 59              | 7                | 8                      | 171             | 22               | 8                      |
| Financial Activities                | 41              | 12               | 3                      | 460             | 46               | 10                     | 1574            | 212              | 7                      |
| Professional & Business Services    | 80              | 18               | 4                      | 305             | 70               | 4                      | 1218            | 249              | 5                      |
| Education & Health Services         | 57              | 33               | 2                      | 750             | 83               | 9                      | 3222            | 505              | 6                      |
| Leisure & Hospitality               | 122             | 10               | 12                     | 348             | 26               | 13                     | 1912            | 113              | 17                     |
| Other Services                      | 94              | 17               | 6                      | 519             | 43               | 12                     | 1408            | 164              | 9                      |
| Public Administration               | 0               | 0                | -                      | 31              | 4                | 8                      | 254             | 27               | 9                      |
| <b>Goods-Producing Industries</b>   | <b>39</b>       | <b>13</b>        | <b>3</b>               | <b>566</b>      | <b>71</b>        | <b>8</b>               | <b>1169</b>     | <b>185</b>       | <b>6</b>               |
| Natural Resources & Mining          | 2               | 1                | 2                      | 10              | 4                | 3                      | 16              | 7                | 2                      |
| Construction                        | 30              | 10               | 3                      | 237             | 48               | 5                      | 577             | 133              | 4                      |
| Manufacturing                       | 7               | 2                | 4                      | 319             | 19               | 17                     | 576             | 45               | 13                     |
| <b>Total</b>                        | <b>602</b>      | <b>117</b>       | <b>5</b>               | <b>3594</b>     | <b>406</b>       | <b>9</b>               | <b>12348</b>    | <b>1640</b>      | <b>8</b>               |

**EXCLUSIVELY LISTED BY:**

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*Single & Full Portfolio  
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