

End-Cap Space

3700 DIXIE HIGHWAY, WATERFORD, MI 48329

1,000 – 1,696 SF Available



FOR LEASE

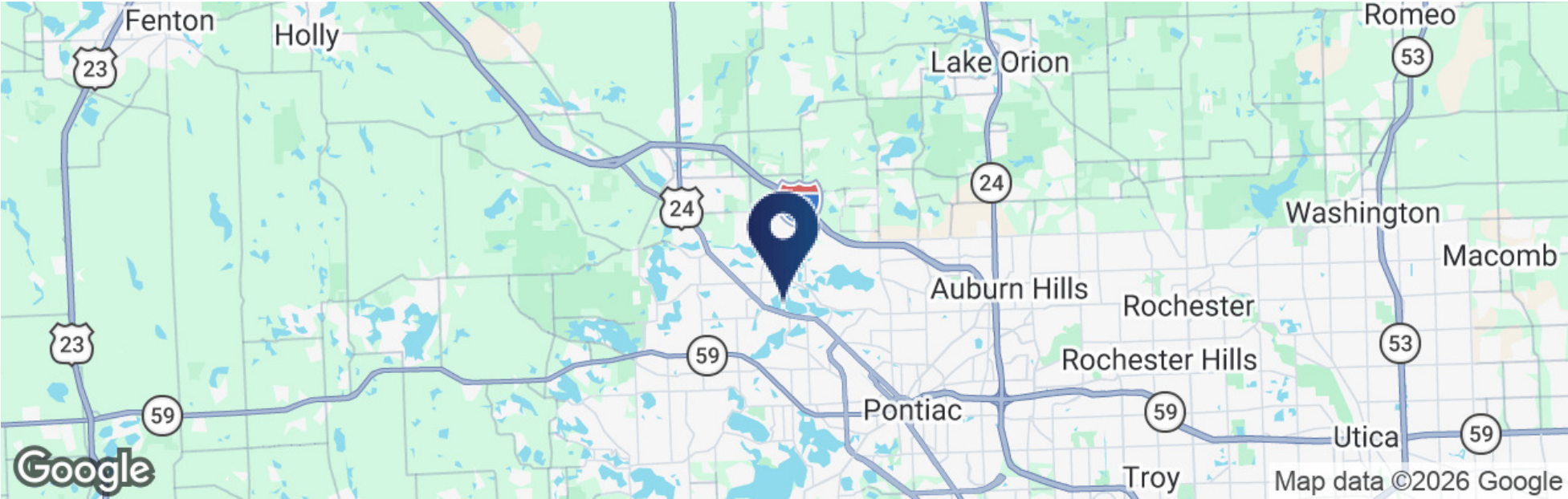


KATHLEEN GARMO

kgarmo@keystonecres.com

www.Keystonecres.com | 248.356.8000 | SITE SOURCE
RETAIL BROKER NETWORK

Property Summary



PROPERTY DESCRIPTION

Prime retail opportunity along Dixie Highway in Waterford, MI, featuring highly visible end-cap spaces, convenient customer access, ample parking, and excellent signage opportunities. The property is positioned within an established commercial corridor with strong surrounding retail, restaurants, services, and residential neighborhoods.

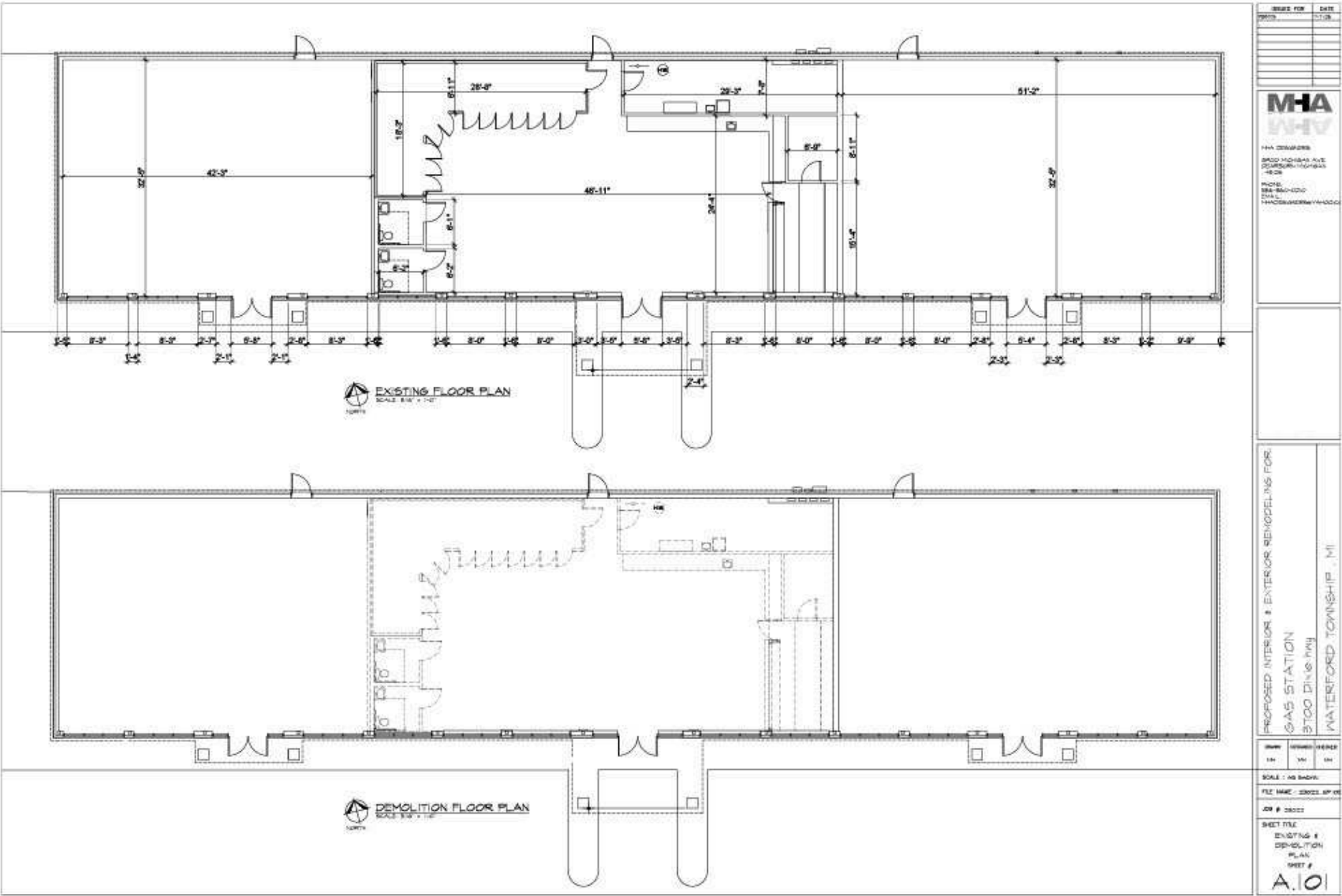
OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	1,000 - 1,696 SF

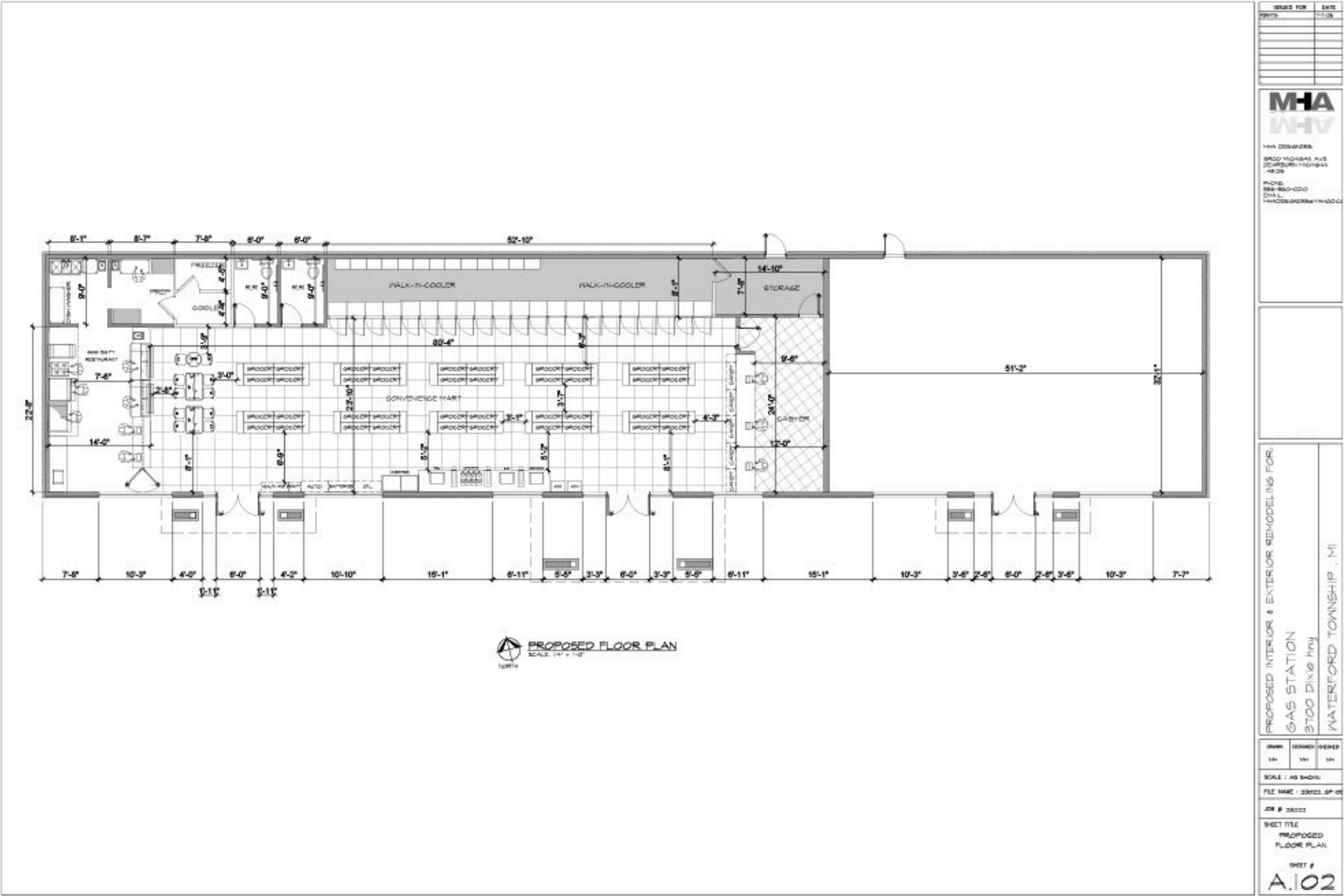
PROPERTY HIGHLIGHTS

- New gas station development with 1,000- 1,696 SF available
- 1,000 SF space: approximately 550 SF sales area + 400 SF storage
- Steps from Loon Lake, a popular recreational destination
- Convenient access to I-75 and major Waterford corridors
- Ample on site parking

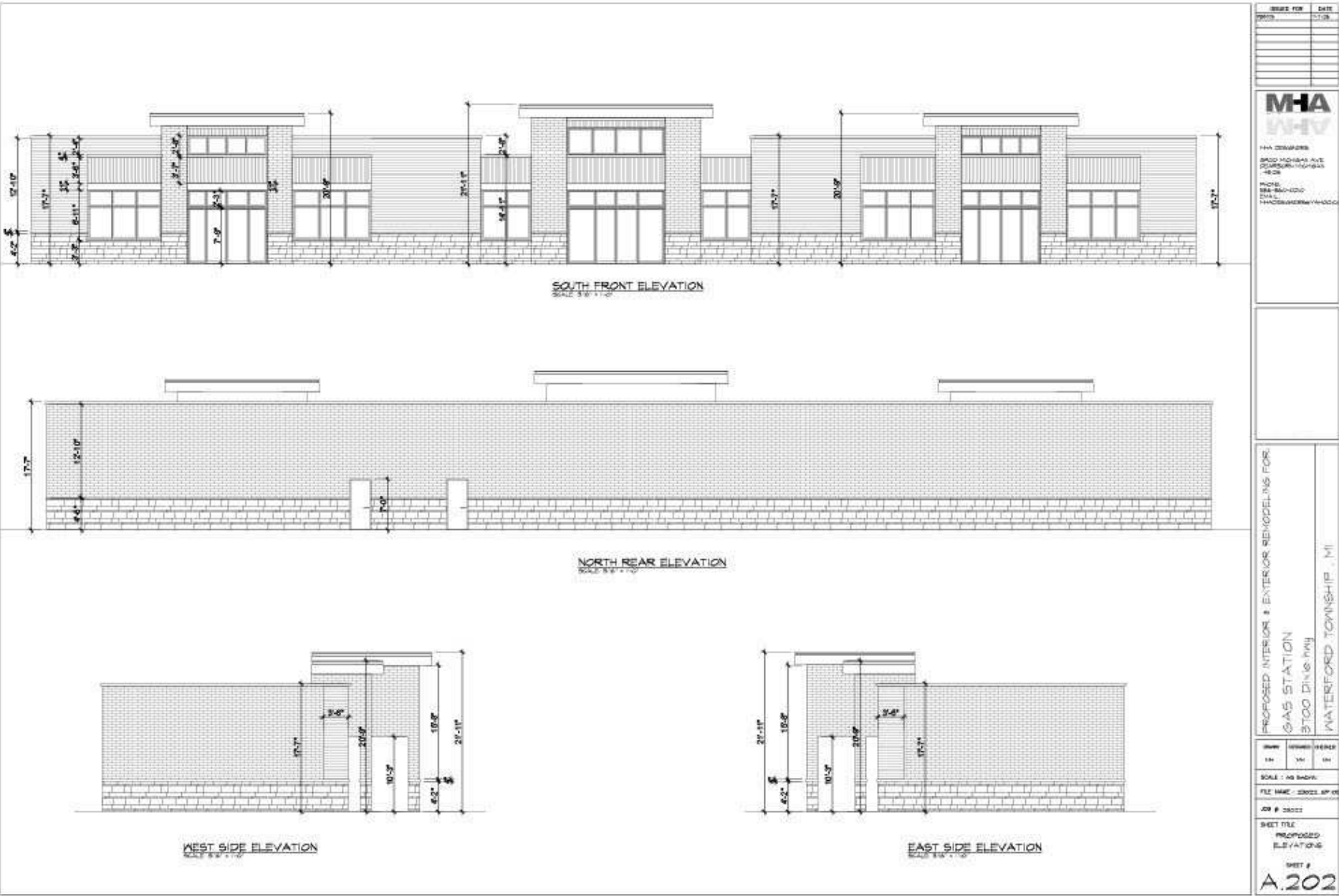
Existing Floor Plan



Proposed Floor Plan



Proposed Storefront



Trade Aerial



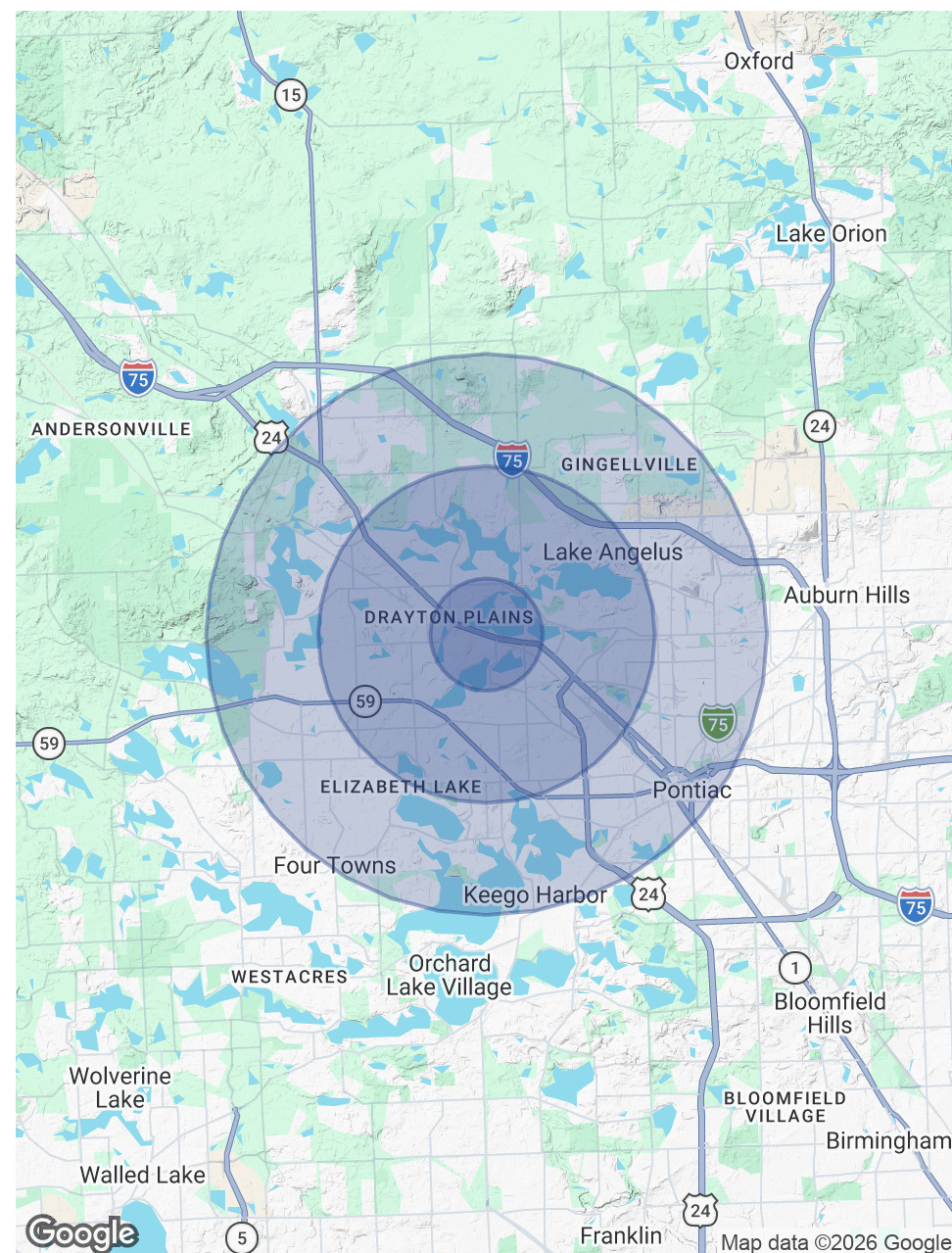
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,938	60,773	150,491
Average Age	46.9	41.8	41.3
Average Age (Male)	46.8	40.2	40.2
Average Age (Female)	46.3	42.5	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,531	25,960	63,584
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$104,743	\$91,728	\$96,845
Average House Value	\$282,282	\$231,966	\$265,423

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,963	44,577	102,418
Total Population - Black	154	6,718	22,735
Total Population - Asian	91	1,862	4,554
Total Population - Hawaiian	14	16	16
Total Population - American Indian	15	225	497
Total Population - Other	93	2,161	4,577

2023 American Community Survey (ACS)





3700 Dixie Highway

WATERFORD, MI 48329

For more information contact listing broker:



KATHLEEN GARMO

Senior Advisor
248.406.1761
kgarmo@keystonecres.com

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OUR COMMITMENT

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