

FOR SALE | \$1,325,000

# Former Bank Branch For Sale

7505 DIXIE HIGHWAY, CLARKSTON, MI

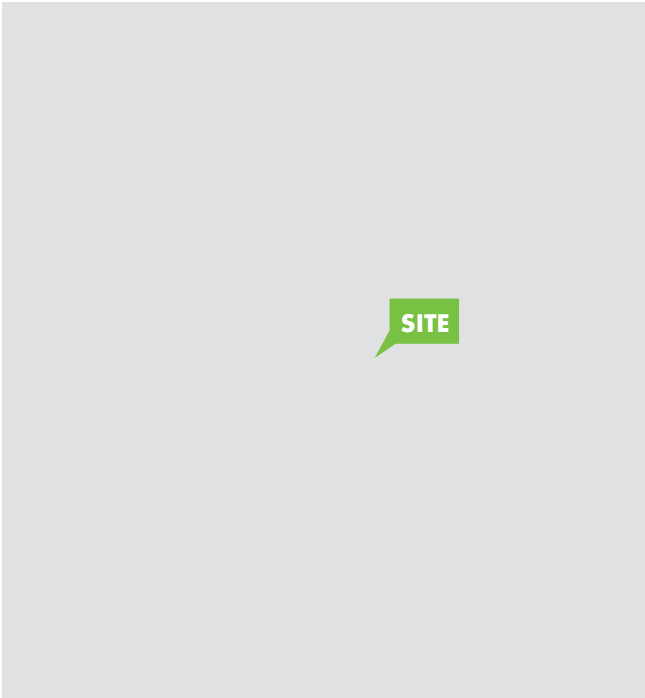
RETAIL

AVAILABLE SEPTEMBER 2026



## PROPERTY INFO

- + 3,313 SF
- + Year Built – 2002
- + 1.09 acres
- + 2025 R. E. Taxes - \$20,844.85
- + Located on Dixie Highway (US 24) just south of the I-75 / Dixie Highway interchange
- + Direct access to Dixie Highway
- + Free standing building with excellent signage
- + 36 parking spaces, parking ratio of 10.386 / 1,000
- + Zoned PUD in Independence Township
- + Major commercial corridor of North Oakland County
- + Traffic Counts: - Dixie Hwy.– 27,650 VPD
- + - I-75 / Dixie Highway – 63,297 VPD
- + Potential for either redevelopment or adaptive / reuse
- + DO NOT CONTACT BANK EMPLOYEES DURING BUSINESS OPERATIONS



## CONTACT INFO

### Dave Long

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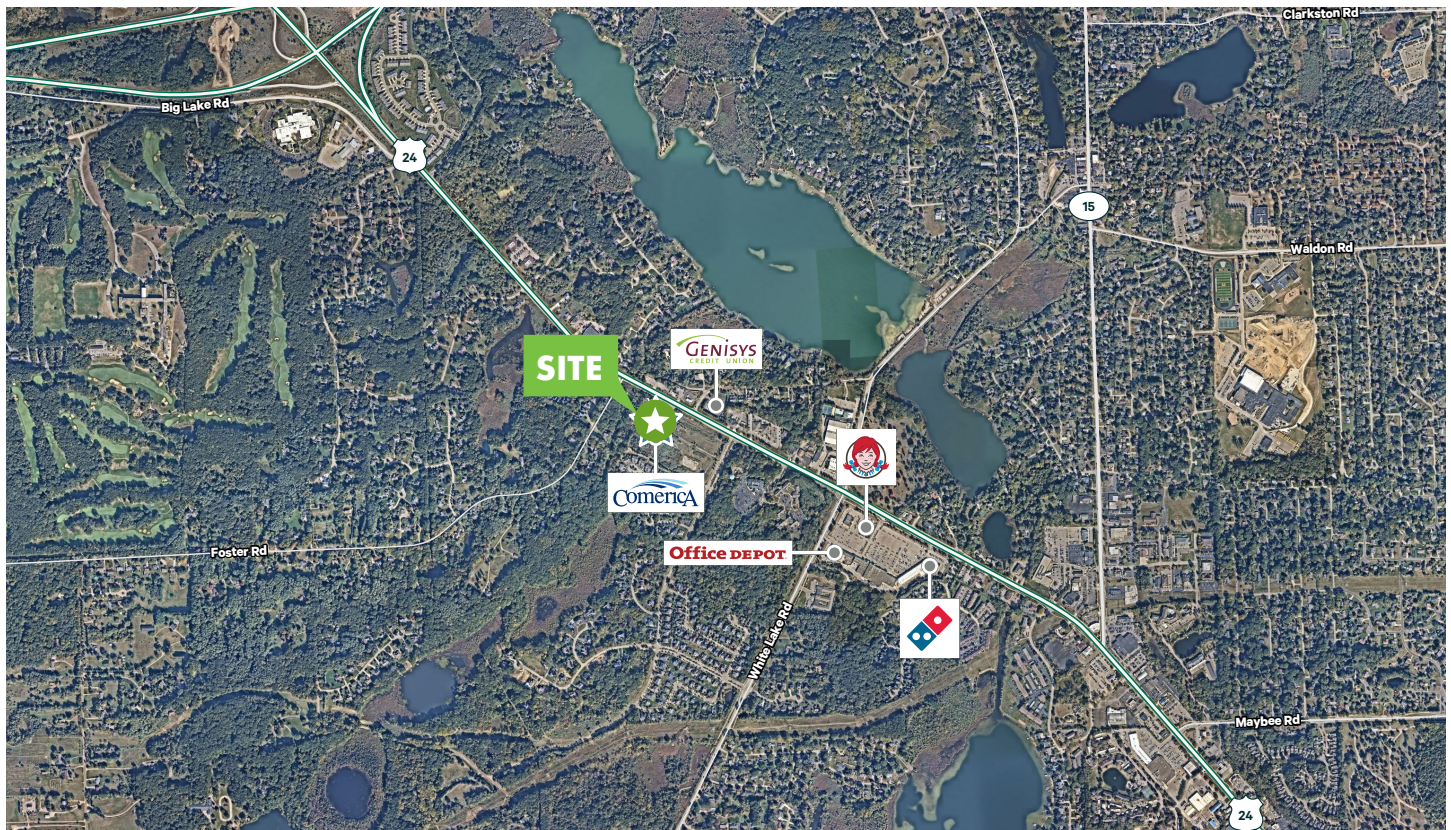
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## PROPERTY INFO

- + Exceptional development location in Independence Township
- + Less than one mile south of Dixie Highway / I-75 four-way interchange
- + One mile to S Main St. and Village of Clarkston
- + Outstanding speed to market opportunity
- + Limited available, free-standing retail buildings in the market
- + Ideal opportunity for multiple types of uses
- + Highly sought after trade area
- + Diverse trade area population base

## Exceptional Demographics in a 3-Mile Radius

Businesses	1,220
Employees	10,947
Population	26,766
Households	11,084
Avg. HH Income	\$140,916



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**CBRE**

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## PROPERTY INFO

- + Speed to market opportunity in sought after trade area
- + Large parcel and free-standing building with excellent street visibility
- + Close proximity to major retail, health care and employment clusters
- + Excellent opportunity in a tight market with significant barriers to entry
- + Strategic location to service Northern Oakland County

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