

15045 Dixie Hwy | Holly, MI 48442



COMMERCIAL — OFFICE

**FOR
LEASE**

OFFERED AT

\$ 3,288 a Month

- 3,288 SF
- 6 Private Spacious Offices
- Large Common Greeting Area w/waiting area
- Full Kitchen & 2 Bathrooms
- Exterior Camera/Security System
- Handicap Accessible
- 9 Parking Spaces (including Handicap)
- LED Road Sign
- Beautiful view Overlooking Oakland County Park & Lake
- Located just 1 mile from I-75

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



15045 DIXIE HWY, Unit# B, Groveland Twp, Michigan 48442-9751
 MLS#: **20251035672**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **02021 - Groveland Twp**
 DOM: **N/344/344**

Short Sale:
 Trans Type: **No Lease ERTL/FS**

LP: **\$3,288**
 OLP: **\$3,500**





<u>Location Information</u>		Side of Str:	<u>Lot Information</u>
County:	Oakland		Acres: 3.56
Township:	Groveland Twp		Rd/Wtr Frt Ft: 585 /
Mailing City:	Holly		Lot Dim: 585X655X306X223
School Dist:	Holly		
Location:	N of Dixie/E of Grange Hall Rd		
Directions:	North side of Dixie East of Grange Hall Rd		
<u>General Information</u>		<u>Business Information</u>	
Year Blt/Rmd:	2001	Zoning:	Commercial, Office
#Units/ % Lsd:	6 / -%	Current Use:	Mixed Use, Office, Co Op Office Space
# Loft Units:		Bus Type:	Medical, Office
# Eff/Std Units:		Licenses:	
# 1 BR Units:		Rent Incl:	Heat, Electric, Snow Removal, Trash Collection, Yard Maintenance
# 2 BR Units:		Inv List:	
# 3 BR Units:		Inv Incl:	No
# 4 BR Units:		APOD Avail:	
Encroachments:		Zone Conform:	
<u>Income and Expenses</u>			Rent Cert'd:
Monthly Sales:		<u>Access To / Distance To</u>	Restrictions:
Annl Net Inc:		Interstate:	
Annl Gross Inc:	0	Railroad:	<u>Square Footage</u>
Annl Oper Exp:	0	Airport:	Bldg Area Tot: 3,288 (LP/SqFt: \$1.00)
		Waterway:	Abv Gr Tot SF: 3,288
			Office Sqft: 1,314
			Sqft Source: Estimated

Recent CH: **08/20/2026 : DOWN : \$3,500->\$3,288**

Listing Information			
Listing Date:	09/11/2025	Off Mkt Date:	
Listing Exemptions:		Pending Date:	
Exclusions:		ABO Date:	
Terms Offered:	Gross Lease	Possession:	At Close
Lease Length:	Negotiable	MLS Source:	REALCOMP
Access:	Appointment	LB Location:	
		BMK Date:	
		Contingency Date:	
		Originating MLS#	20251035672

Features			
Arch Level:	1 Story	Exterior:	Wood
Foundation:	Basement	Foundation Mtrl:	Block
Foundation Ft:	Sump Pump	Roof Mtrl:	Asphalt
Exterior Feat:		Plant Heating:	
Comm Ext Feat:	Awning/Overhang(s)	Office Heating:	Forced Air
Accessibility:	Accessible Approach with Ramp, Accessible Entrance, Common Area, Visitor Bathroom		
Heating Fuel:	Natural Gas	Sewer:	Septic Tank (Existing)
Wtr Htr Fuel:			
Water Source:	Well (Existing)		

Unit Information						
Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent

Legal/Tax/Financial			
Property ID:	<u>0229102001</u>	Ownership:	Standard (Private)
Tax Summer:	\$	Oth/Sp Assmnt:	
SEV:		Existing Lease:	No
Legal Desc:	T5N, R8E, SEC 29 PART OF NW 1/4 OF NW 1/4 BEG AT PT DIST E 672.55 FT FROM NW SEC COR, TH E 655.26 FT, TH S 00-36-00 W 306.90 FT, TH S 43-18-00 W 223.25 FT, TH N 46-45-00 W 685.01 FT TO BEG 4.06 A 1-16-92 CORR	Occupant:	Vacant

Agent/Office/Contact Information	
Listing Office:	List Ofc Ph:
Listing Agent:	List Agt Ph:
Co-List Agent:	Co-List Agt Ph:
Contact Name:	Contact Phone:

Remarks	
Public Remarks:	Prime Commercial Space for Lease – High-Visibility Dixie Highway Location 3,288 SF of Premium, Open-Concept Space 15045 Dixie Highway, Clarkston / Independence Township Elevate your business in this exceptional, light-filled commercial property boasting serene views of Oakland County Park and Stewart Lake. Located directly on high-traffic Dixie Highway just one mile from I-75 at the corner of Grange Hall Road, this property offers unbeatable visibility and convenience for clients and staff alike. Property Highlights: Size: 3,288 square feet of flexible, open, and airy layout designed to suit a wide range of professional needs. Functional Layout: Features 6 private offices, a spacious common greeting/waiting area, a fully equipped kitchen, and 2 private restrooms. Accessibility: Fully handicap accessible to accommodate all clients comfortably. Parking & Signage: Ample parking with 9 designated spaces in the lot, plus an LED digital road sign available for powerful on-site advertising. Security & Tech: Built-in camera system option and alarm system for peace of mind. Ideal Uses: Medical or Dental Office Physical Therapy Clinic Optical Center Law Firm / Title Company Accounting / Financial Services Electrical Engineering / Professional Services Print Shops or Creative Studios Don't miss out on establishing your business in one of the area's most picturesque and accessible locations. See attached floor plan for layout details. Contact us today to schedule a private tour!
REALTOR® Remarks:	BATVAI , Rent Includes Snow/Lawn Maintenance. Utilities are shared with upstairs and are approx. \$300.00 per month for Gas & Electric. There is a Dumpster on Site for normal Disposal only. Tenants are welcome to get own dumpster for there own use if perfered.

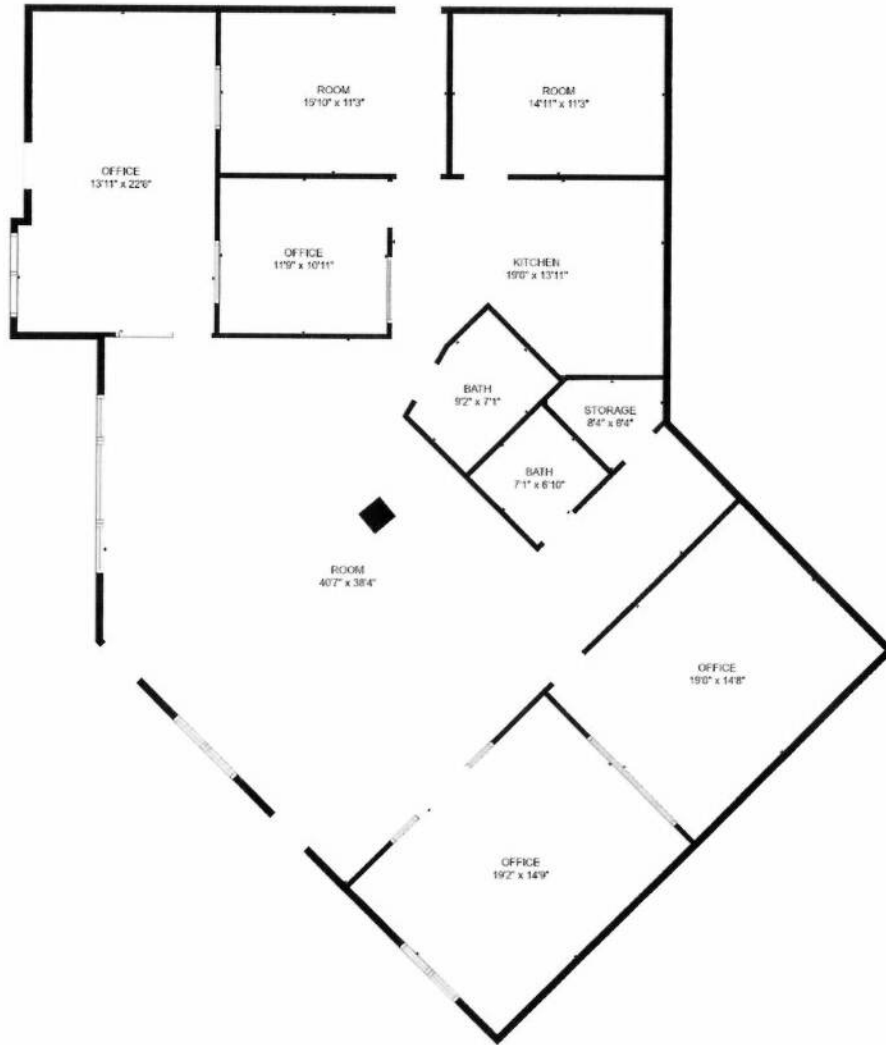
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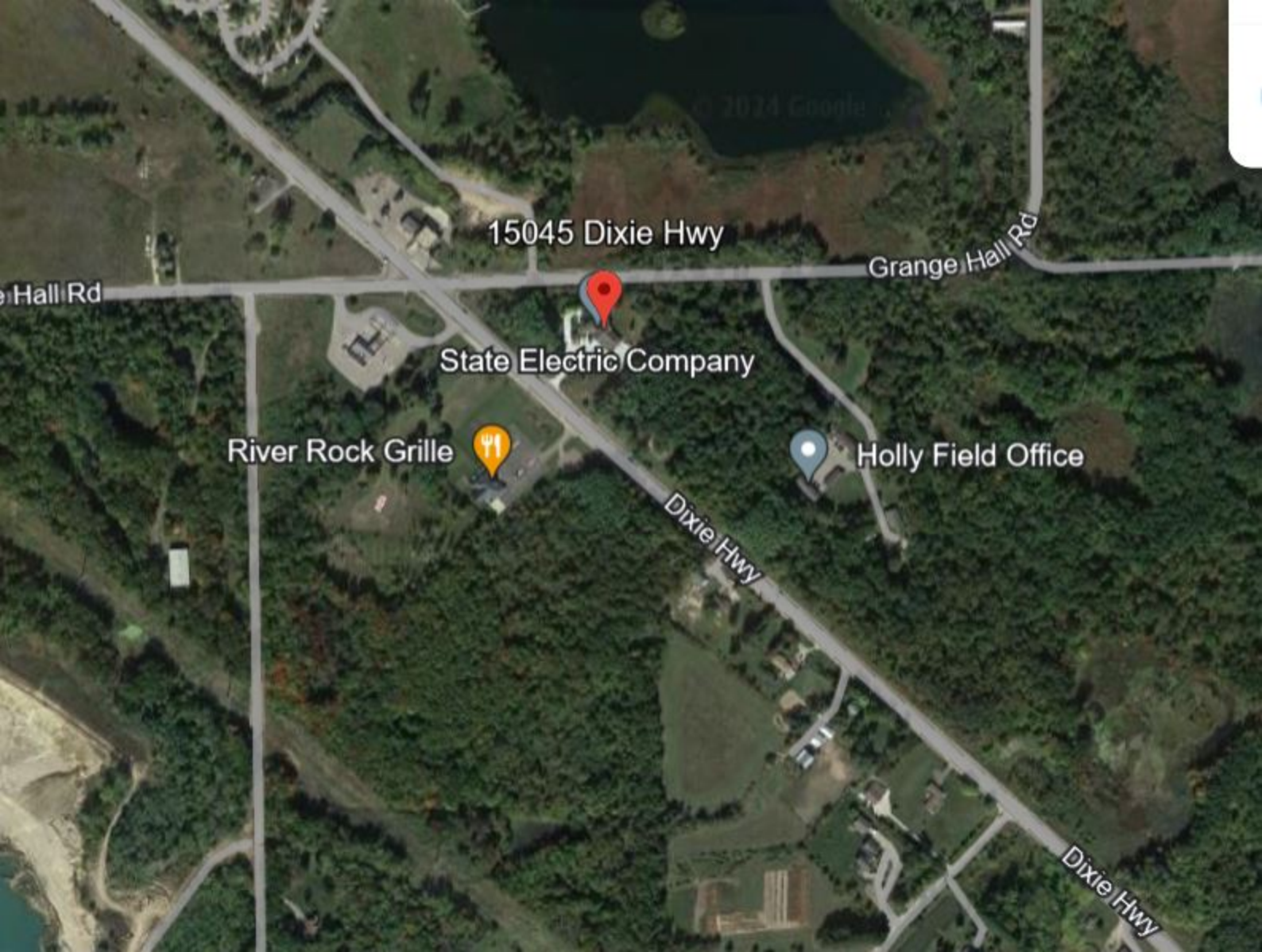
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



15045 Dixie Hwy

Grange Hall Rd

Hall Rd

State Electric Company

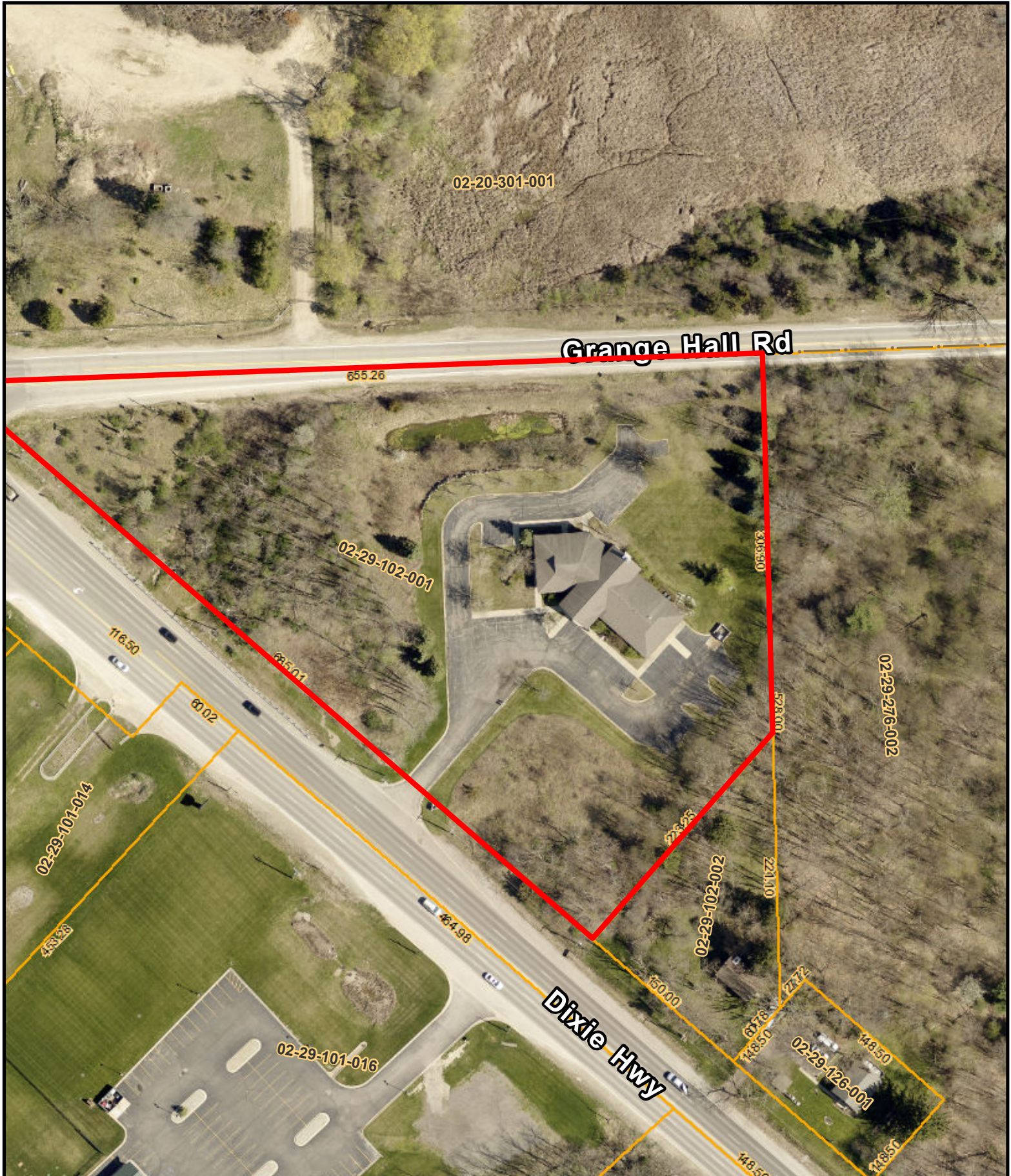
River Rock Grille

Holly Field Office

Dixie Hwy

Dixie Hwy

15045 Dixie Hwy



-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 12/1/2021



Traffic Count Report

15045 Dixie Hwy, Holly, MI 48442

Building Type: **Class B Office**
 Class: **B**
 RBA: **11,140 SF**
 Typical Floor: **5,570 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Dixie Hwy	Grange Hall Rd	0.13 NW	2022	6,973	MPSI	.06
2	Grange Hall Rd	Dixie Hwy	0.03 W	2020	3,817	MPSI	.09
3	Grange Hall Rd	Dixie Hwy	0.03 W	2022	3,494	MPSI	.09
4	Grange Hall Rd	McGinnis Rd	0.16 E	2022	3,239	MPSI	.14
5	Grange Hall Rd	Dixie Hwy	0.05 E	2022	4,007	MPSI	.17
6	Dixie Hwy	Grange Hall Rd	0.07 SE	2022	6,598	MPSI	.19
7	Grange Hall Rd	McGinnis Rd	0.09 S	2022	2,494	MPSI	.30
8	Grange Hall Rd	Hawley Rd	0.09 E	2022	4,217	MPSI	.32
9	Dixie Hwy	Shields Rd	0.33 NW	2022	6,900	MPSI	.49
10	Grange Hall Rd	Chinn Ct	0.31 N	2022	2,717	MPSI	.66

Demographic Summary Report

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Radius	1 Mile		2 Mile		5 Mile	
Population						
2028 Projection	341		1,687		25,004	
2023 Estimate	325		1,629		24,687	
2010 Census	233		1,302		22,843	
Growth 2023 - 2028	4.92%		3.56%		1.28%	
Growth 2010 - 2023	39.48%		25.12%		8.07%	
2023 Population by Hispanic Origin	11		61		1,002	
2023 Population	325		1,629		24,687	
White	304	93.54%	1,545	94.84%	23,127	93.68%
Black	8	2.46%	31	1.90%	553	2.24%
Am. Indian & Alaskan	1	0.31%	7	0.43%	106	0.43%
Asian	5	1.54%	23	1.41%	458	1.86%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	10	0.04%
Other	6	1.85%	24	1.47%	433	1.75%
U.S. Armed Forces	0		0		0	
Households						
2028 Projection	130		625		9,429	
2023 Estimate	124		603		9,301	
2010 Census	89		477		8,573	
Growth 2023 - 2028	4.84%		3.65%		1.38%	
Growth 2010 - 2023	39.33%		26.42%		8.49%	
Owner Occupied	101	81.45%	530	87.89%	7,962	85.60%
Renter Occupied	23	18.55%	73	12.11%	1,340	14.41%
2023 Households by HH Income	123		604		9,301	
Income: <\$25,000	19	15.45%	59	9.77%	1,061	11.41%
Income: \$25,000 - \$50,000	19	15.45%	116	19.21%	1,658	17.83%
Income: \$50,000 - \$75,000	24	19.51%	123	20.36%	1,646	17.70%
Income: \$75,000 - \$100,000	11	8.94%	57	9.44%	1,322	14.21%
Income: \$100,000 - \$125,000	24	19.51%	85	14.07%	1,053	11.32%
Income: \$125,000 - \$150,000	14	11.38%	65	10.76%	863	9.28%
Income: \$150,000 - \$200,000	1	0.81%	44	7.28%	712	7.66%
Income: \$200,000+	11	8.94%	55	9.11%	986	10.60%
2023 Avg Household Income	\$95,053		\$100,973		\$103,228	
2023 Med Household Income	\$74,582		\$76,754		\$80,399	