








PROPERTY INFORMATION

Property Address	9765 Dixie Hwy
City/Township	Clarkston, 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)

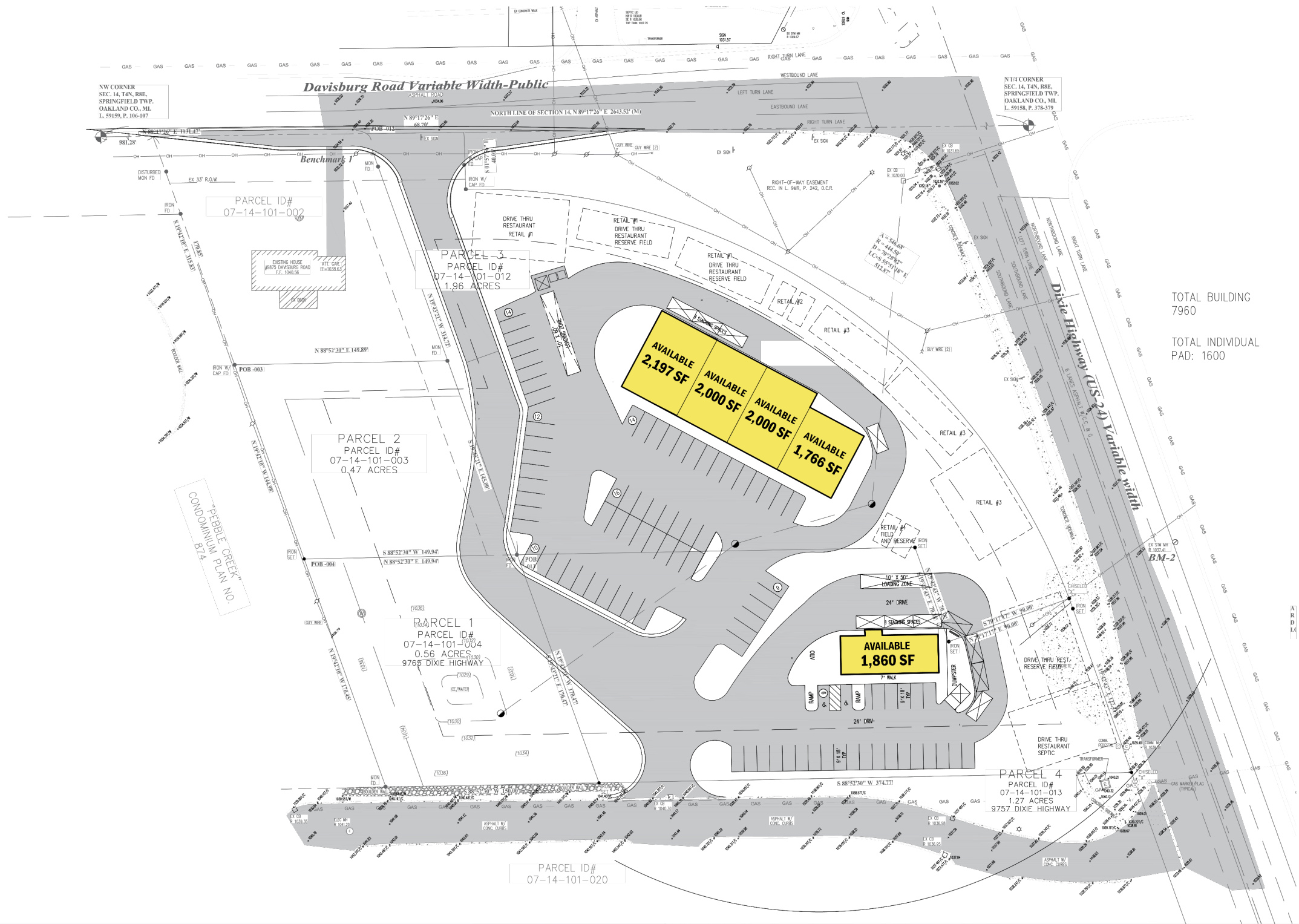
 POPULATION 35,829 PEOPLE	 MEDIAN AGE 45 YEARS OLD
 HOUSEHOLDS 13,577	 CONSUMER SPENDING \$541 Million Annually
 AVG HOUSEHOLD INCOME \$131,742/ANNUALLY	 DAYTIME POPULATION 12,348 PEOPLE

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



TOTAL BUILDING
7960

TOTAL INDIVIDUAL
PAD: 1600





POPULATION	1 MILE	3 MILE	5 MILE
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%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
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

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
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
Avg Household Income	\$161,301	\$133,636	\$131,742
Median Household Income	\$128,454	\$107,755	\$106,261

INCOME	1 MILE	3 MILE	5 MILE
\$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
Service-Producing Industries	563	104	5	3028	335	9	11179	1455	8
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
Goods-Producing Industries	39	13	3	566	71	8	1169	185	6
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
Total	602	117	5	3594	406	9	12348	1640	8

EXCLUSIVELY LISTED BY:

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RETAIL LEASING
*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS
*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*