

FOR LEASE

NEW RETAIL DEVELOPMENT



9765 Dixie Hwy | Springfield, MI

SPRINGFIELD SHOPPES

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	9765 Dixie Hwy
City/Township	Springfield, MI
Space Available	11,439 SF
Min. Space Available	1,743 SF
Max. Space Available	9,631 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD

DEMOGRAPHICS (5-MILE RADIUS)

 37,611 PEOPLE	 \$138,249 AVG. HOUSEHOLD INCOME
 14,260 HOUSEHOLDS	 \$555.1M OF CONSUMER SPENDING

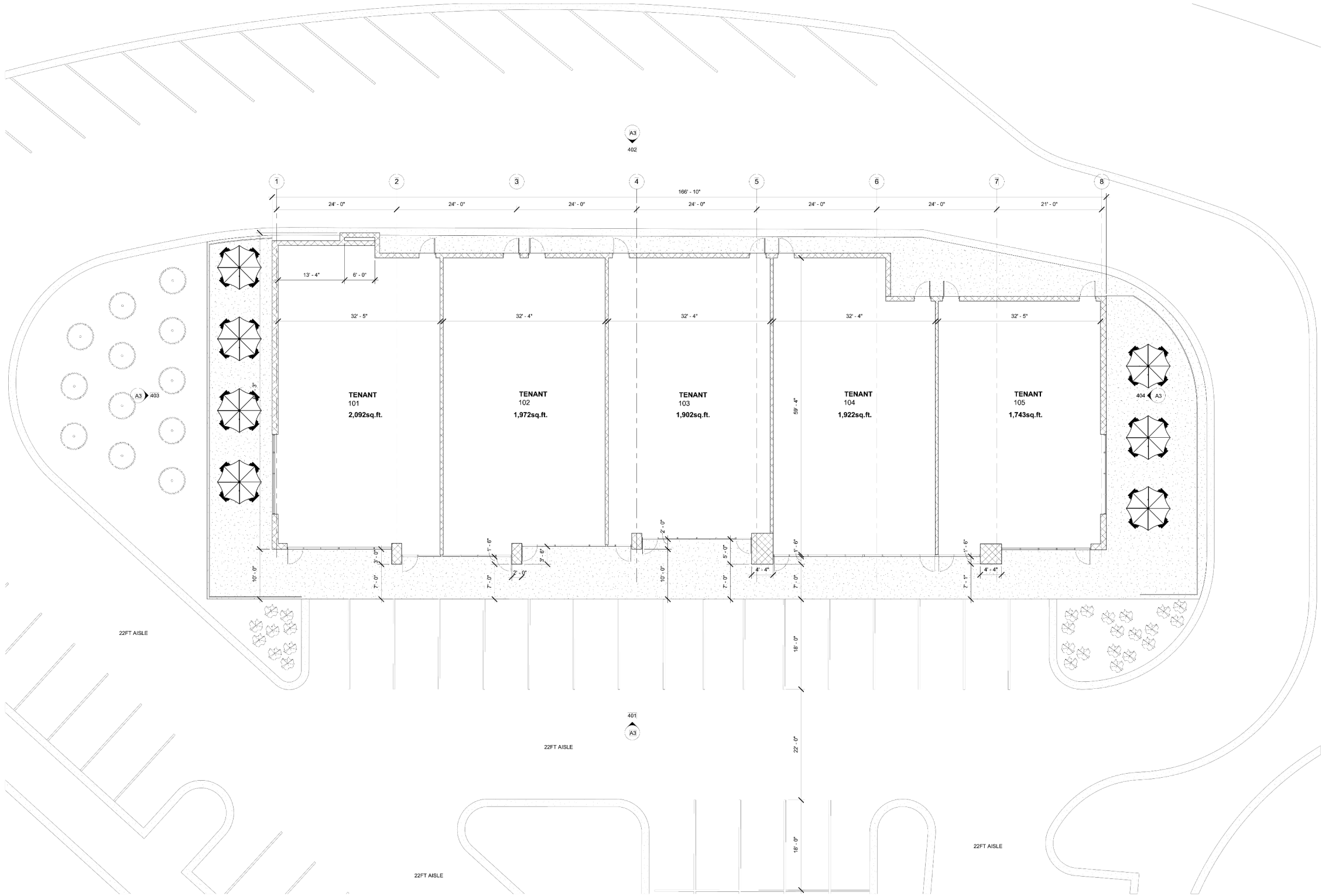
PROPERTY HIGHLIGHTS

- 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
- Average household income of \$131,620, supporting high consumer spending power in the trade area
- Anticipated Delivery in Q4 in 2026

AREA TENANTS



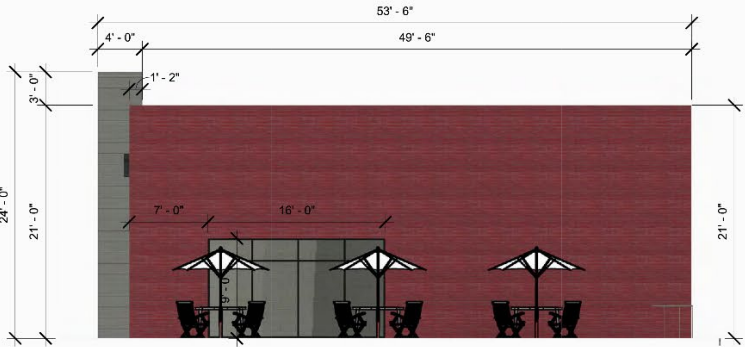
SITE PLAN (1)



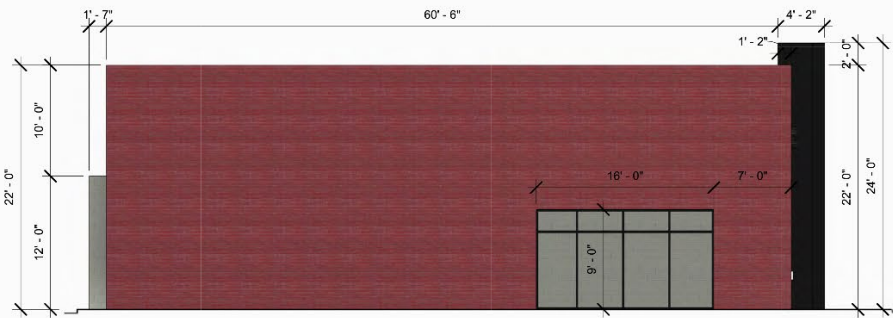
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



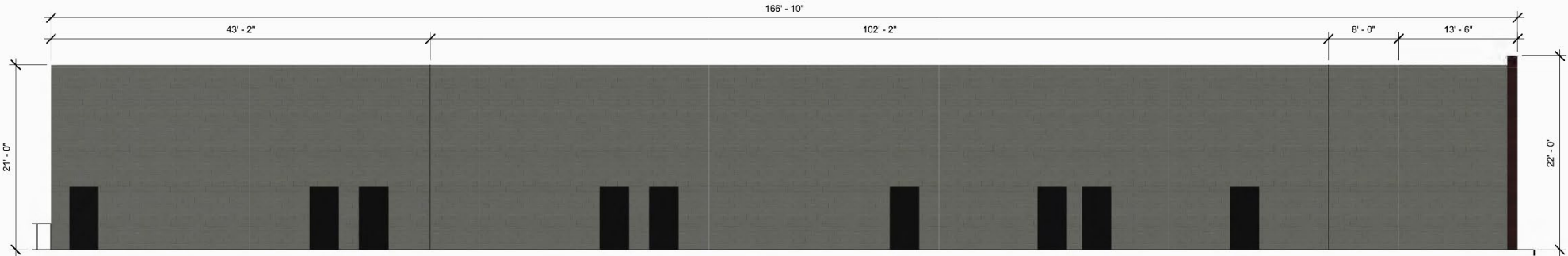
ELEVATIONS



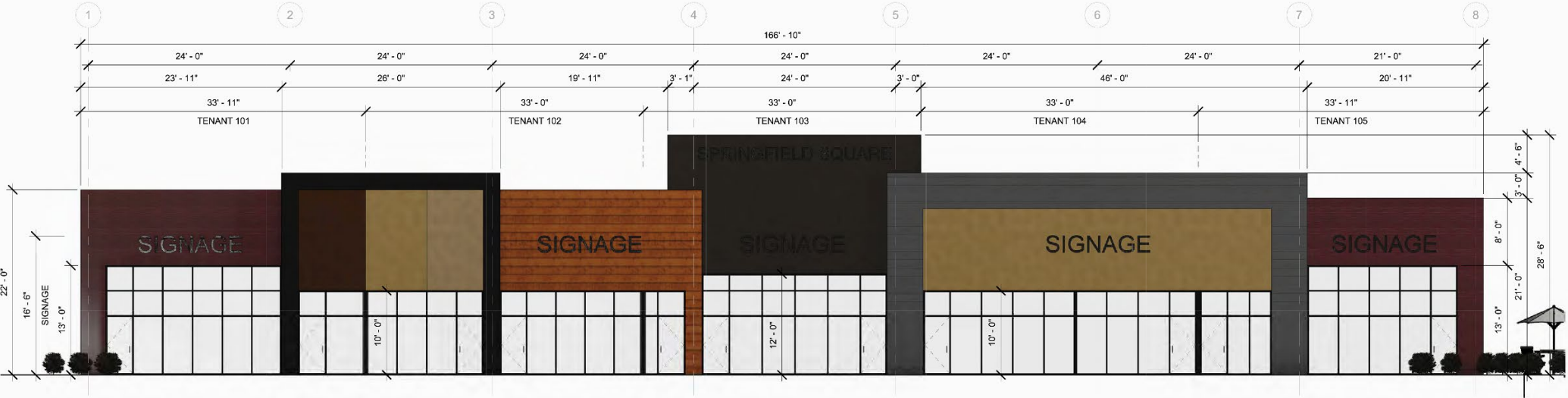
404
A2
PROPOSED ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



403
A2
PROPOSED ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



402
A2
PROPOSED ELEVATION - EAST
SCALE: 1/8" = 1'-0"



401
A2
PROPOSED ELEVATION
SCALE: 1/8" = 1'-0"

AERIAL



CHILI PEPPERS
TANNING & WELLNESS Inc.
Megastores
THE ORIGINAL
Buscemis

SPRINGFIELD
VETERINARY CLINIC

DAVISBURG RD

DIXIE HWY

SITE

26,369
VDP

Huntington
SPRINGFIELD URGENT CARE
QUALITY COMMUNITY CARE

verizon
ANYTIME FITNESS
Great Clips
Kroger
CHAMPS CLEANERS
La Marsa
Mediterranean Cuisine

THE WYOMING
DUNKIN' DONUTS
WING STOP

Kroger
FUEL Center

McDonald's

BOWMAN
AUTO CENTER

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	2,889	15,470	35,710
2024 Population	2,834	16,190	37,611
2029 Population Projection	2,869	16,637	38,703
Annual Growth 2020-2024	-0.5%	1.2%	1.3%
Annual Growth 2024-2029	0.2%	0.6%	0.6%
HOUSEHOLDS			
2020 Households	1,071	5,656	13,562
2024 Households	1,051	5,924	14,260
2029 Household Projection	1,064	6,092	14,676
Annual Growth 2020-2024	-0.1%	1.4%	1.4%
Annual Growth 2024-2029	0.2%	0.6%	0.6%
Avg Household Size	2.70	2.70	2.60
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$157,296	\$138,446	\$138,249
Median Household Income	\$133,262	\$112,583	\$111,696

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$410,606	\$386,267	\$376,504
Median Year Built	1990	1989	1983
Owner Occupied Households	950	5,256	12,586
Renter Occupied Households	114	836	2,090
HOUSING COMPOSITION			
1-Person Households	188	1,105	2,985
2-Person Households	392	2,188	5,311
3-Person Households	184	1,027	2,429
4-Person Households	170	985	2,191
5-Person Households	84	446	942
6-Person Households	26	118	291
7-Person Households	8	55	111
EMPLOYMENT			
Civilian Employed	1,601	8,600	20,290
Civilian Unemployed	50	238	527
Civilian Non-Labor Force	708	4,551	10,486

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