

FOR LEASE

NEW RETAIL DEVELOPMENT



9765 Dixie Hwy | **Springfield, MI**

SPRINGFIELD SHOPPES

ERIK ELWELL

ASSOCIATE

eelwell@cmprealestategroup.com

JORDAN JABBORI

SENIOR DIRECTOR

jjabbori@cmprealestategroup.com

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)



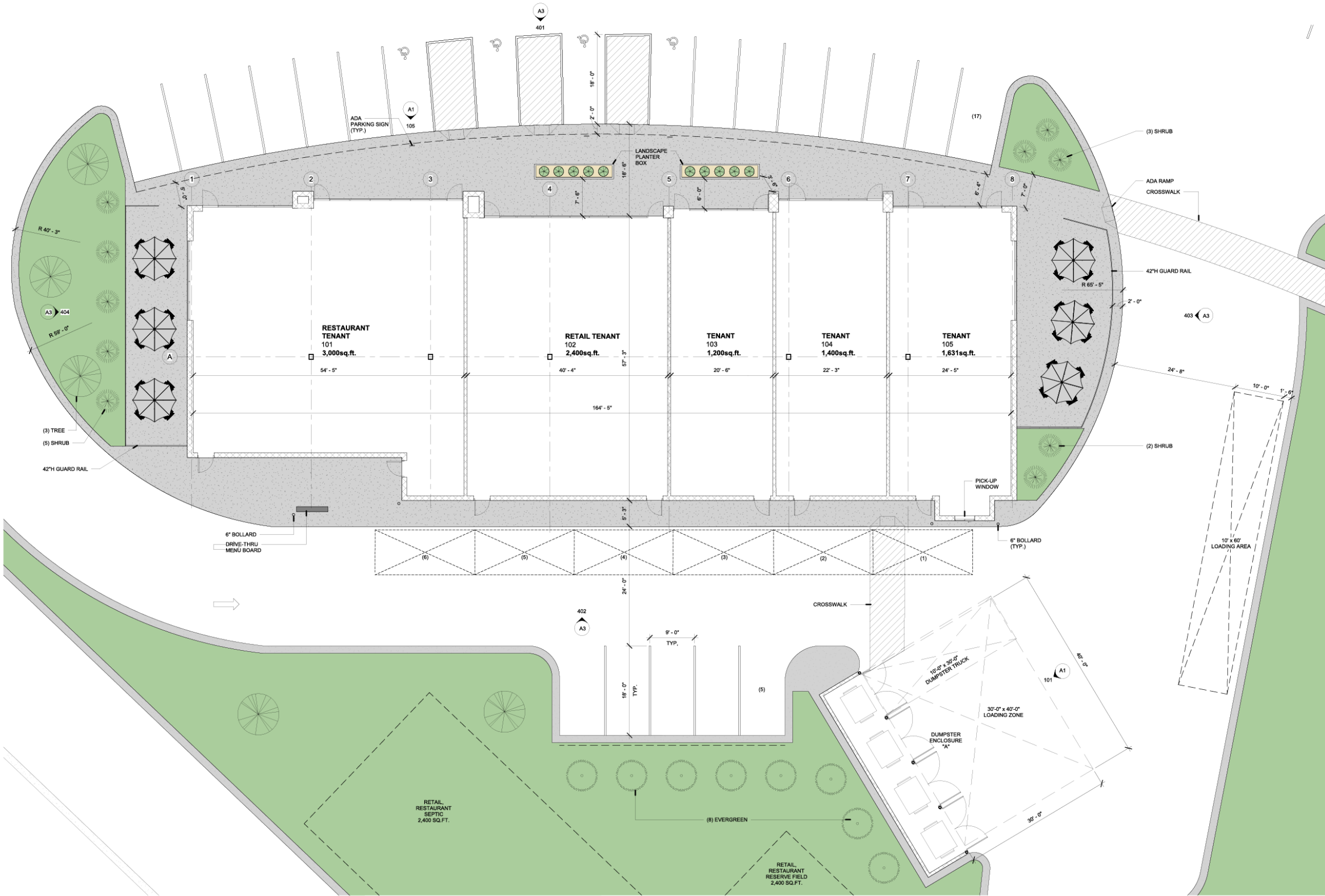
PROPERTY HIGHLIGHTS

- 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 Q2 in 2027

AREA TENANTS



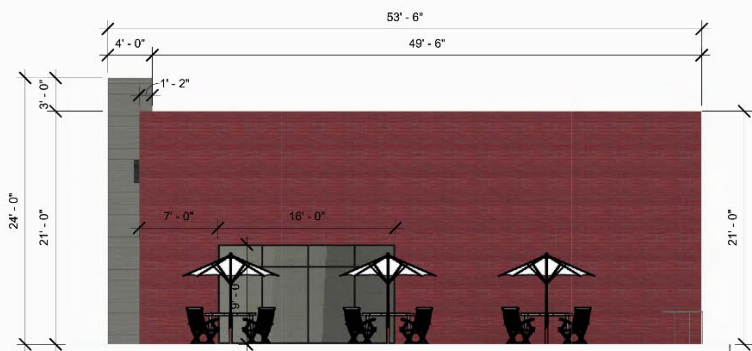
FLOOR PLAN



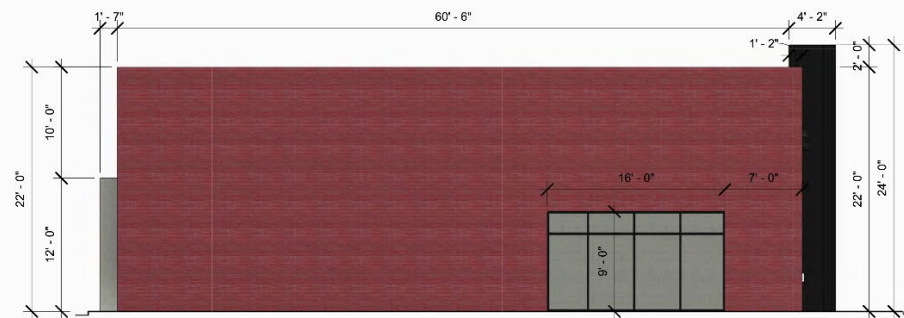
PROPOSED BUILDING "A" FLOOR PLAN
SCALE: 1/8" = 1'-0"



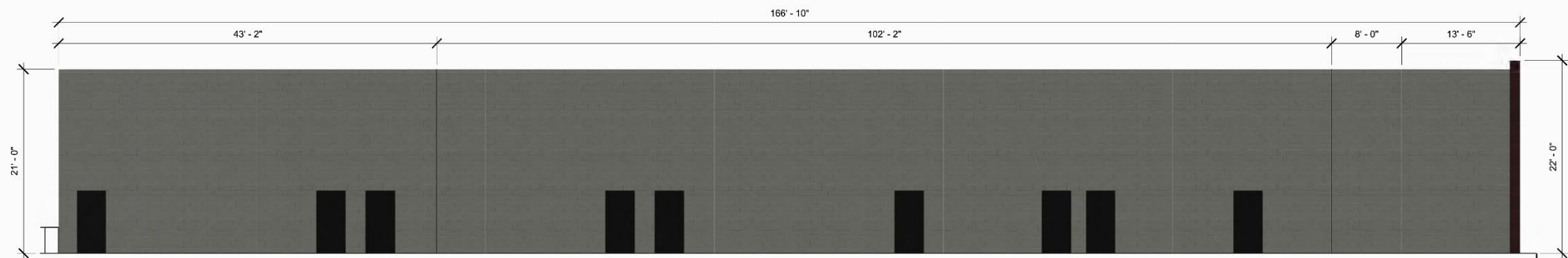
ELEVATIONS



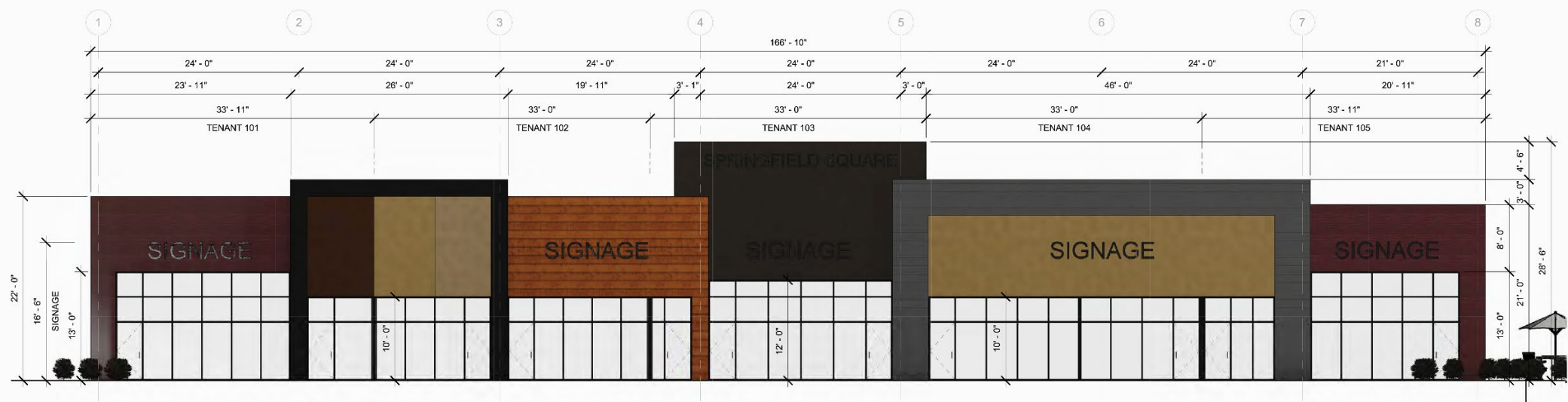
404
A2
PROPOSED ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



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"



verizon
ANYTIME FITNESS
Great Clips
CHAMPS CLEANERS
La Marisa
Mediterranean Cuisine



BOWMAN
AUTO CENTER



DAVISBURG RD

DIXIE HWY

26,369
VDP

SITE

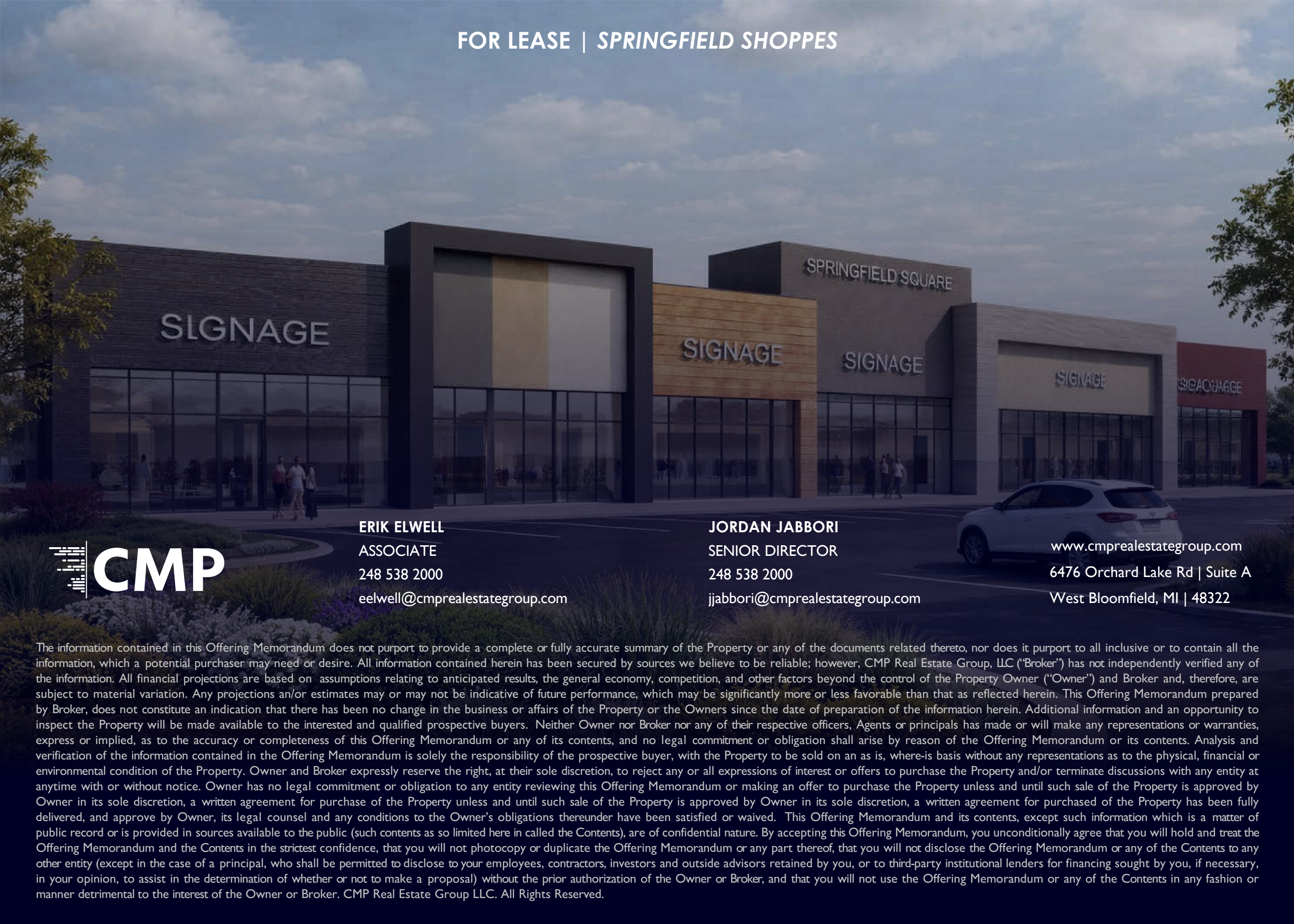


DEMOGRAPHICS

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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jjabbori@cmprealestategroup.com

www.cmprealestategroup.com
6476 Orchard Lake Rd | Suite A
West Bloomfield, MI | 48322

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