



Available - 3,332 SF

## Retail/Office Space

## 4089 Dix Hwy

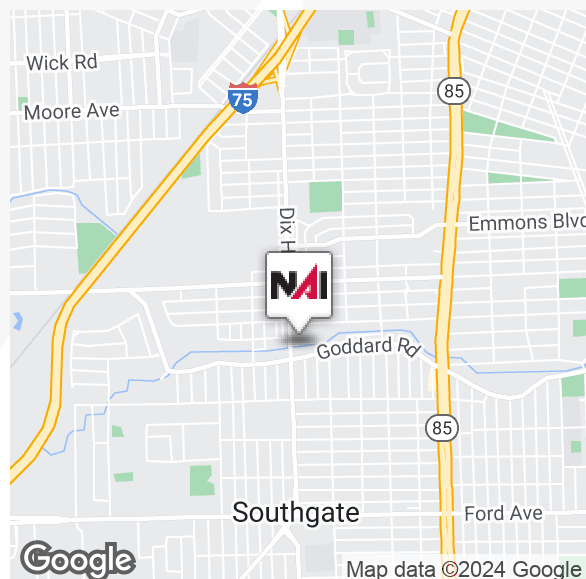
Lincoln Park, Michigan 48146

### Property Highlights

- Easy Access to I-75, I-94 and Southfield Freeways
- Abundant Parking
- Opportunity for Retail or Office
- Prime Commercial Exposure with High Traffic Counts
- Corner Site with Two Curb Cuts

### Traffic Counts

Roads	Daily Traffic
Dixie Hwy & Riverbank St	67,010
Dix Toledo Hwy & Netherwood St	43,781
Ford St & Goddard St	41,568



For more information

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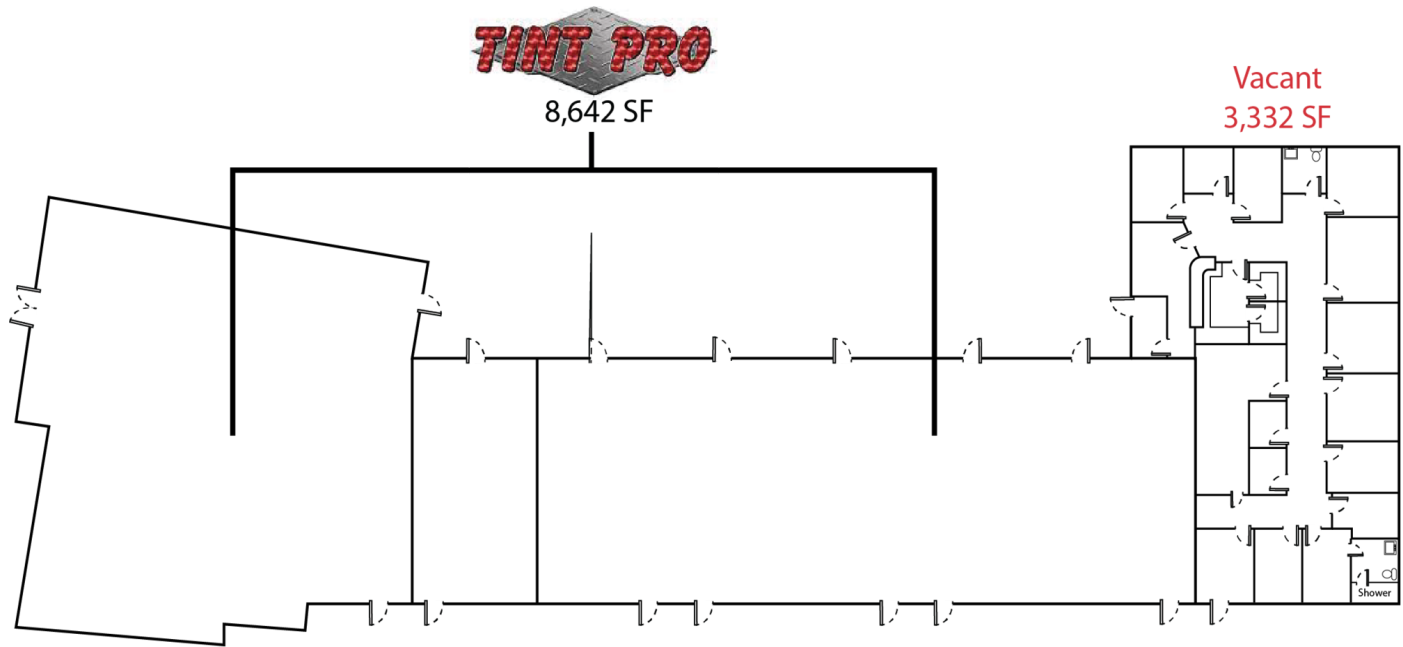
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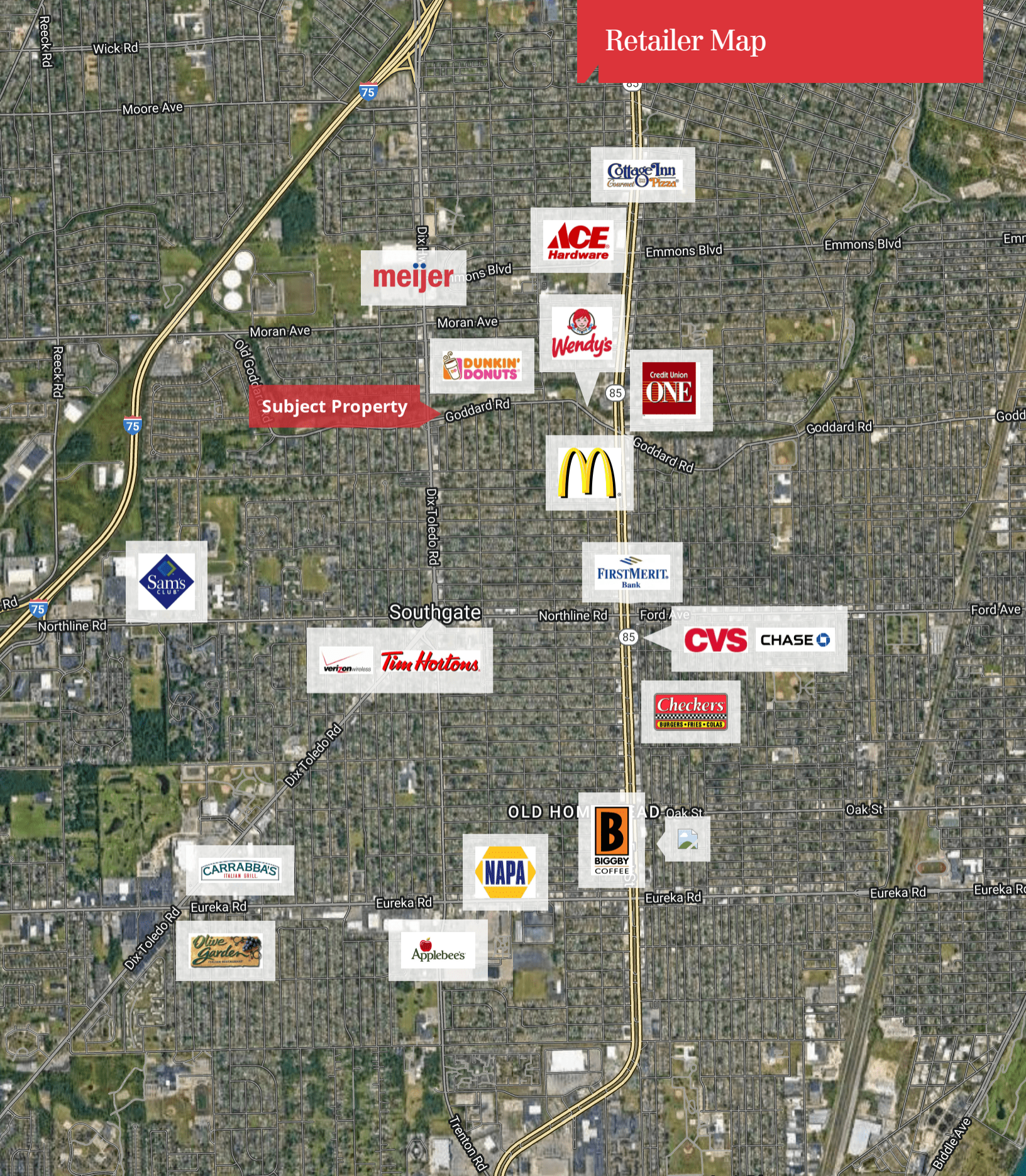
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# Location Maps





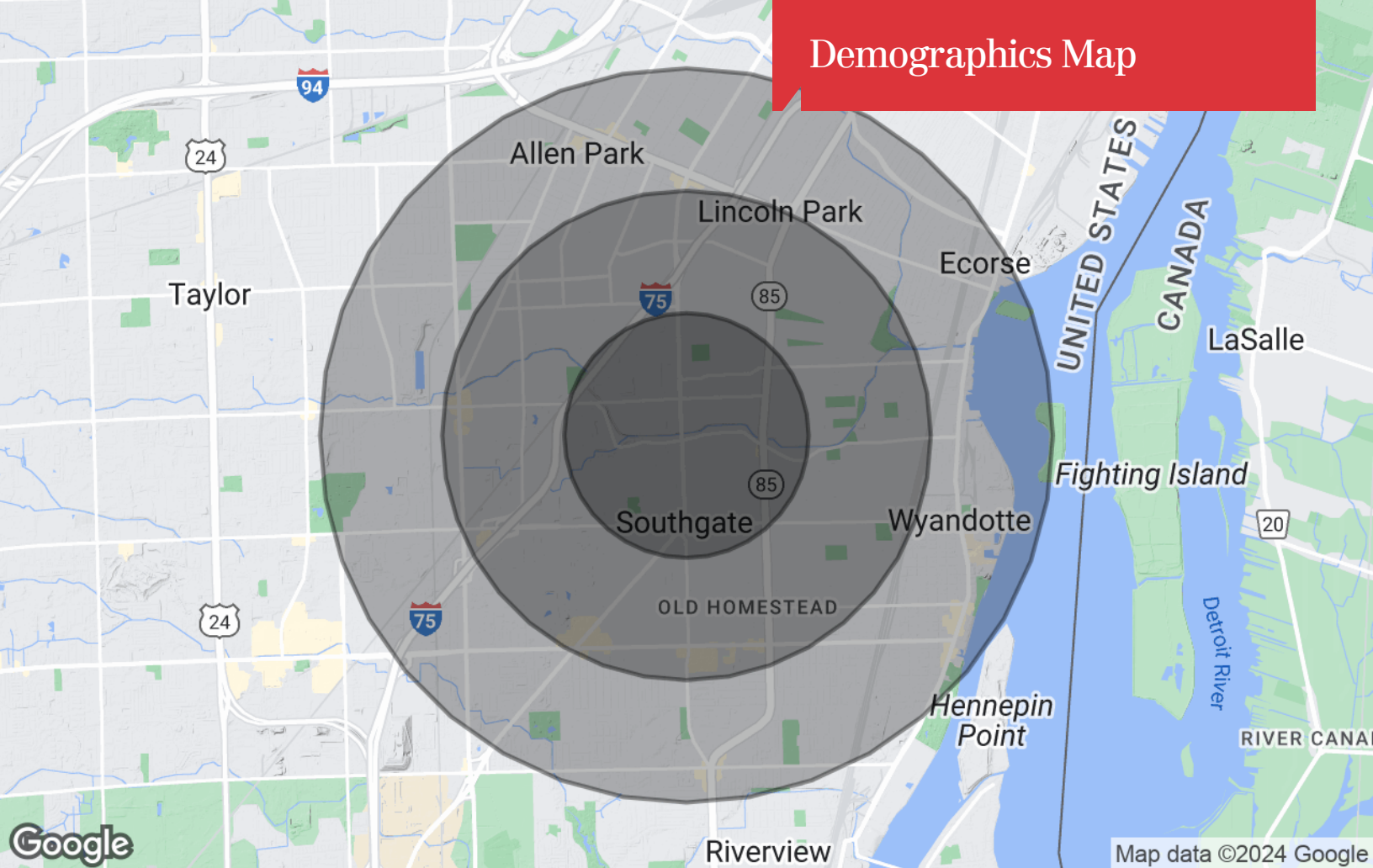
# Retail Map



Map data © 2024 Google Imagery © 2024 Airbus, CNES / Airbus, First Base Solutions, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO



# Demographics Map



## Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	19,148	72,765	148,875
MEDIAN AGE	38.5	38.9	39.0
MEDIAN AGE (MALE)	37.9	37.6	37.7
MEDIAN AGE (FEMALE)	39.7	40.2	40.3

## Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	7,546	28,956	59,457
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$55,455	\$57,186	\$56,699
AVERAGE HOUSE VALUE	\$113,275	\$118,520	\$127,278

## Race

	1 Mile	2 Miles	3 Miles
% WHITE	95.0%	93.7%	92.0%
% BLACK	2.2%	2.7%	3.8%
% ASIAN	0.4%	0.6%	0.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.4%	0.4%
% OTHER	2.2%	2.7%	2.9%

## Ethnicity

	1 Mile	2 Miles	3 Miles
% HISPANIC	8.7%	8.5%	8.4%

\* Demographic data derived from 2020 ACS - US Census