

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

5850 DIXIE HWY

5850 Dixie Hwy, Clarkston, MI 48346



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 5850 Dixie Hwy | Clarkston, MI 48346

**PROPERTY OVERVIEW**

5850 Dixie Highway offers an attractive 5,120 SF owner-user or investment opportunity in Clarkston's established Dixie Highway commercial corridor. Renovated in 2023, the property offers an inviting, professional environment that shows well and appeals to prospective tenants and clients. Its visible location and generous parking complement the building's appeal. One suite is leased through 2028, providing existing rental income, while two vacant suites offer flexibility for a buyer to occupy space or lease the remaining suites to increase income.

OFFERING SUMMARY

Sale Price:	\$690,000
Building Size:	5,120 SF
Price / SF:	\$134.77
Year Built:	1977
Renovated:	2024
Zoning:	C-3 Highway Commercial

PROPERTY HIGHLIGHTS

- 5,120 SF office building with three suites and common areas restrooms
- Completely renovated interior with attractive finishes
- Prominent monument signage
- Highly visible Dixie Highway location near Andersonville Road, with approximately 33,725 vehicles per day
- Large parking lot with 35 parking spaces
- One 1,220 SF suite leased through 2028; two vacant suites available for owner occupancy or additional rental income

BUILDING/PROPERTY INFORMATION: 5850 Dixie Hwy | Clarkston, MI 48346

BUILDING INFORMATION

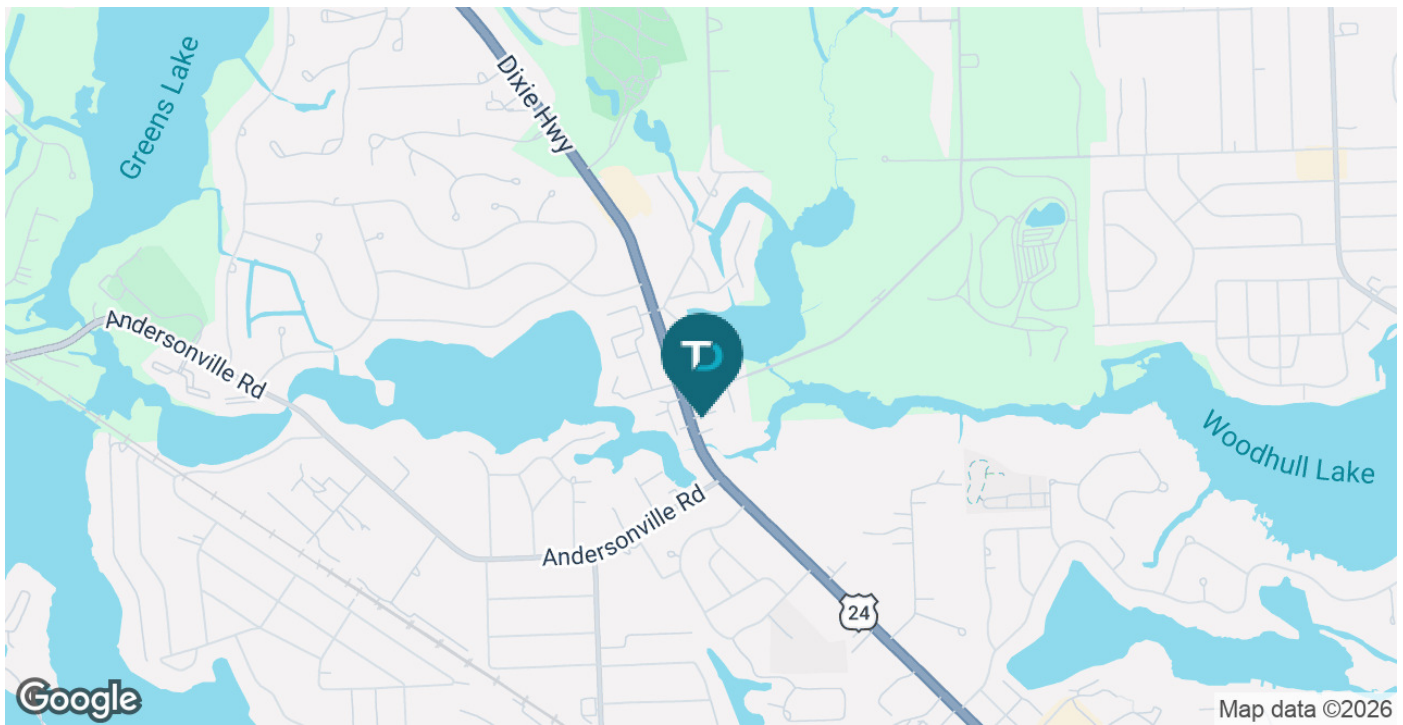
Price/SF:	\$134.77
Building Size:	5,120 SF
Year Built:	1977
Last Renovated:	2024
Number of Floors:	1
Utilities:	City water and septic
Parking Spaces:	35

PROPERTY INFORMATION

Lot Size:	0.92 AC
Property Type:	Office
Property Subtype:	Office Building
2026 Summer Tax:	\$13,480.79
2025 Winter Tax:	\$3,967.65
Zoning:	C-3 Highway Commercial
Traffic Count:	34,278 Vehicles/Day (Costar, 2026)
Legal Description:	Available upon request
APN:	08-33-357-017, 13-04-126-01, 13-04-126-004, 13-04-126-00

LOCATION INFORMATION

Located on the east side of Dixie Hwy, just north of Andersonville Rd.



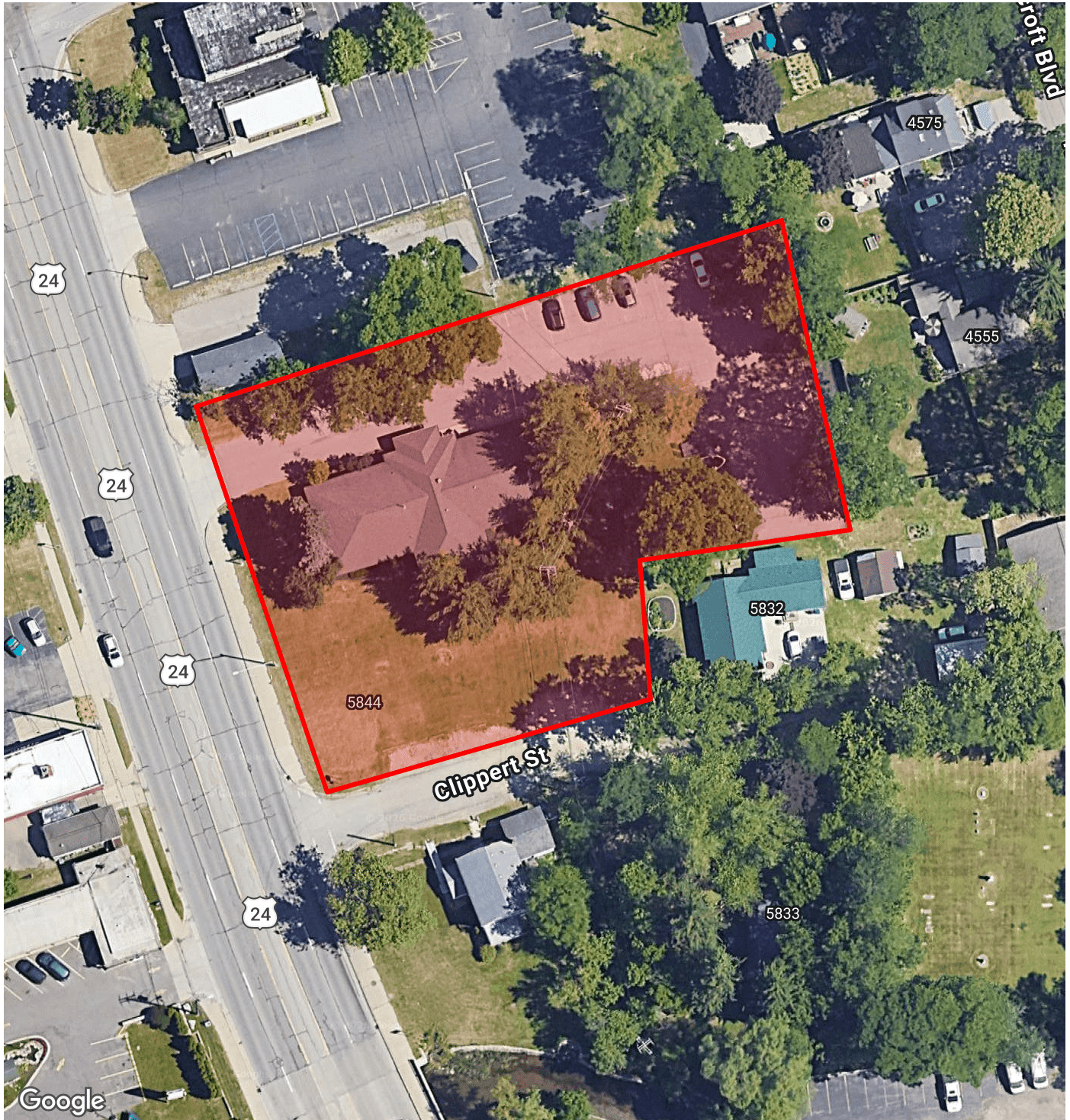
ADDITIONAL PHOTOS: 5850 Dixie Hwy | Clarkston, MI 48346



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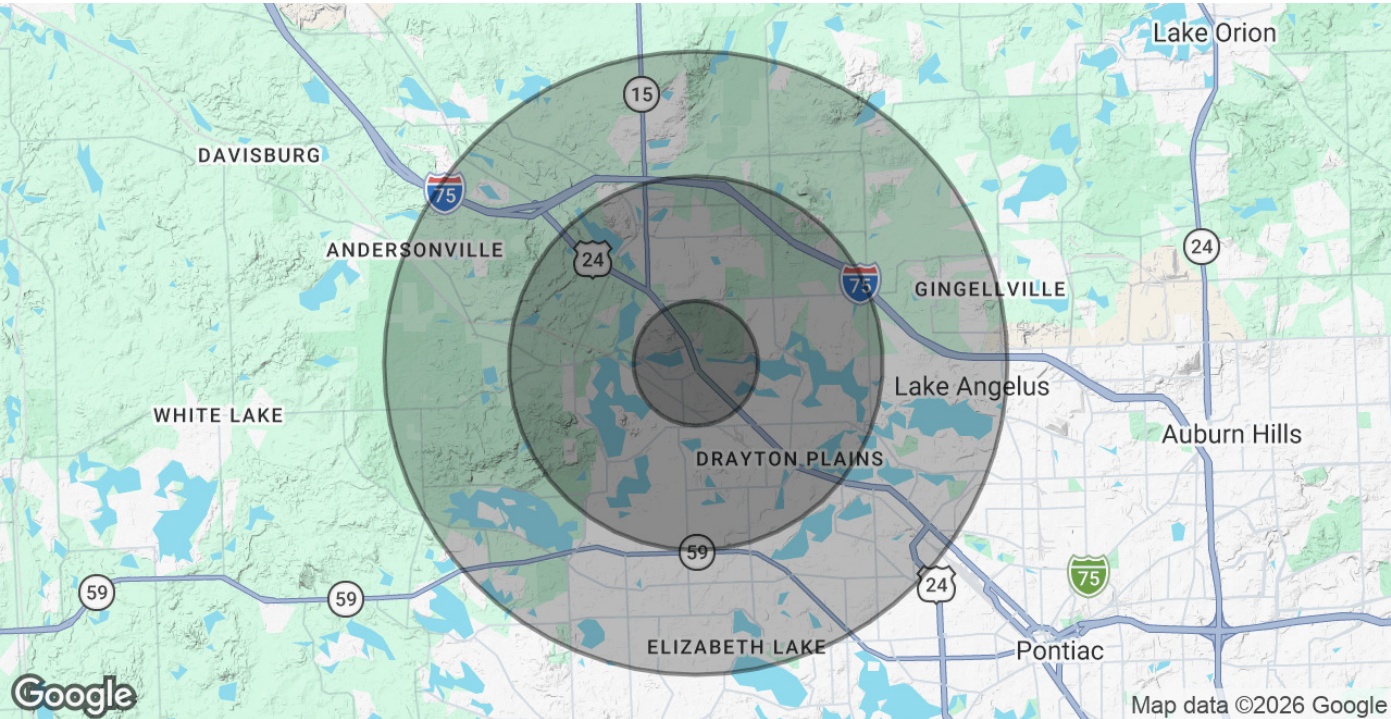
AERIAL MAP: 5850 Dixie Hwy | Clarkston, MI 48346



RETAILER MAP: 5850 Dixie Hwy | Clarkston, MI 48346



DEMOGRAPHICS MAP & REPORT: 5850 Dixie Hwy | Clarkston, MI 48346



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,619	42,680	100,804
Average Age	46.1	43.7	43.2
Average Age (Male)	45.0	42.3	42.1
Average Age (Female)	46.2	43.8	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,408	17,905	42,290
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$95,282	\$110,598	\$114,184
Average House Value	\$277,864	\$300,613	\$310,025
2023 American Community Survey (ACS)			