EST. 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 - REDUCED:	Was $690,000 NOW $640,000
Building Size:	5,120 SF
Lot Size:	1.29 Acres
Price / SF:	$125.00
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

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

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

BUILDING INFORMATION

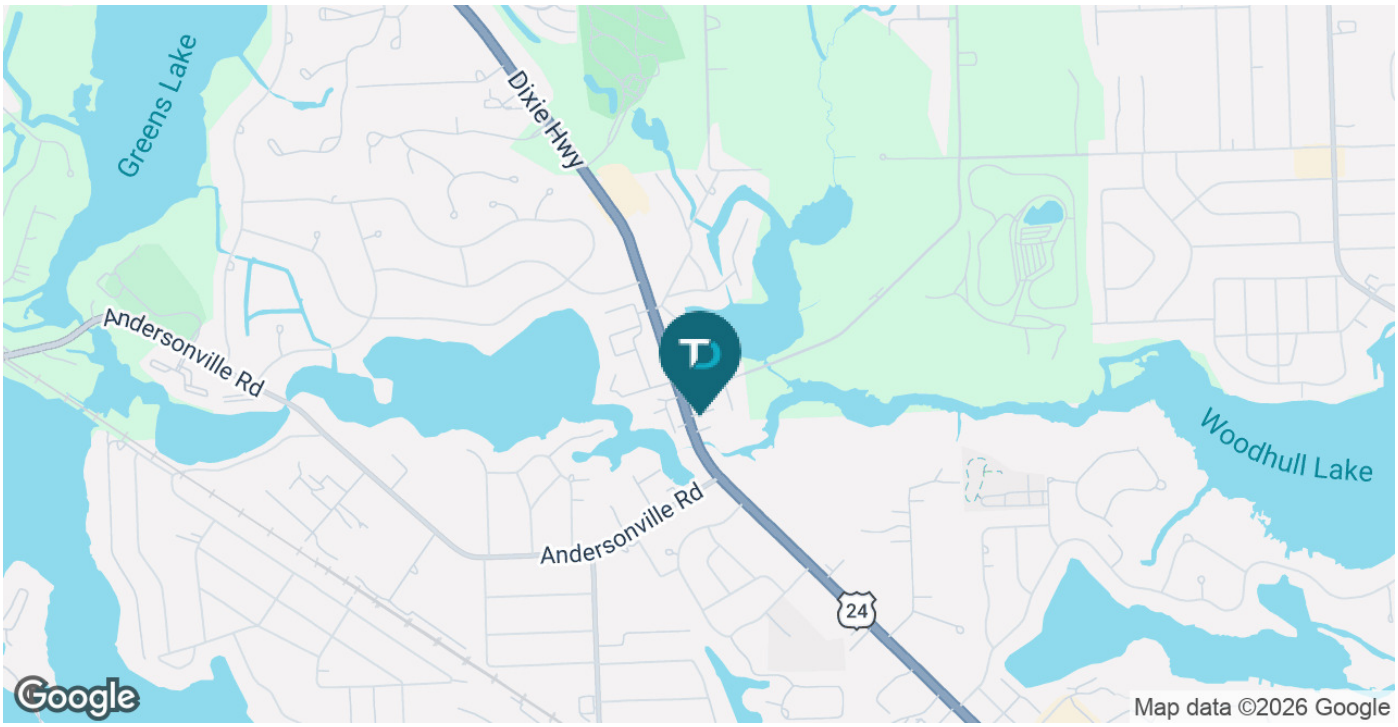
Price/SF:	$125.00
Building Size:	5,120 SF
Year Built:	1977
Last Renovated:	2024
Number of Floors:	1
Utilities:	City water and septic
Parking Spaces:	35

PROPERTY INFORMATION

Lot Size:	1.29 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.



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ADDITIONAL PHOTOS: 5850 Dixie Hwy | Clarkston, MI 48346









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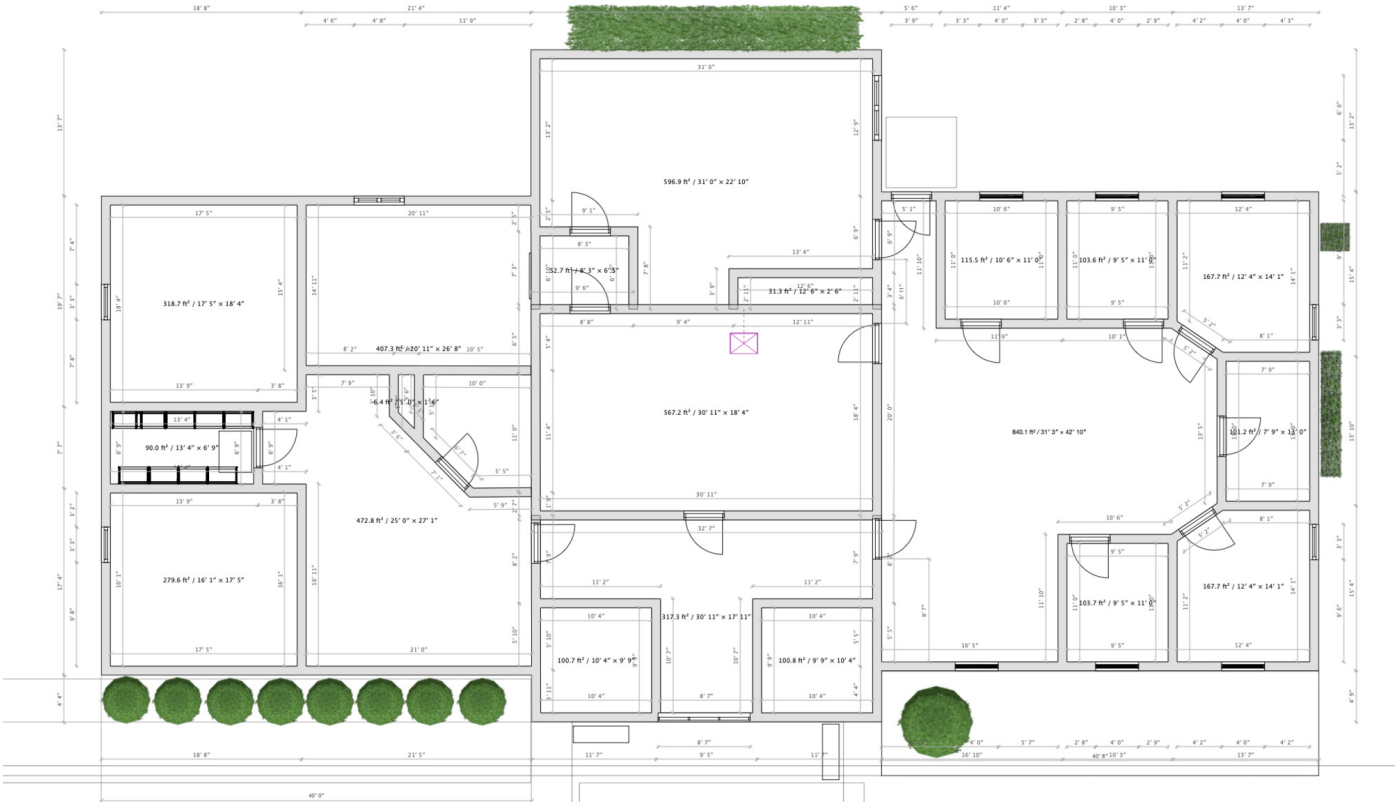




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FLOOR PLAN: 5850 Dixie Hwy | Clarkston, MI 48346



AERIAL MAP: 5850 Dixie Hwy | Clarkston, MI 48346



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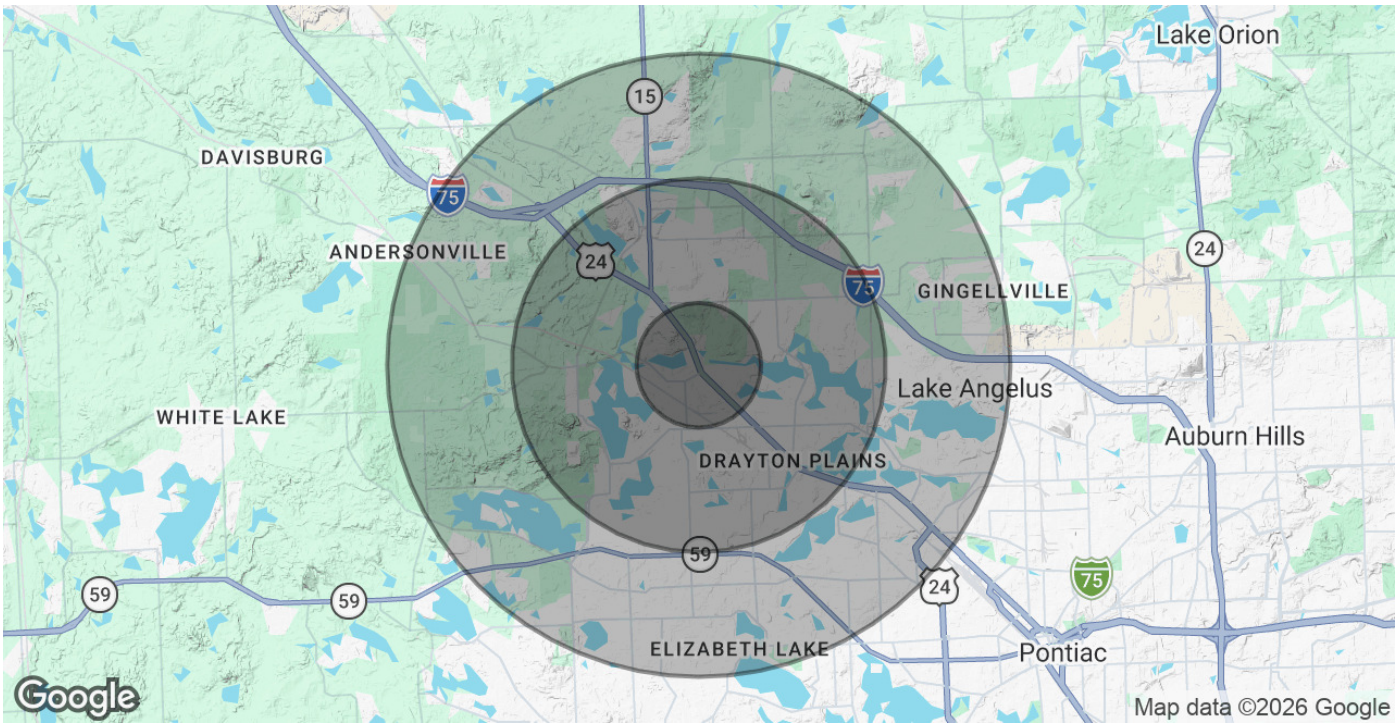
RETAILER MAP: 5850 Dixie Hwy | Clarkston, MI 48346



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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)

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