

FOR LEASE > OFFICE

FREESTANDING OFFICE BUILDING

3822 DIX HIGHWAY | LINCOLN PARK, MICHIGAN



GREAT LOCATION

> PROPERTY HIGHLIGHTS

- 2,703 Square Feet of Office Space Available
- Traffic Counts of 67,000 on Dix Highway
- Access from Dix Highway, Moran Avenue and Alley Behind Building

DEMOGRAPHICS	Category	1 Mile	3 Mile	5 Mile
	Population	17,327	127,609	227,684
	Average Income	\$58,712	\$59,768	\$57,986
	Households	7,102	53,839	94,977

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

SHERIDAN BURTON

PHONE 248 540 1000 EXT 1852
EMAIL sheridan.burton@colliers.com



GARY GROCHOWSKI, SIOR

PHONE 248 540 1000 EXT 1856
EMAIL gary.grochowski@colliers.com



colliers.com/detroit



FOR LEASE > OFFICE

FREESTANDING OFFICE BUILDING

3822 DIX HIGHWAY | LINCOLN PARK, MICHIGAN



> AERIAL MAP



SHERIDAN BURTON

PHONE 248 540 1000 EXT 1852

EMAIL sheridan.burton@colliers.com



GARY GROCHOWSKI, SIOR

PHONE 248 540 1000 EXT 1856

EMAIL gary.grochowski@colliers.com

FOR LEASE > OFFICE

FREESTANDING OFFICE BUILDING

3822 DIX HIGHWAY | LINCOLN PARK, MICHIGAN



> PROPERTY PHOTOS



SHERIDAN BURTON

PHONE 248 540 1000 EXT 1852

EMAIL sheridan.burton@colliers.com



GARY GROCHOWSKI, SIOR

PHONE 248 540 1000 EXT 1856

EMAIL gary.grochowski@colliers.com

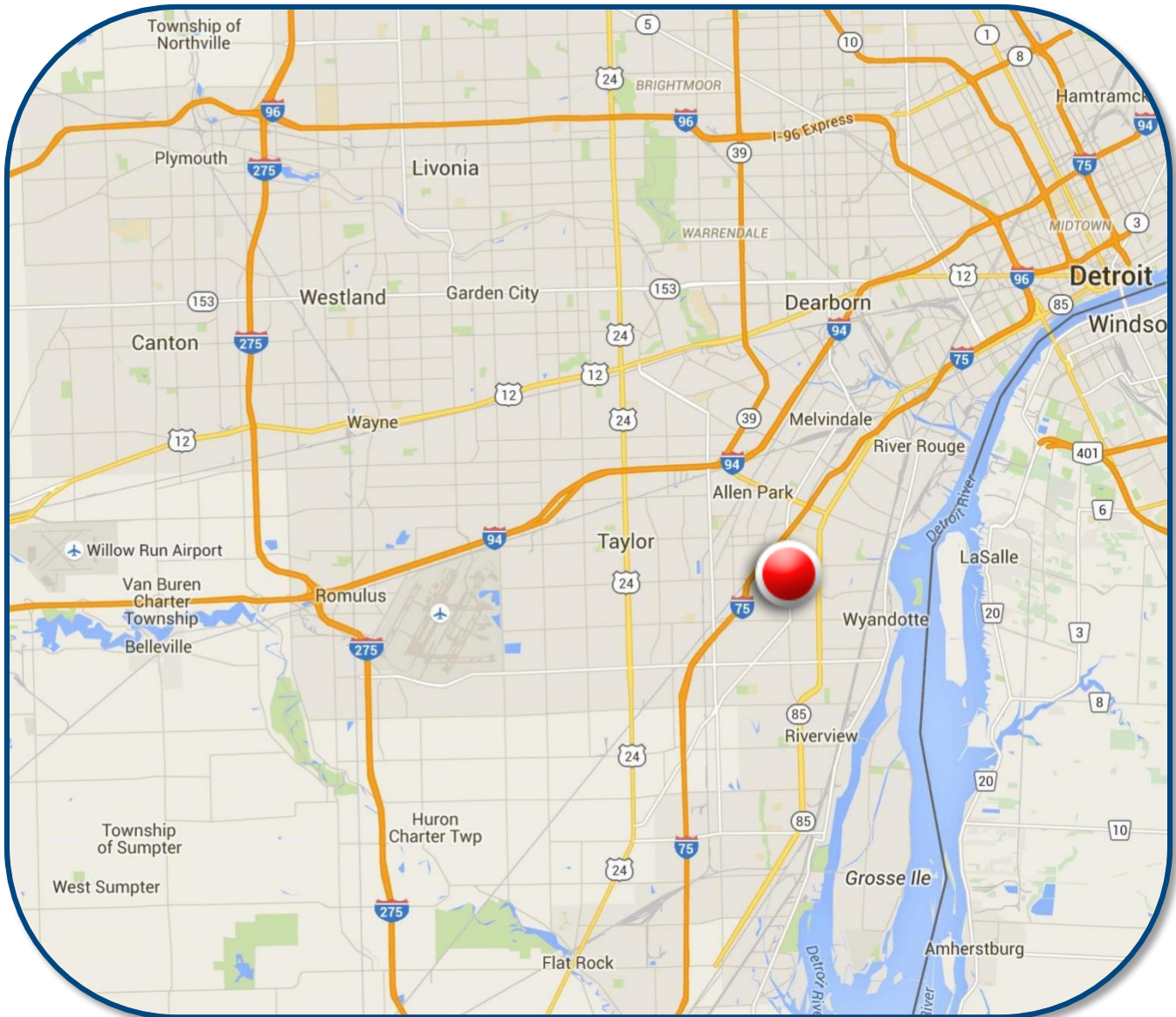
FOR LEASE > OFFICE

FREESTANDING OFFICE BUILDING

3822 DIX HIGHWAY | LINCOLN PARK, MICHIGAN



> LOCATION MAP



SHERIDAN BURTON

PHONE 248 540 1000 EXT 1852

EMAIL sheridan.burton@colliers.com



GARY GROCHOWSKI, SIOR

PHONE 248 540 1000 EXT 1856

EMAIL gary.grochowski@colliers.com

SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2289/-83.1949

RS1

3822 Dix Hwy		1 mi radius	3 mi radius	5 mi radius
Lincoln Park, MI 48146-3804				
POPULATION	2016 Estimated Population	17,327	127,609	227,684
	2021 Projected Population	16,387	122,242	219,120
	2010 Census Population	18,819	137,749	244,377
	2000 Census Population	19,126	144,849	259,264
	Projected Annual Growth 2016 to 2021	-1.1%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2016	-0.6%	-0.7%	-0.8%
	2016 Median Age	37.7	38.2	38.3
HOUSEHOLDS	2016 Estimated Households	7,102	53,839	94,977
	2021 Projected Households	6,857	52,587	93,189
	2010 Census Households	7,491	56,411	98,955
	2000 Census Households	7,889	59,257	104,308
	Projected Annual Growth 2016 to 2021	-0.7%	-0.5%	-0.4%
	Historical Annual Growth 2000 to 2016	-0.6%	-0.6%	-0.6%
RACE AND ETHNICITY	2016 Estimated White	86.4%	83.3%	79.0%
	2016 Estimated Black or African American	6.3%	9.6%	13.5%
	2016 Estimated Asian or Pacific Islander	1.4%	1.3%	1.7%
	2016 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2016 Estimated Other Races	5.4%	5.3%	5.2%
	2016 Estimated Hispanic	10.4%	9.4%	8.9%
INCOME	2016 Estimated Average Household Income	\$58,712	\$59,768	\$57,986
	2016 Estimated Median Household Income	\$51,120	\$51,749	\$49,336
	2016 Estimated Per Capita Income	\$24,064	\$25,243	\$24,235
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	3.3%	4.0%	4.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	9.7%	9.4%	10.0%
	2016 Estimated High School Graduate	37.5%	35.4%	35.5%
	2016 Estimated Some College	24.8%	25.7%	25.3%
	2016 Estimated Associates Degree Only	10.0%	9.3%	8.9%
	2016 Estimated Bachelors Degree Only	10.4%	10.4%	10.3%
	2016 Estimated Graduate Degree	4.4%	5.7%	5.7%
BUSINESS	2016 Estimated Total Businesses	401	4,048	7,786
	2016 Estimated Total Employees	3,374	40,545	99,779
	2016 Estimated Employee Population per Business	8.4	10.0	12.8
	2016 Estimated Residential Population per Business	43.2	31.5	29.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.