FOR LEASE

NEW DEVELOPMENT • JOIN STARBUCKS

CMP



15000–15300 Dix-Toledo Road | **Southgate, MI**

DIX TOLEDO SHOPPING CENTER

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PROPERTY **OVERVIEW**

PROPERTY INFORMATION

Property Address	15000–15300 Dix-Toledo Road
City/Township	Southgate, MI
Existing Building Size	121,186 SF
Proposed Building Size	3,581 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD

DEMOGRAPHICS *(5-MILE RADIUS)*

215,649
PEOPLE

$86,550
AVG. HOUSEHOLD INCOME

89,718
HOUSEHOLDS

$2.5B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

STRONG NATIONAL CO-TENANCY
Join an established tenant lineup including TJ Maxx, Ross Dress for Less, Dollar Tree, Chuck E. Cheese, Hook & Reel, and Snipes.

PROMINENT SOUTHGATE LOCATION
Strategically located along Dix Toledo Road near Eureka Road, providing excellent positioning within one of Southgate's primary commercial corridors.

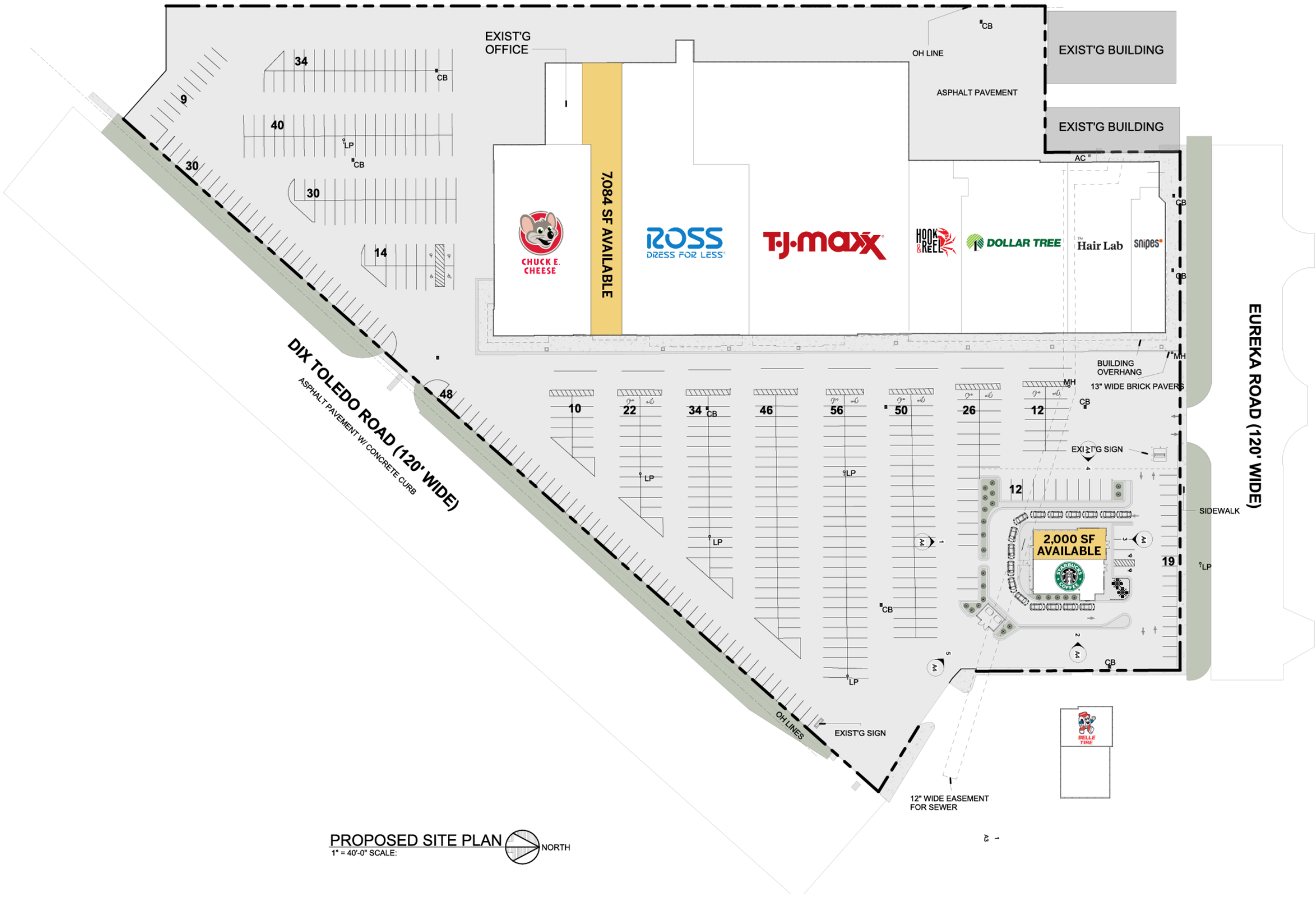
PROPOSED OUTLOT OPPORTUNITY
Newly planned retail space positioned directly alongside a new Starbucks drive-thru, offering strong visibility and cross-shopping potential.

DENSE, ESTABLISHED TRADE AREA
The center serves a population of approximately 89,290 within 3 miles and 230,998 within 5 miles, with average household incomes of approximately $85,000–$87,000 across the surrounding trade area

JOIN

AREA TENANTS

SITE PLAN



PROPOSED SITE PLAN
1" = 40'-0" SCALE:
NORTH

PHOTOS


ROSS
T.J.MAXX
DOLLAR TREE
Mobil




ROSS
T.J.MAXX
DOLLAR TREE
Mobil


CHICK-FIL-A

RENDERING


CHUCK E. CHEESE
ROSS
DRESS FOR LESS
HOOK & REEL
CAJUN SEAFOOD & BAR
snipes
DOLLAR TREE
TJ maxx
STARBUCKS
DRIVE THRU

AERIAL (1)


SITE
Walmart
DICK GENTHE CHEVROLET
BELLE TIRE
Mobil
CVS pharmacy
PNC
CARRABBA'S ITALIAN GRILL
TOMMY CAR WASH SYSTEMS
Olive Garden
PET SUPPLIES PLUS
JET'S PIZZA
DUNKIN' DONUTS
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Michaels
BIG LOTS!

AERIAL (2)


City of Southgate
Walmart
DICK GENTHE CHEVROLET
TAYLOR CBG
enterprise
SHERWIN WILLIAMS
AAA
DIX TOLEDO ROAD
CVS pharmacy
PET SUPPLIES PLUS
WILD BILL'S TOBACCO
PNC
CARRABBA'S ITALIAN GRILL
HONDA
BURGER KING
EUREKA ROAD
35,839 VDP
SITE
TOMMY'S EXPRESS
Olive Garden
ALDI
Domino's Pizza
ABC
Hungry Howies
Red Robin
Flagstar Bank
OUTBACK STEAKHOUSE
BELLE TIRE
Mobil
DUNKIN' DONUTS
MIDDLE EATS
Firestone
O'Reilly AUTO PARTS
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
BIG LOTS!
Michaels
CRUNCH FITNESS
NAPA
THE SALVATION ARMY
18,559 VDP
JET'S PIZZA
DASH MART
N

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	12,402	92,561	233,518
2025 Population	11,349	84,763	215,649
2030 Population Projection	11,109	83,000	211,578
Annual Growth 2020-2025	-1.7%	-1.7%	-1.5%
Annual Growth 2025-2030	-0.4%	-0.4%	-0.4%

HOUSEHOLDS			
2020 Households	5,513	39,592	97,292
2025 Households	5,044	36,230	89,718
2030 Household Projection	4,932	35,464	87,988
Annual Growth 2020-2025	-0.2%	0.0%	0.1%
Annual Growth 2025-2030	-0.4%	-0.4%	-0.4%
Avg Household Size	2.20	2.30	2.40
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$84,883	$86,314	$86,550
Median Household Income	$64,146	$68,319	$68,273

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$179,869	$174,573	$173,683
Median Year Built	1967	1959	1958
Owner Occupied Households	3,245	24,012	60,714
Renter Occupied Households	1,688	11,452	27,275

HOUSING COMPOSITION			
1-Person Households	1,792	12,327	29,074
2-Person Households	1,686	11,901	28,952
3-Person Households	746	5,460	14,031
4-Person Households	543	3,940	10,316
5-Person Households	199	1,746	4,822
6-Person Households	56	638	1,832
7-Person Households	22	219	691

EMPLOYMENT			
Civilian Employed	5,491	40,943	102,703
Civilian Unemployed	184	1,513	3,929
Civilian Non-Labor Force	3,843	27,302	69,164

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