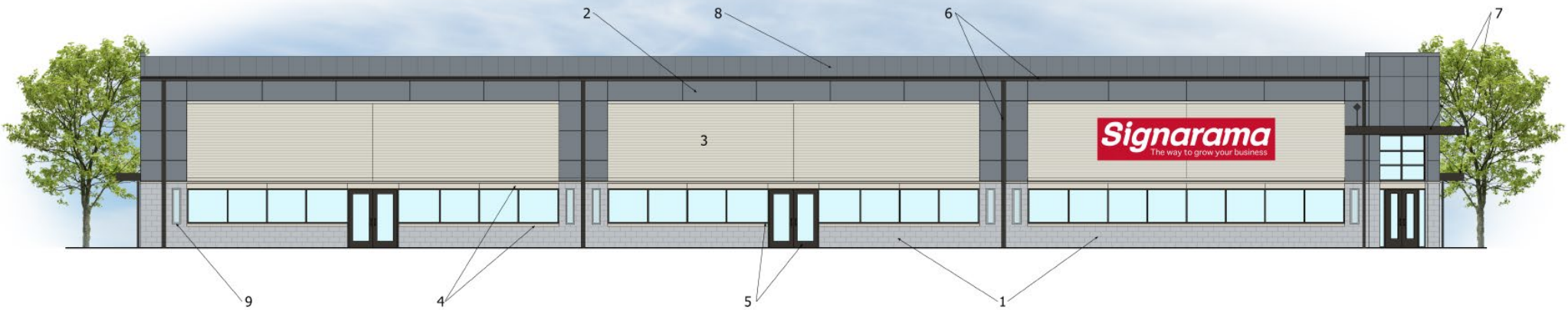


FOR LEASE  
**LIGHT-INDUSTRIAL/FLEX-SPACE**  
SEC ALPHA DR & ALPHA CT, WIXOM, MI 48393



NORTH ELEVATION

# PROPERTY DETAILS

Contact Broker

**RENT**

<b>LOCATION:</b>	SEC Alpha Dr & Alpha Ct Wixom, MI 48393
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Spring 2023
<b>RENT:</b>	Contact Broker
<b>NNN EXPENSE:</b>	\$6.00/SF (estimated)
<b>BUILDING SIZE:</b>	3,000 - 11,870 SF
<b>BUILDING DIMENSIONS:</b>	53' x 114'
<b>AVAILABLE SPACE:</b>	3,000 - 11,870 SF
<b>ZONING:</b>	IRO
<b>TRAFFIC COUNT:</b>	Wixom Rd (30,232 CPD)

## TENANT ROSTER



## HIGHLIGHTS

- Light-Industrial/ Flex
- Signalized Intersection
- Directly Accessible from Grand River Ave & Wixom Rd
- Easily Accessible from I-96
- Major National & Regional Retailers in the Trade Area
  - At Home
  - Menard's
  - Duluth Trading Company
  - General RV
  - Culver's
- Build-to-suit options available
- Spring 2023 Delivery Date

EXCLUSIVELY LISTED BY:



**GORDON S.  
HYDE**  
Senior Director  
[ghyde@landmarkcres.com](mailto:ghyde@landmarkcres.com)  
248 488 2620



# MICRO



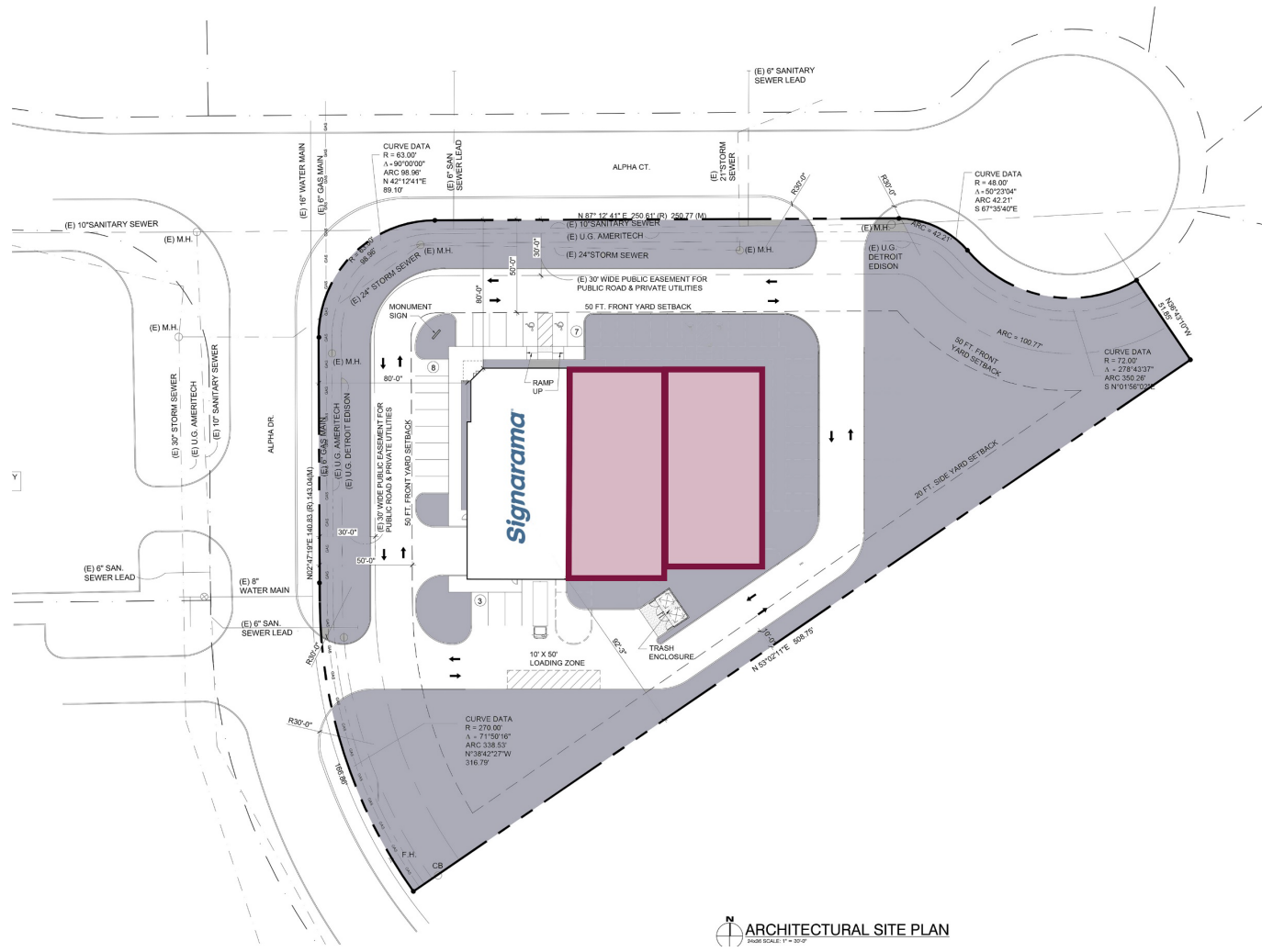


# MACRO

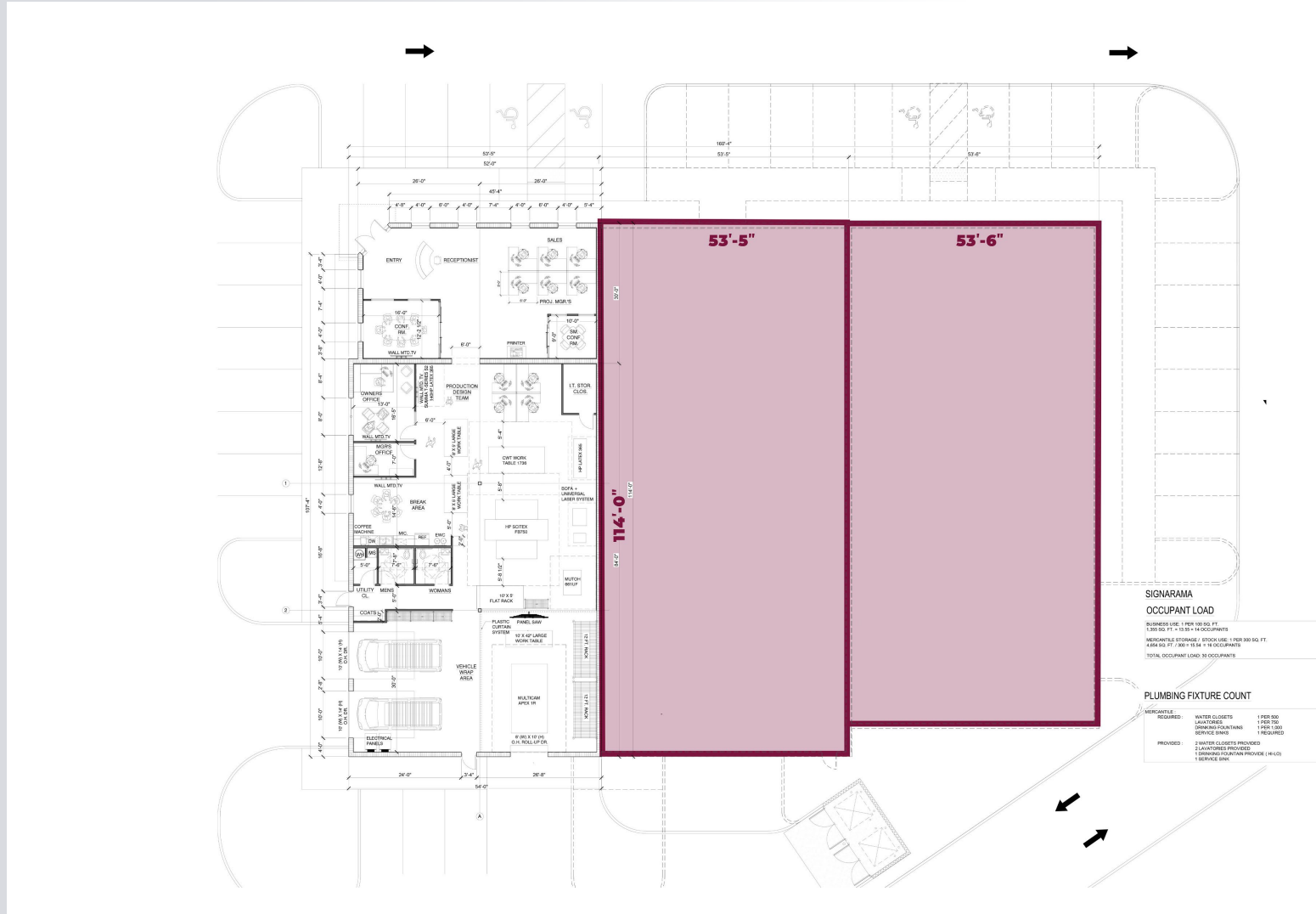




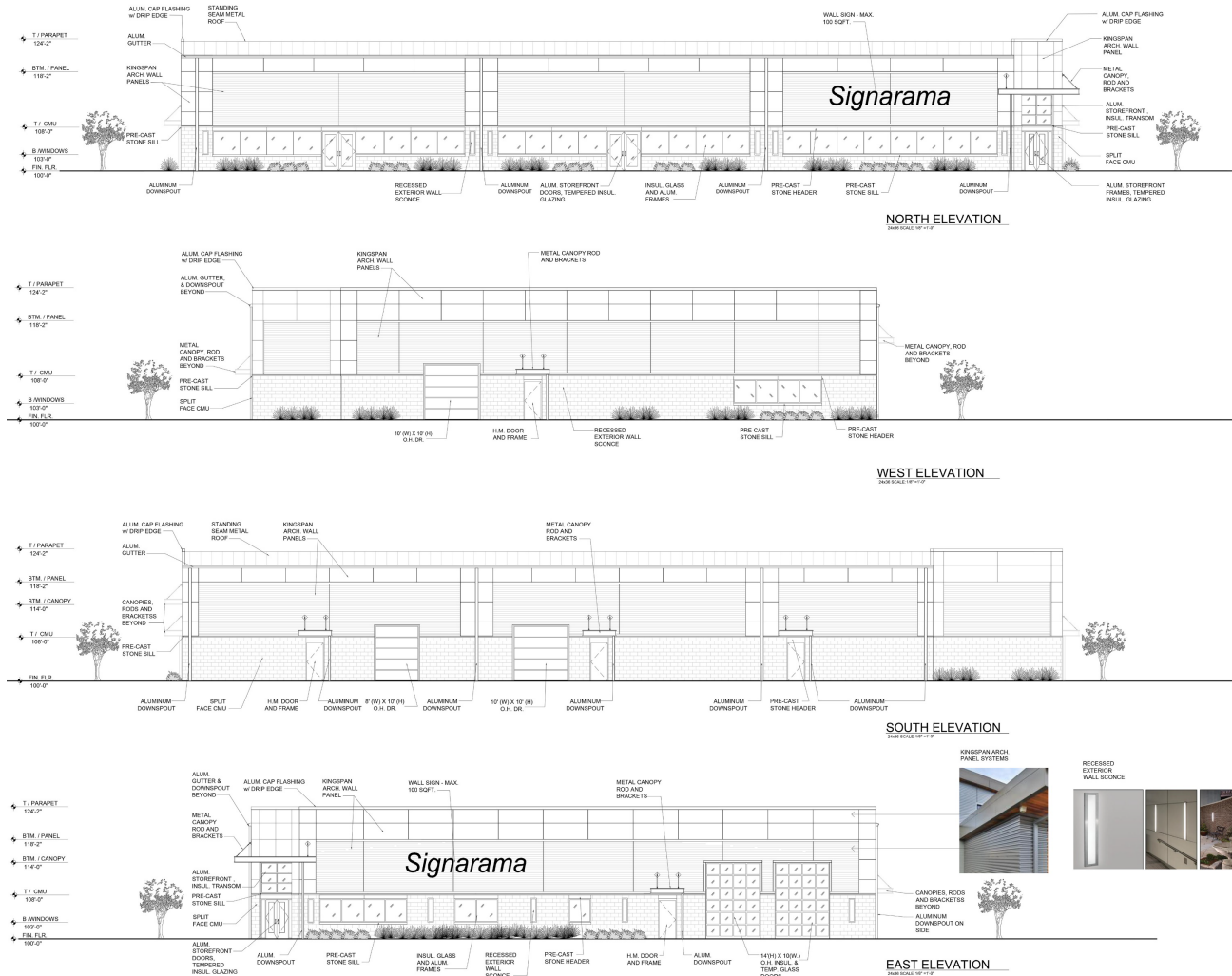
# SITE PLAN



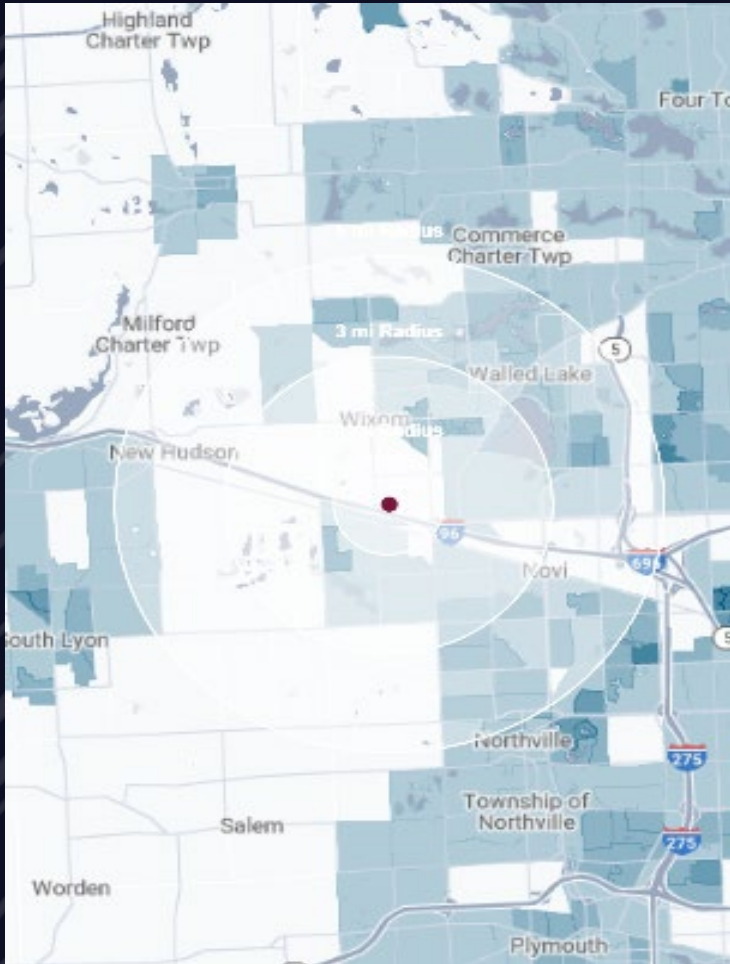
# FLOOR PLAN



# ELEVATIONS



# DEMOGRAPHICS



**LIGHT-INDUSTRIAL/ FLEX-SPACE**  
 SEC ALPHA DR & ALPHA CT,  
 WIXOM, MI

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	2,154	41,723	115,549
2028 Projected Population	2,240	45,311	128,124
2020 Census Population	2,000	41,993	112,979
2010 Census Population	1,040	31,799	92,570
Projected Annual Growth 2023 to 2028	0.8%	1.7%	2.2%
Historical Annual Growth 2010 to 2023	8.2%	2.4%	1.9%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	988	19,544	51,505
2028 Projected Households	986	20,773	56,565
2020 Census Households	930	18,116	47,032
2010 Census Households	459	13,136	37,573
Projected Annual Growth 2023 to 2028	-	1.3%	2.0%
Historical Annual Growth 2010 to 2023	8.9%	3.8%	2.9%
<b>RACE</b>			
2023 Est. White	56.6%	62.3%	70.7%
2023 Est. Black	19.6%	11.3%	8.7%
2023 Est. Asian or Pacific Islander	20.0%	20.5%	15.2%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	3.7%	5.7%	5.3%
<b>INCOME</b>			
2023 Est. Average Household Income	\$111,086	\$130,392	\$136,546
2023 Est. Median Household Income	\$123,373	\$117,295	\$115,756
2023 Est. Per Capita Income	\$51,052	\$61,122	\$60,898
<b>BUSINESS</b>			
2023 Est. Total Businesses	768	2,550	5,242
2023 Est. Total Employees	11,379	46,469	88,038



## CONTACT US



**GORDON S.  
HYDE**

*Senior Associate*

[ghyde@landmarkcres.com](mailto:ghyde@landmarkcres.com)

248 488 2620

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200  
Farmington Hills, MI 48334  
248.488.2620  
[landmarkcres.com](http://landmarkcres.com)

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.