

**ICONIC**  
REAL ESTATE

# FOR LEASE

## 1,500 SQUARE FEET



## RETAIL SPACE

CONTACT

**KEE S JANEWAY**

Kees@ICONICdet.com

313.603.ICON

**SOUTHGATE PLAZA**

12954 DIX TOLEDO ROAD

SOUTHGATE, MI 48195

## PROPERTY FEATURES

- 1,500 SF Endcap Available
- Located in the Southgate Plaza, 4-Unit Retail Strip Mall
- Join Jimmy John's, Happy's Pizza and Exotic Cloudz
- Heavy traffic count, signalized intersection
- Pylon Signage Available
- Occupancy 30 days
- 2022 NNN: \$6.43
- Asking Rate: \$22.00/SF

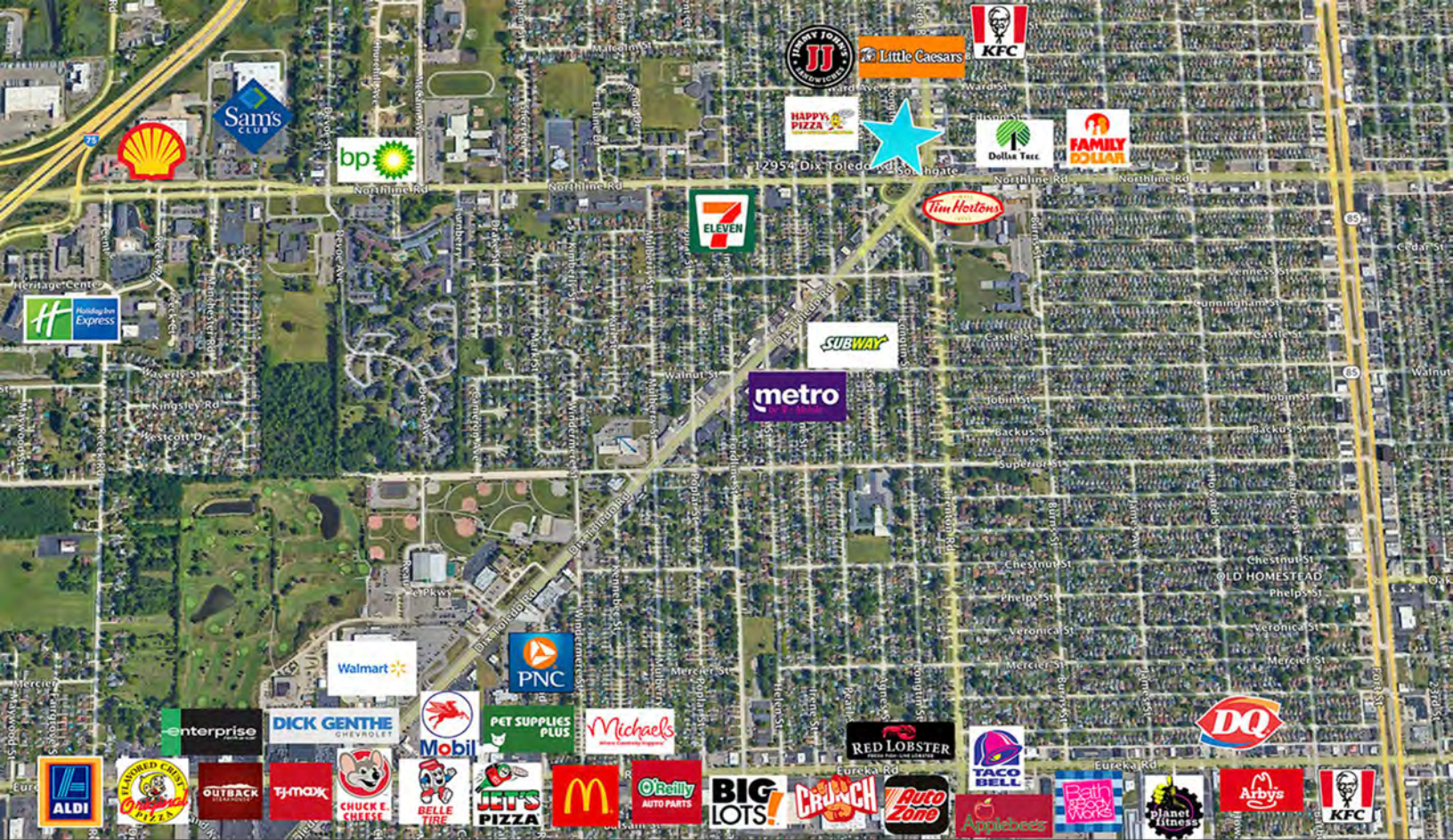


[ICONICREALESTATE.COM](https://www.ICONICREALESTATE.COM)

313.603.ICON

450 W. FORT STREET, DETROIT MI 48226





## DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	20,365	40.70	8,591	\$73,638
3 MILE	119,419	40.80	49,594	\$73,677

## DAILY TRAFFIC COUNTS

### ROADS

DIX TOLEDO HWY/CALLENDER ST N

### DAILY TRAFFIC

36,720

NORTHLINE RD/DIX TOLEDO HWY E

32,427