

SOUTHGATE PLAZA

12954 DIX TOLEDO ROAD
SOUTHGATE, MI 48195



FOR LEASE
1,500 SQUARE FEET

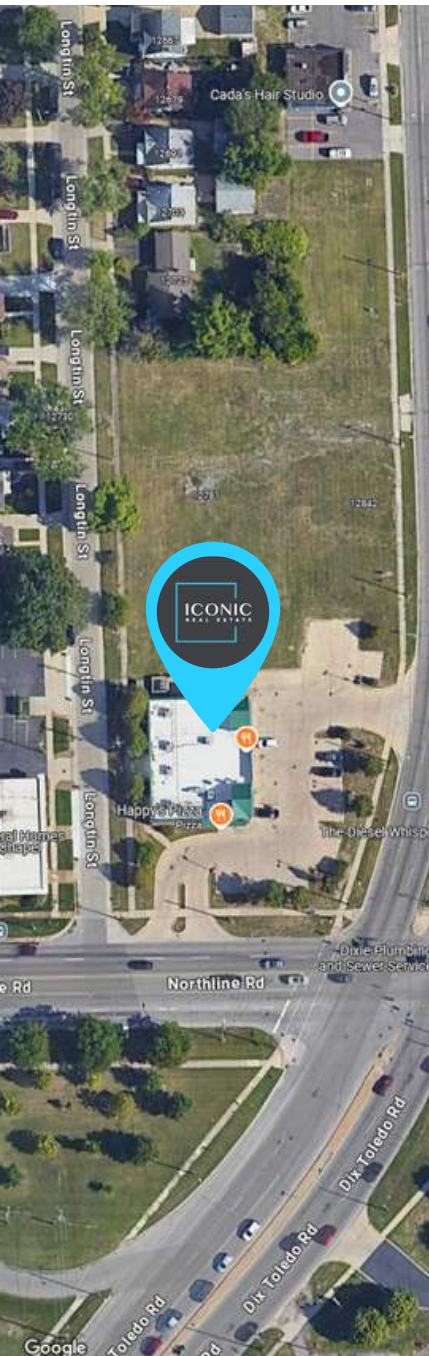


PROPERTY FEATURES:

- 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







THE PROPERTIES THAT
DEFINE YOUR BUSINESS,
ARE OUR BUSINESS.



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WHY ICONIC?

Detroit is our home, and we know how to find the right space for your business to thrive. With **ICONIC**, you get local expertise and a perfect fit for your brand. Let us turn your vision into reality—because the right location makes all the difference.

DEMOGRAPHICS

DISTANCE	1 MILE	3 MILE
POPULATION	20,365	119,419
AVERAGE AGE	40.70	40.8
HOUSEHOLDS	8,591	49,594
HH INCOME	\$73,638	\$73,677

TRAFFIC COUNTS

DIX TOLEDO HWY/ CALLENDER ST N	36,720
NORTHLINE RD/ DIX TOLEDO HWY E	32,427

