

FOR SALE/LEASE  
**RETAIL CENTER**

22400-22410 HARPER AVE, ST CLAIR SHORES, MI 48080



# PROPERTY DETAILS

<b>LOCATION:</b>	2240-22410 Harper Ave St. Clair Shores, MI 48080	
<b>PROPERTY TYPE:</b>	Shopping Center	
<b>SALES PRICE:</b>	\$699,000.00	
<b>RENT:</b>	Contact Broker	
<b>BUILDING SIZE:</b>	22400 Harper Ave Suite A	3,216 SF
	22410 Harper Ave Suite B	1,500 SF
	22410 Harper Ave Suite C	1,500 SF
	<b>TOTAL:</b>	<b>6,216 SF</b>
<b>LOT SIZE:</b>	0.7 AC	
<b>ZONING:</b>	B-1	
<b>TRAFFIC COUNT:</b>	Harper Ave (22,717 CPD) 9 Mile Rd (23,256 CPD)	

EXCLUSIVELY LISTED BY:



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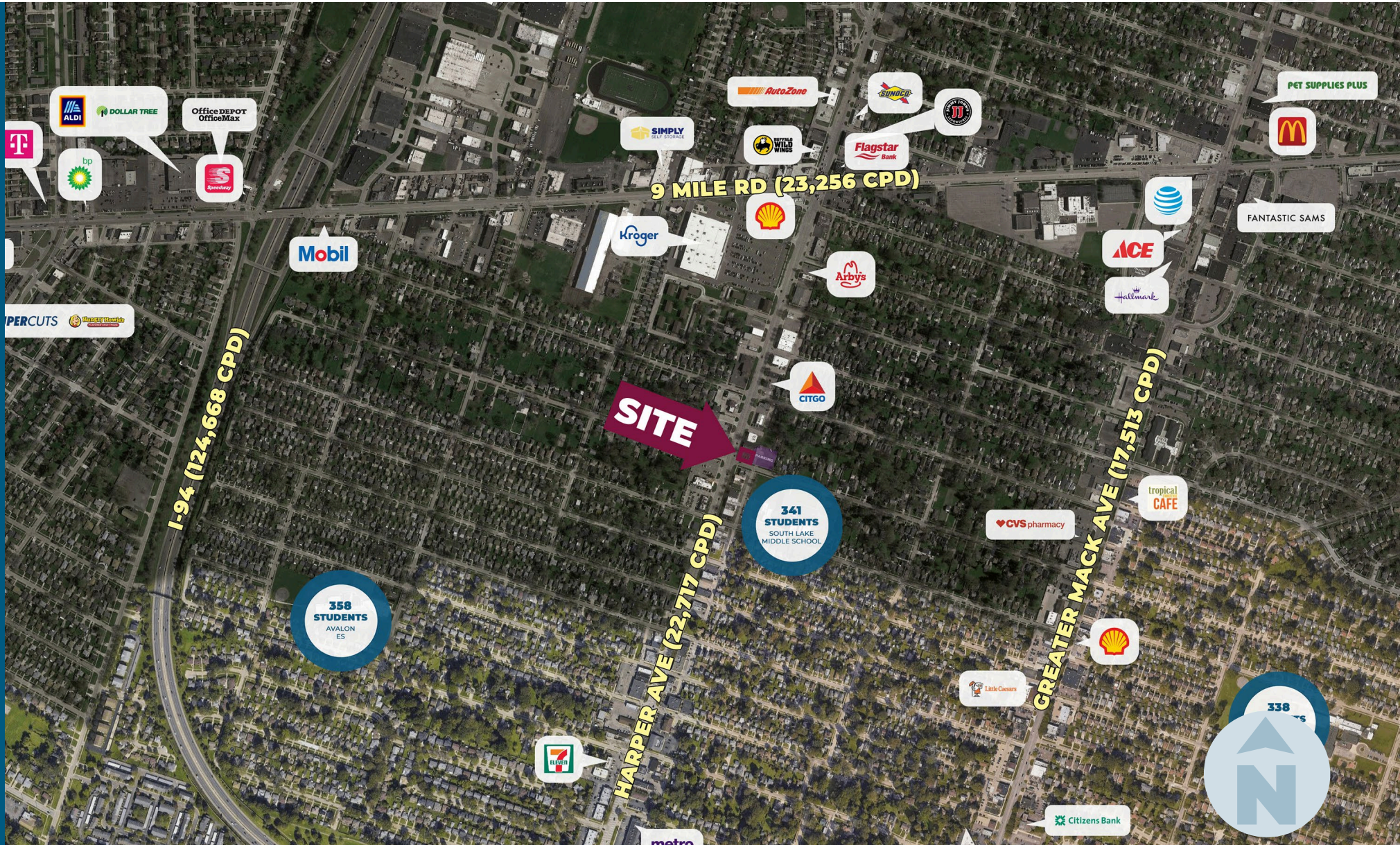
## HIGHLIGHTS

- Rare Sale Offering (Three-Unit Strip Center)
- Value-Add Real Estate
- Situated on Harper Ave, just South of 9 Mile Rd
- Built-Out Kitchen Space
- New Kroger Marketplace Directly Across from the Site
- Offers Parking Field that Supports Many Uses (Uncommon Along Harper Ave Corridor)

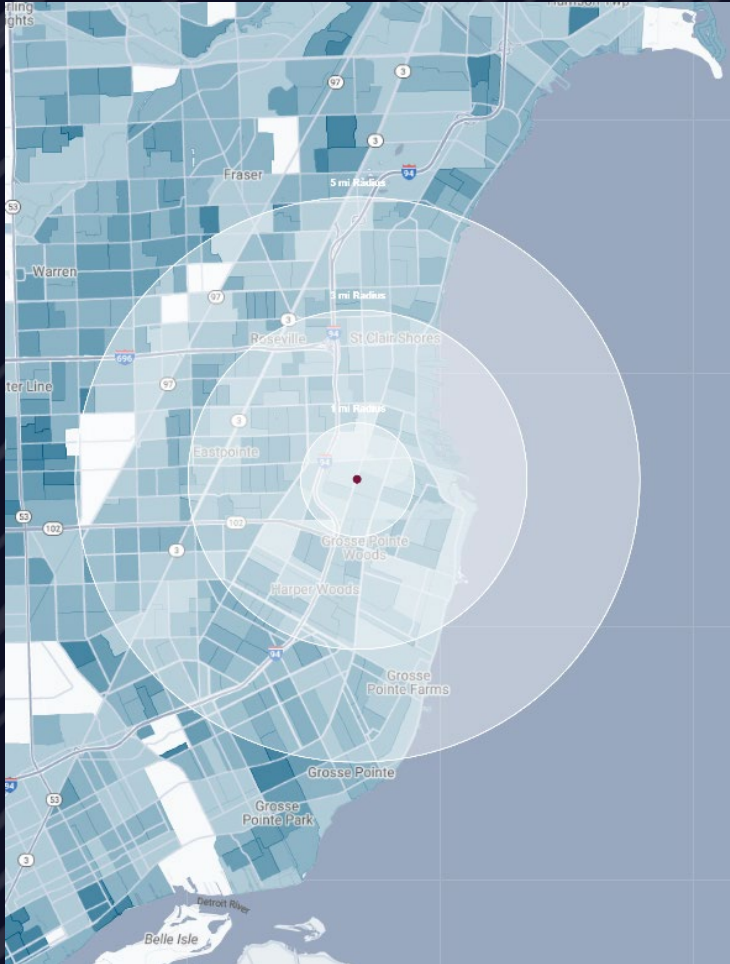
# MICRO AERIAL



# MACRO AERIAL



# DEMOGRAPHICS



## RETAIL CENTER

22400-22410 Harper Ave, St. Clair Shores, MI

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	14,672	128,172	279,453
2028 Projected Population	14,018	120,967	265,322
2020 Census Population	15,158	130,938	282,558
2010 Census Population	15,377	129,821	291,244
Projected Annual Growth 2023 to 2028	-0.9%	-1.1%	-1.0%
Historical Annual Growth 2010 to 2023	-0.4%	-	-0.3%

### HOUSEHOLDS

2023 Estimated Households	6,602	52,347	110,172
2028 Projected Households	6,301	49,686	105,195
2020 Census Households	6,794	53,777	111,953
2010 Census Households	6,701	52,661	112,885
Projected Annual Growth 2023 to 2028	-0.9%	-1.0%	-0.9%
Historical Annual Growth 2010 to 2023	-0.1%	-	-0.2%

### RACE

2023 Est. White	74.1%	63.2%	57.3%
2023 Est. Black	19.0%	30.1%	35.8%
2023 Est. Asian or Pacific Islander	2.5%	2.3%	2.4%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	4.3%	4.3%	4.3%

### INCOME

2023 Est. Average Household Income	\$93,877	\$101,097	\$98,060
2023 Est. Median Household Income	\$73,214	\$73,216	\$69,605
2023 Est. Per Capita Income	\$42,271	\$41,353	\$38,735

### BUSINESS

2023 Est. Total Businesses	869	4,189	8,809
2023 Est. Total Employees	7,191	30,452	76,255

## CONTACT US



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