

FOR LEASE

SHORES SHOPPING CENTER

31001-31145 HARPER AVE, ST CLAIR SHORES, MI 48082



PROPERTY DETAILS

LOCATION: 31001-31145 Harper Ave
St Clair Shores, MI 48082

PROPERTY TYPE: Shopping Center

RENT: \$13.00/SF

NNN EXPENSE: \$5.00/SF

BUILDING SIZE: 180,225 SF

AVAILABLE SPACE: 1,436 SF

4,850 SF

5,285 SF

*Can Be Combined
10,135 SF*

1 AC

**PAD SITE
(Ground- Lease)**

ZONING: Retail Commercial

TRAFFIC COUNT: Harper Ave (22,717 CPD)
13 Mile Rd (18,671 CPD)

TENANT ROSTER



HIGHLIGHTS

- Located on the SWC of Harper Rd and 13 Mile Rd
- Great Visibility
- Strong Trade Area
- Aggressive Rates

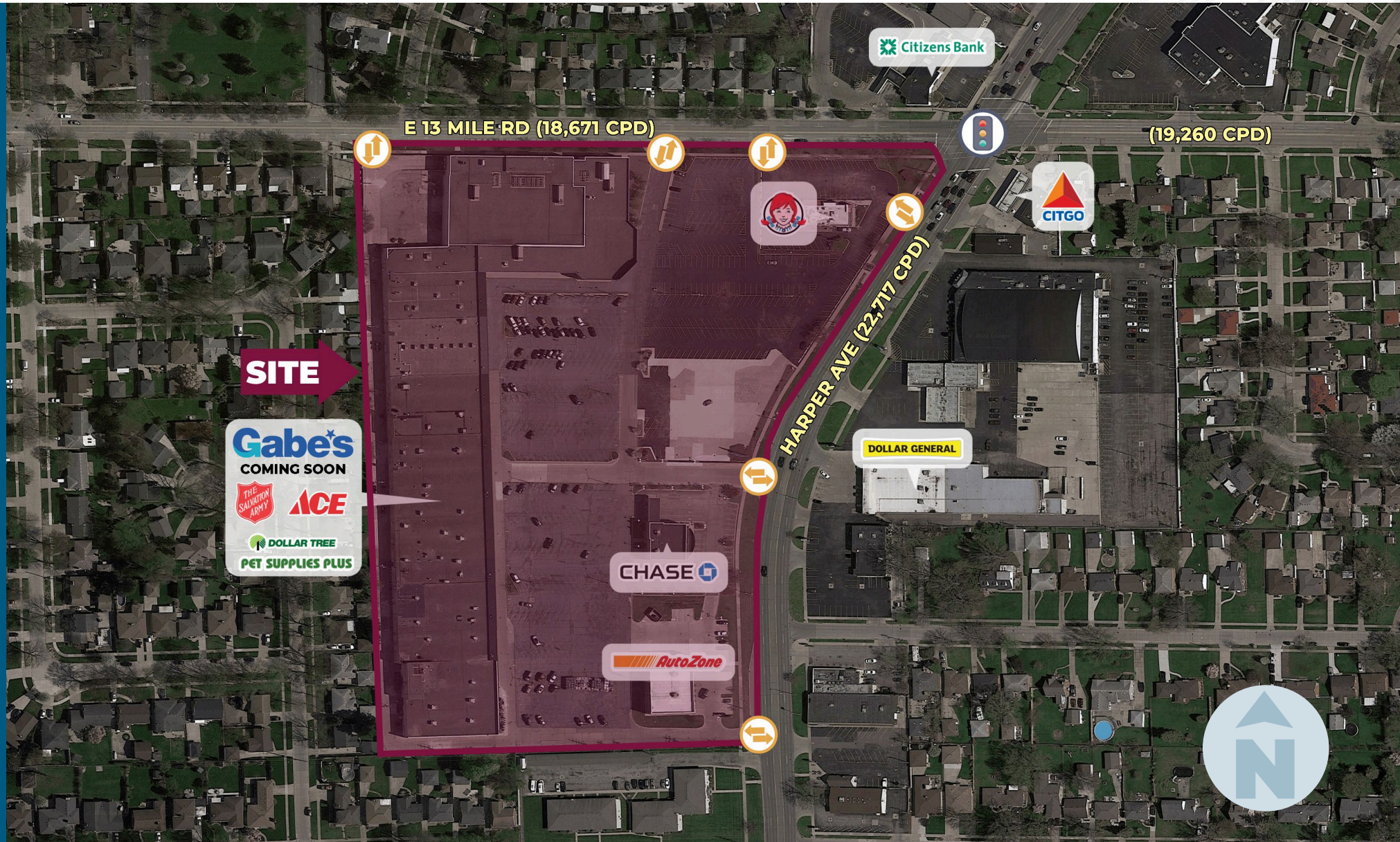
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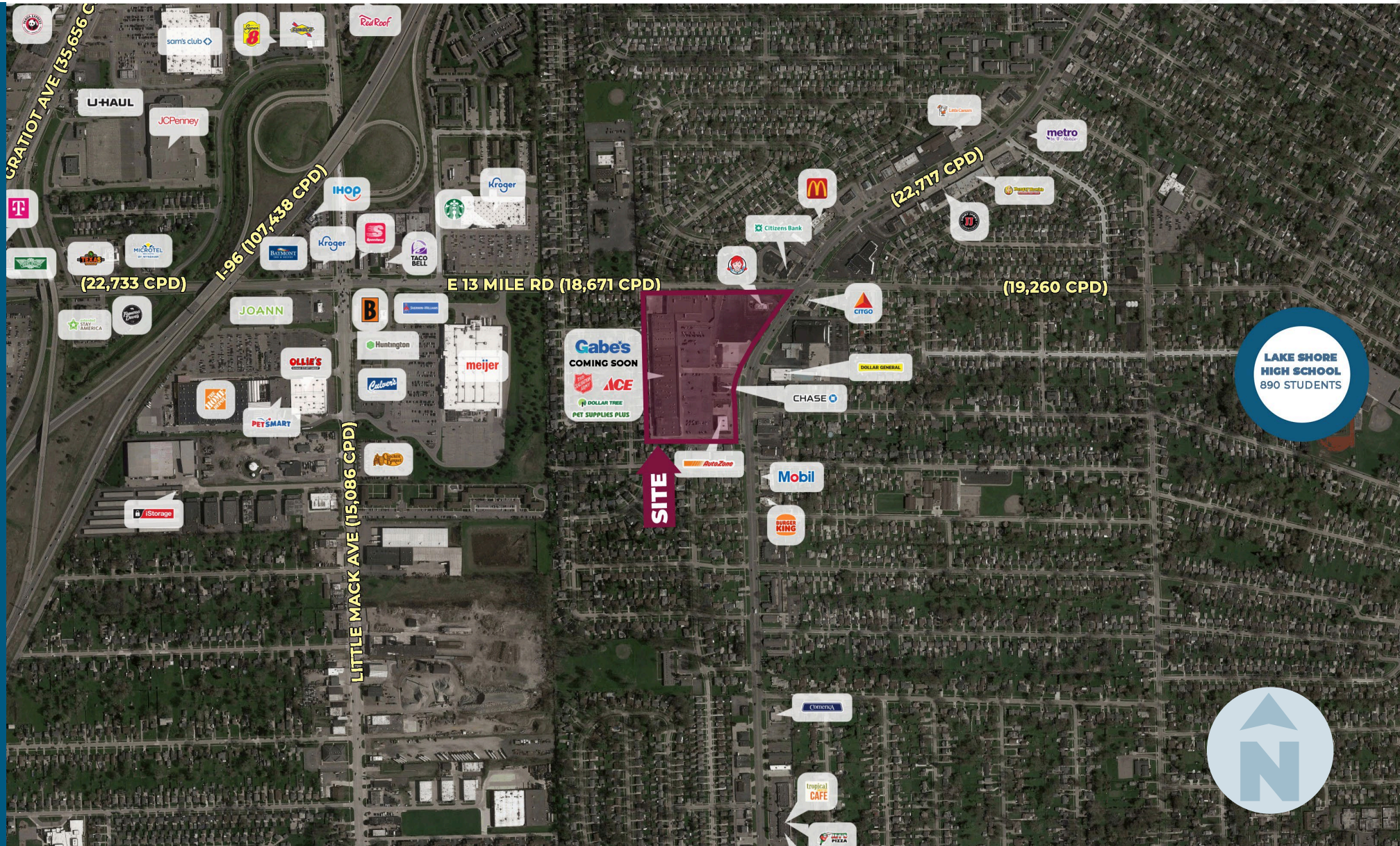
**LOUIS J.
CIOTTI**

Managing Director
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248 488 2620

MICRO AERIAL



MACRO AERIAL



SITE PLAN

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SIGNAGE

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SITE PHOTOS

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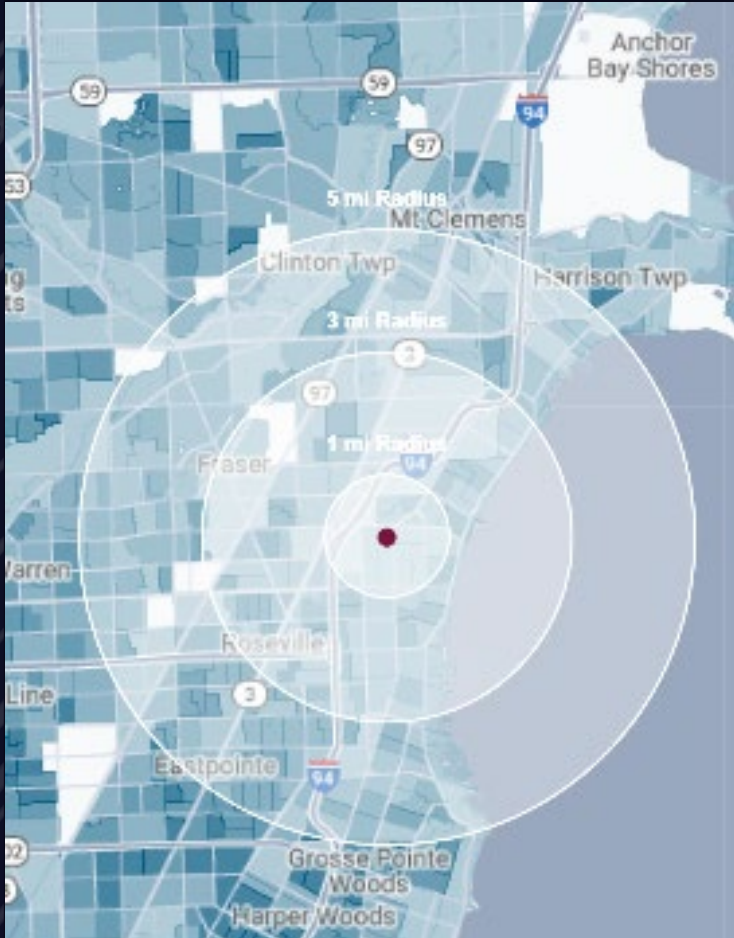
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DEMOGRAPHICS



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	12,398	97,187	245,412
2028 Projected Population	11,969	93,355	236,980
2020 Census Population	12,817	98,998	249,483
2010 Census Population	12,926	99,424	247,665
Projected Annual Growth 2023 to 2028	-0.7%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2023	-0.3%	-0.2%	-

HOUSEHOLDS

2023 Estimated Households	5,602	41,785	106,477
2028 Projected Households	5,382	40,007	102,593
2020 Census Households	5,779	42,577	107,772
2010 Census Households	5,641	41,531	104,807
Projected Annual Growth 2023 to 2028	-0.8%	-0.9%	-0.7%
Historical Annual Growth 2010 to 2023	-	-	0.1%

RACE

2023 Est. White	84.4%	77.2%	74.9%
2023 Est. Black	8.9%	15.2%	17.4%
2023 Est. Asian or Pacific Islander	2.1%	2.6%	3.0%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	4.4%	4.8%	4.5%

INCOME

2023 Est. Average Household Income	\$104,141	\$98,530	\$95,200
2023 Est. Median Household Income	\$76,413	\$69,044	\$68,597
2023 Est. Per Capita Income	\$47,112	\$42,459	\$41,385

BUSINESS

2023 Est. Total Businesses	517	3,188	7,586
2023 Est. Total Employees	4,417	31,102	72,075

CONTACT US



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