

FOR SALE

# VALUE ADD RETAIL CENTER

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



# PROPERTY DETAILS

<b>LOCATION:</b>	22400-22410 Harper Ave St. Clair Shores, MI 48080	
<b>PROPERTY TYPE:</b>	Shopping Center	
<b>SALES PRICE:</b>	\$699,000.00 (\$112.00/SF)	
<b>TAXES:</b>	\$11,250.00	
<b>BUILDING SIZE:</b>	22400 Harper Ave	3,216 SF
	Suite A: Bellacino's Pizza & Grinders	
	22410 Harper Ave	1,500 SF
	Suite B: Vacant	
	22410 Harper Ave	1,500 SF
	Suite C: Vacant	
	<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 (23,240 CPD) 9 Mile Rd (23,971 CPD)	

\$699,000.00

\$112.00/SF

**SALES PRICE**

**PRICE/SF**

## HIGHLIGHTS

- Three-Unit Strip Center For Sale
- Value-Add Real Estate (Upside with Two Vacancies)
- Situated on Harper Ave, just South of 9 Mile Rd
- New Kroger Marketplace Directly Across from the Site
- Offers Parking Field that Supports Many Uses (Uncommon Along Harper Ave Corridor)
- Suite A: Bellacino's Pizza & Grinders
  - 3,216 SF
    - \$14.00/SF NNN - \$45,000.00/YR
    - (3/1/2025 - 2/28/2026)
    - \$15.00/SF NNN - \$48,240.00/YR
    - (3/1/2026 - 2/28/2029)
  - Lease Expiration: February 2029
    - Option 1: (5-Year Option with 10% Increase at the Start of the Option)
- Suite B: 1,500 SF (Vacant)
- Suite C: 1,500 SF (Vacant)

EXCLUSIVELY LISTED BY:



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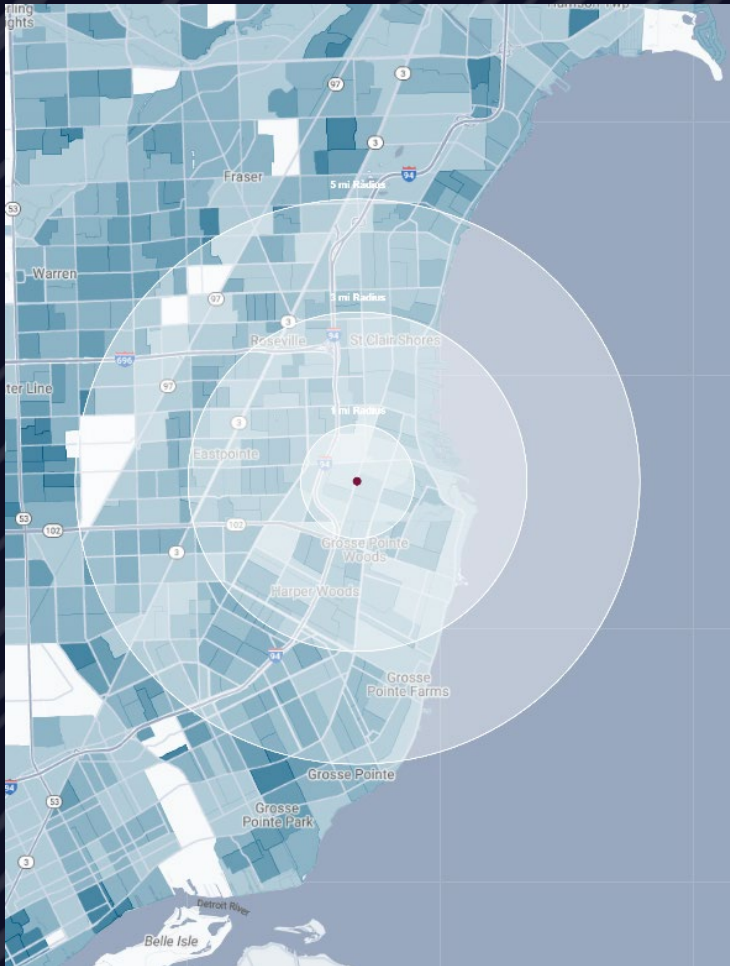
# MICRO AERIAL



# MACRO AERIAL



# DEMOGRAPHICS



## RETAIL CENTER

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

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	14,871	129,228	280,654
2029 Projected Population	14,677	126,784	275,524
2020 Census Population	15,158	130,938	282,558
2010 Census Population	15,377	129,821	291,244
Projected Annual Growth 2024 to 2029	-0.3%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	-0.2%	-	-0.3%

### HOUSEHOLDS

2024 Estimated Households	6,822	53,703	113,815
2029 Projected Households	6,777	52,930	112,197
2020 Census Households	6,794	53,777	111,953
2010 Census Households	6,701	52,661	112,885
Projected Annual Growth 2024 to 2029	-0.1%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.1%	0.1%	-

### RACE

2024 Est. White	72.7%	59.5%	53.5%
2024 Est. Black	20.1%	34.3%	40.2%
2024 Est. Asian or Pacific Islander	1.9%	1.8%	1.9%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	5.1%	4.3%	4.1%

### INCOME

2024 Est. Average Household Income	\$89,125	\$93,703	\$89,561
2024 Est. Median Household Income	\$72,660	\$73,536	\$69,697
2024 Est. Per Capita Income	\$40,917	\$39,004	\$36,398

### BUSINESS

2024 Est. Total Businesses	867	4,168	8,815
2024 Est. Total Employees	7,178	30,711	76,634

## CONTACT US



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