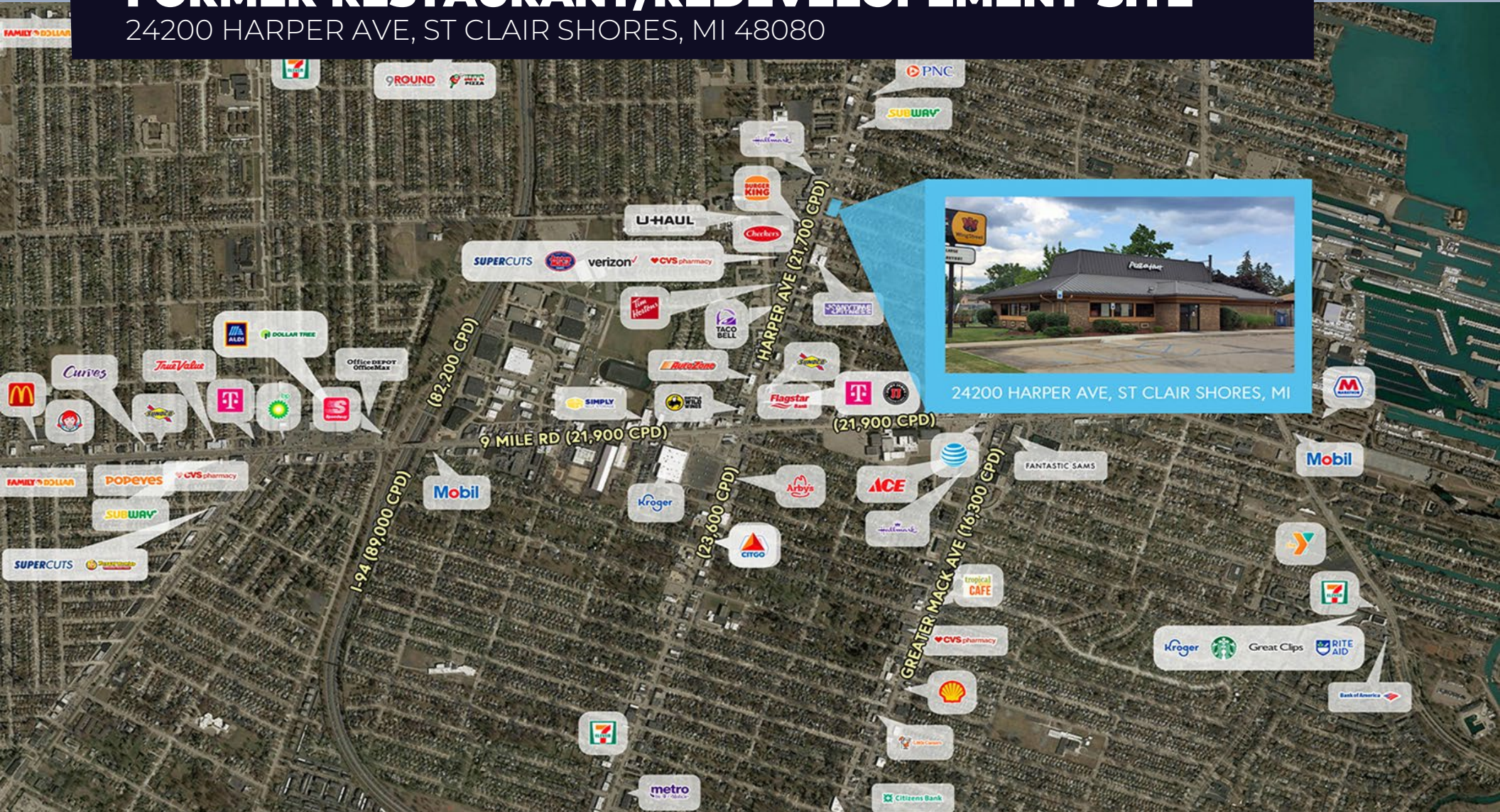


FOR LEASE

FORMER RESTAURANT/REDEVELOPEMENT SITE

24200 HARPER AVE, ST CLAIR SHORES, MI 48080



PROPERTY DETAILS

LOCATION:	24200 Harper Ave St. Clair Shores, MI 48080
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
RENT:	Contact Broker
NNN EXPENSES:	\$6.75/SF (Approx.) – including taxes
PROPERTY TAXES:	\$14,500.00/YR
BUILDING SIZE:	2,783 SF
BUILDING DIMENSIONS:	39' x 69'
LOT SIZE:	0.63 AC (27,280 SF)
LOT DIMENSIONS:	220' x 124'
AVAILABLE SPACE:	2,783 SF
ZONING:	B-3
GLA:	2,783 SF
IMPROVEMENTS:	Contact Broker
TRAFFIC COUNT:	Harper Ave (27,400 CPD) 9 Mile Rd (18,700 CPD)

EXCLUSIVELY LISTED BY:



**ANTHONY J.
VITALE**

Director
avitale@landmarkcres.com
248 488 2620

CONTACT BROKER

\$6.75/SF (Approx.)
including taxes

2,783 SF

RENT

NNN

SF

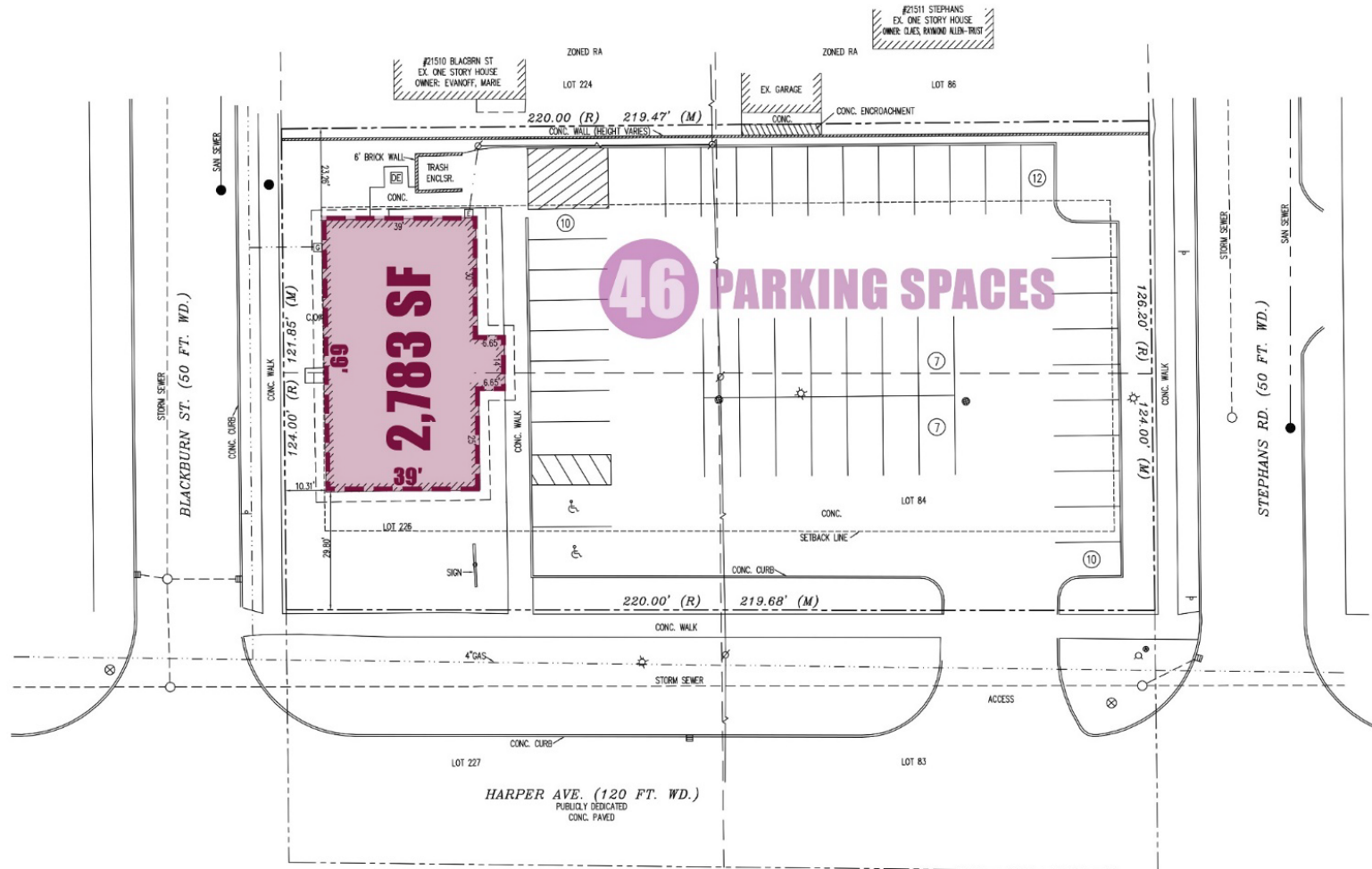
HIGHLIGHTS

- Highly visible freestanding opportunity on high traffic corridor
- Closely located to many national retailers and a new 103,000 square-foot Kroger Marketplace
- Densely populated area with 260,000+ residents within a 5 mile radius
- Ground Lease and Build-to-Suit opportunities available
- 46 exclusive parking spaces

DESCRIPTION

Rare opportunity to lease a freestanding location with excellent parking fields along Harper Avenue. Join many national retailers including Burger King, CVS, Verizon, Taco Bell, Buffalo Wild Wings, Jimmy John's, a new AutoZone and a new Kroger Marketplace at the SWC of Harper Avenue and 9 Mile Road.

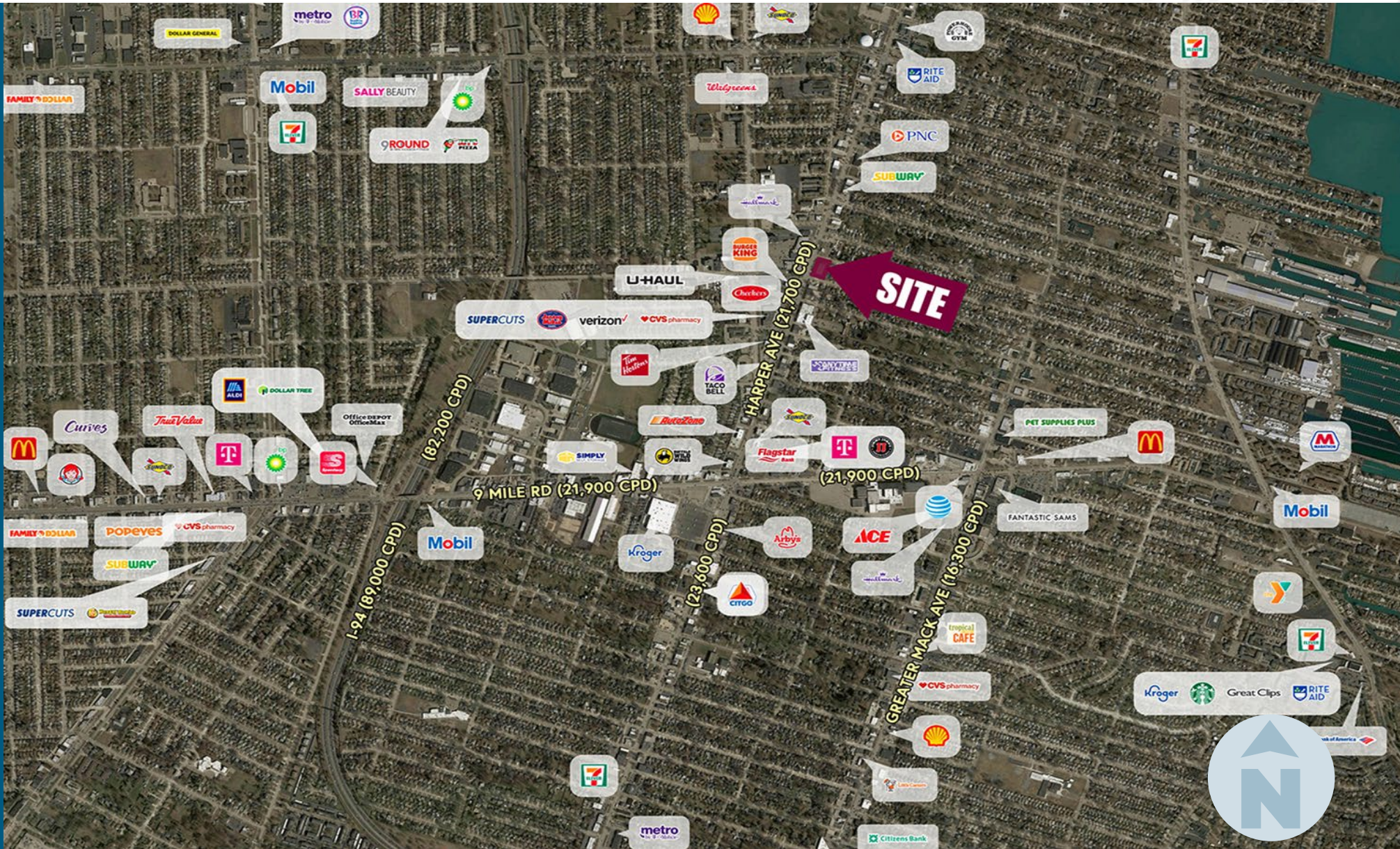
SITE PLAN



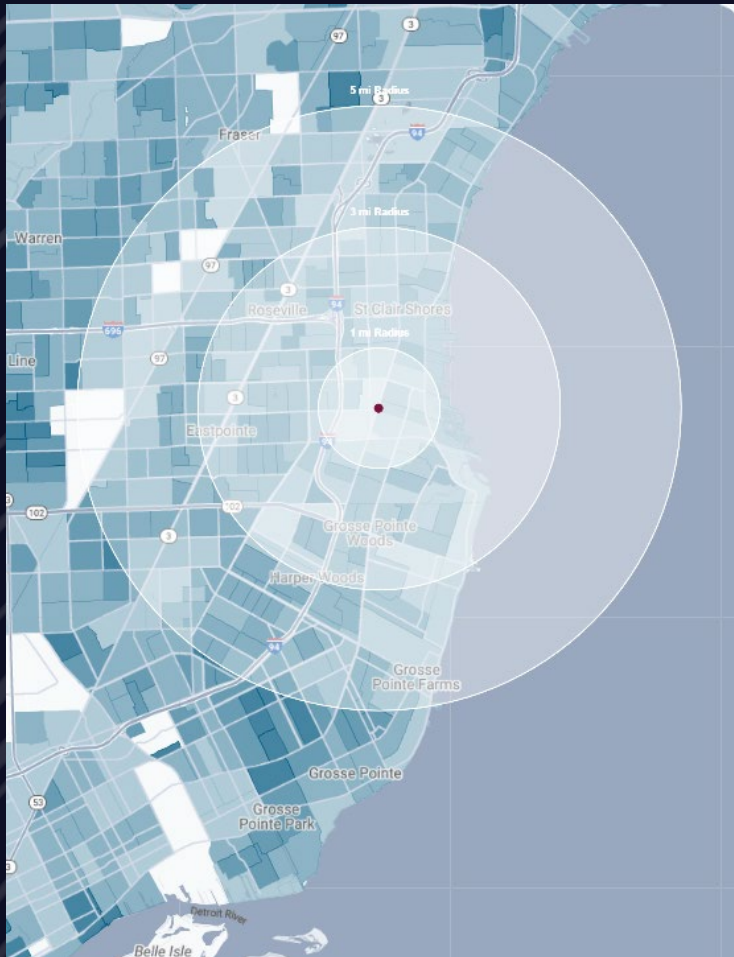
MICRO AERIAL



MACRO AERIAL



DEMOGRAPHICS



FORMER RESTAURANT REDEVELOPMENT SITE

24200 Harper Ave, St Clair Shores, MI 48080

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	14,363	117,557	264,122
2028 Projected Population	13,948	111,773	250,509
2020 Census Population	14,801	119,470	268,788
2010 Census Population	15,119	118,654	271,316
Projected Annual Growth 2023 to 2028	-0.6%	-1.0%	-1.0%
Historical Annual Growth 2010 to 2023	-0.4%	-	-0.2%

HOUSEHOLDS

2023 Estimated Households	6,685	49,672	106,404
2028 Projected Households	6,480	47,336	101,332
2020 Census Households	6,833	50,608	108,649
2010 Census Households	6,750	49,419	107,632
Projected Annual Growth 2023 to 2028	-0.6%	-0.9%	-1.0%
Historical Annual Growth 2010 to 2023	-	-	-

RACE

2023 Est. White	81.7%	71.4%	62.0%
2023 Est. Black	11.6%	21.7%	30.9%
2023 Est. Asian or Pacific Islander	2.3%	2.4%	2.5%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	4.3%	4.4%	4.4%

INCOME

2023 Est. Average Household Income	\$94,084	\$99,307	\$96,399
2023 Est. Median Household Income	\$73,298	\$72,533	\$68,933
2023 Est. Per Capita Income	\$43,902	\$42,011	\$38,904

BUSINESS

2023 Est. Total Businesses	833	3,895	8,449
2023 Est. Total Employees	6,454	28,915	72,886

CONTACT US



**ANTHONY J.
VITALE**

Director

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