

FOR LEASE

FREESTANDING BUILDING- TURNKEY DENTAL OFFICE

21200 HARPER AVE, ST. CLAIR SHORES, MI 48080



PROPERTY DETAILS

LOCATION:	21200 Harper Ave, St. Clair Shores, MI 48080
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
RENT:	\$18.00/SF NNN
NNN EXPENSE:	\$5.50/SF
BUILDING SIZE:	1,481 SF
LOT SIZE:	0.35 AC
ZONING:	B-1
TRAFFIC COUNT:	Harper Ave (22,740 CPD)

\$18.00/SF NNN

RENT

\$5.50/SF

NNN

HIGHLIGHTS

- Highly visible freestanding corner location
- New interior improvements such as new flooring, granite countertops, and restrooms which are all fully maintained in pristine condition
- Close access to I-94 and I-696
- 12 dedicated parking spaces

EXCLUSIVELY LISTED BY:



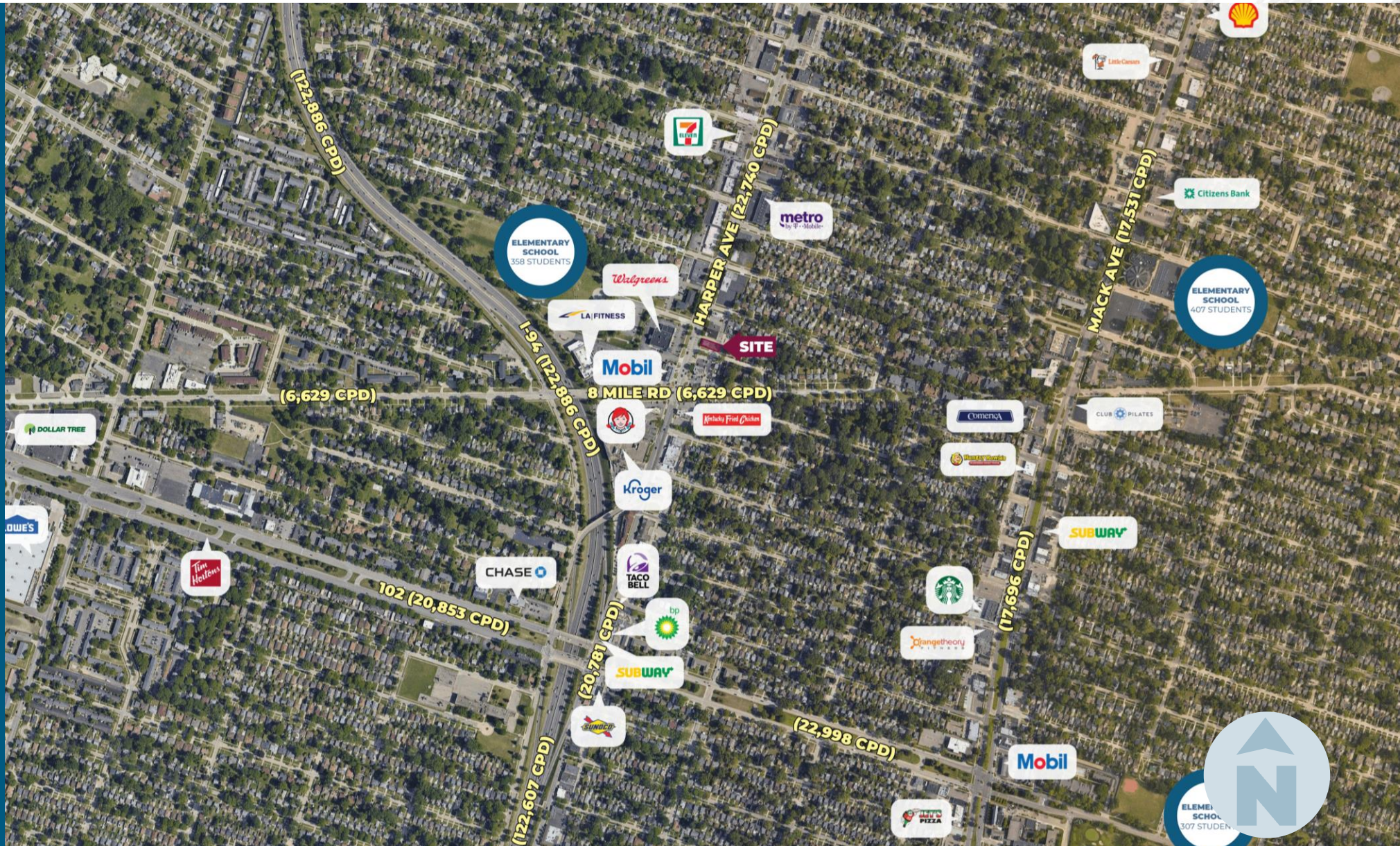
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MICRO AERIAL



MACRO AERIAL



SITE PHOTOS



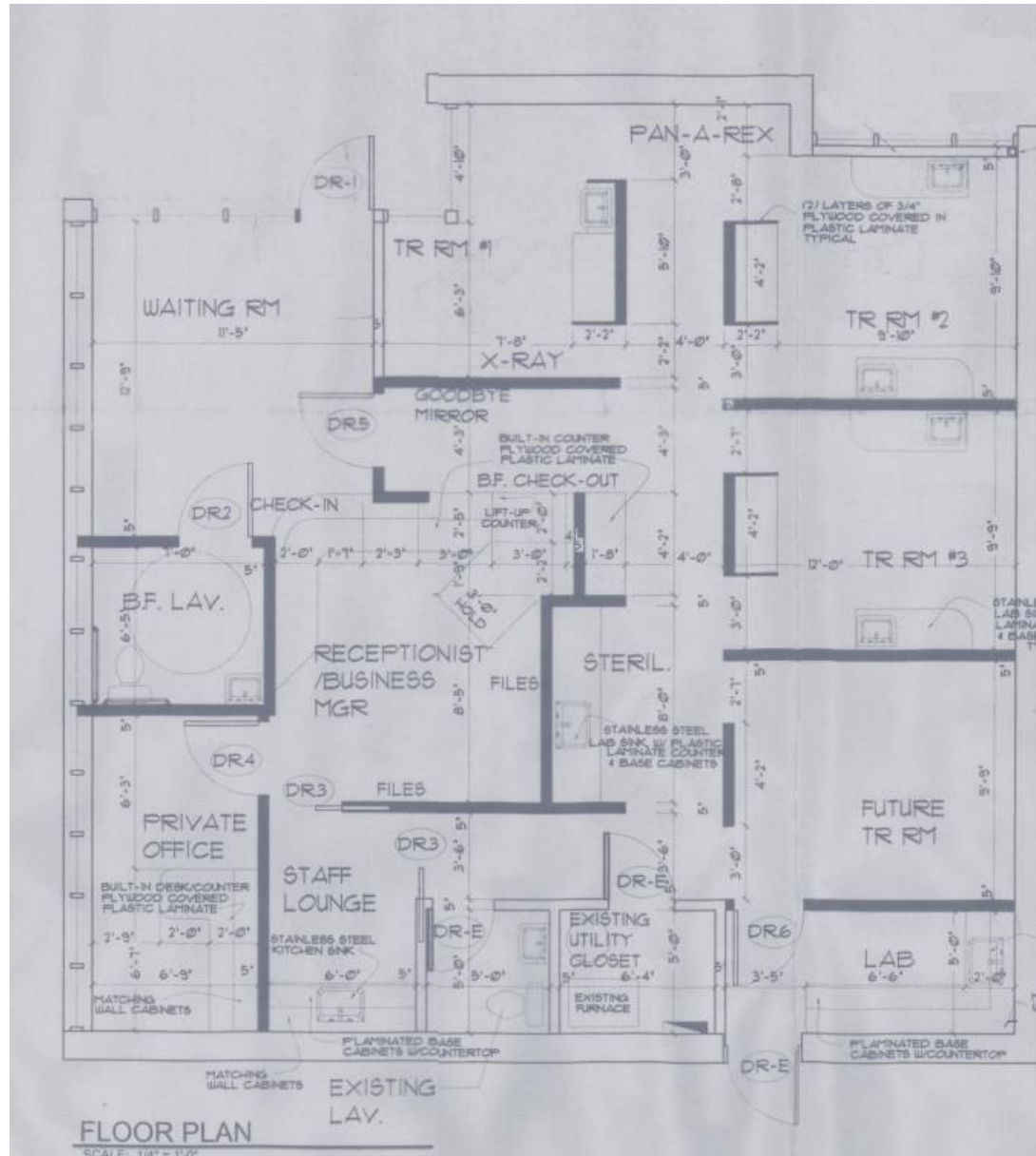
SITE PHOTOS



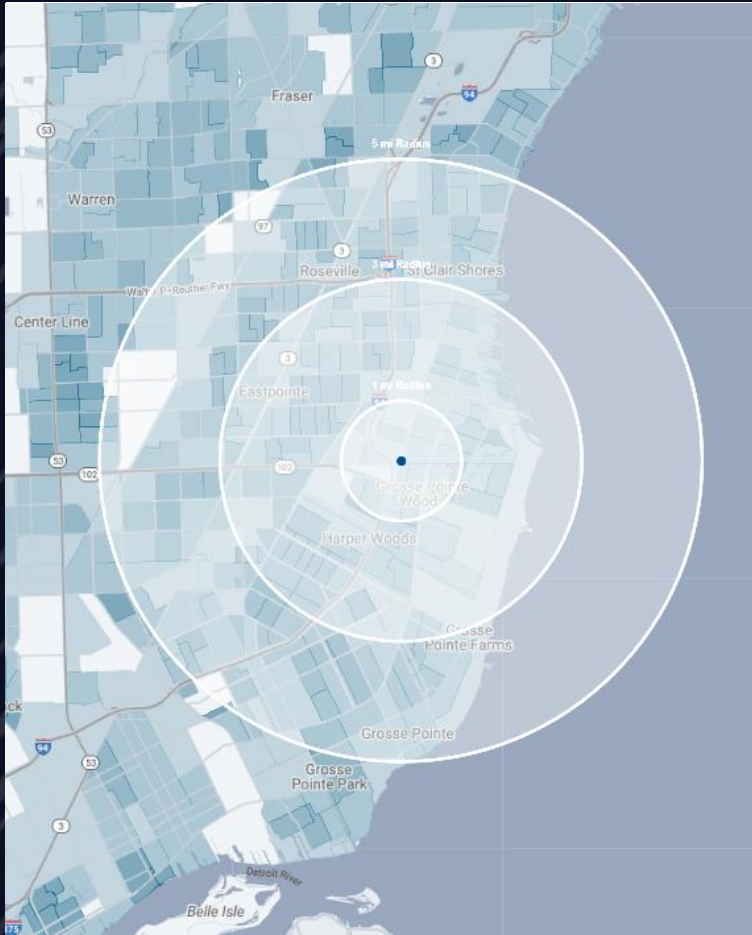
SITE PHOTOS



FLOOR PLAN



DEMOGRAPHICS



FREESTANDING BUIKLDING

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	18,725	138,275	285,534
2028 Projected Population	18,231	136,210	283,489
2020 Census Population	18,977	139,567	286,469
2010 Census Population	18,632	140,020	300,022
Projected Annual Growth 2023 to 2028	-0.5%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2023	-	-	-0.4%

HOUSEHOLDS

2023 Estimated Households	8,177	56,147	112,965
2028 Projected Households	7,984	55,512	112,491
2020 Census Households	8,203	56,043	112,113
2010 Census Households	7,987	55,429	114,594
Projected Annual Growth 2023 to 2028	-0.5%	-0.2%	-
Historical Annual Growth 2010 to 2023	0.2%	-	-0.1%

RACE

2023 Est. White	63.5%	51.7%	50.4%
2023 Est. Black	30.1%	42.8%	43.7%
2023 Est. Asian or Pacific Islander	1.6%	1.4%	1.7%
2023 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2023 Est. Other Races	4.6%	4.0%	4.1%

INCOME

2023 Est. Average Household Income	\$90,746	\$93,398	\$92,903
2023 Est. Median Household Income	\$72,919	\$69,553	\$68,223
2023 Est. Per Capita Income	\$39,686	\$37,996	\$36,828

BUSINESS

2023 Est. Total Businesses	830	4,519	8,925
2023 Est. Total Employees	6,429	31,742	76,191

CONTACT US



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