

FOR LEASE  
**FREESTANDING COMMERCIAL/  
INDUSTRIAL BUILDING W/ OVERHEAD DOOR**

20709 E 9 MILE RD, ST. CLAIR SHORES, MI

**3,000 SF  
AVAILABLE**



BUSINESS RELOCATING/ NEWLY RENOVATED

THIS IS AN OPERATING TENANT – PLEASE DO NOT CONTACT TENANT/OPERATOR

## PROPERTY DETAILS

\$24.00/SF NNN

\$3.00/SF

**RENT**

**NNN**

<b>LOCATION:</b>	20709 E 9 Mile Rd, St. Clair Shores, MI
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>RENT:</b>	\$24.00/SF NNN
<b>NNN EXPENSE:</b>	\$3.00/SF
<b>BUILDING SIZE:</b>	3,000 SF
<b>ZONING:</b>	L-1
<b>TRAFFIC COUNT:</b>	9 Mile Rd (23,791 CPD) Harper Ave (23,240 CPD)

### HIGHLIGHTS

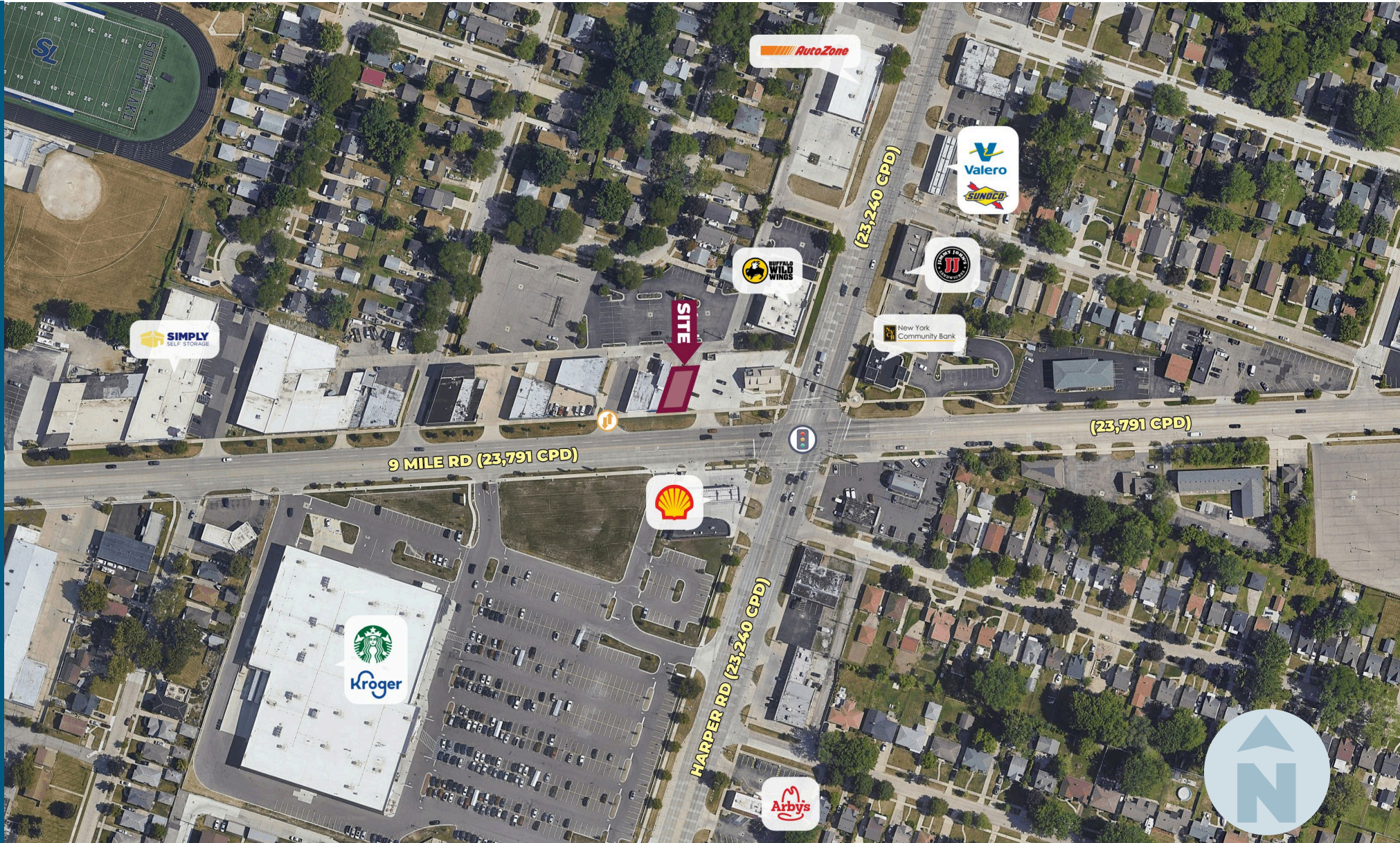
- Highly visible freestanding corner location with unmatched exposure to St Clair Shores' most coveted intersection - 9 Mile Rd and Harper Ave.
- The property directly faces the entrance to the newly constructed Kroger Marketplace.
- Adjacent Tenants include Buffalo Wild Wings, AutoZone, and many others.
- Currently used for luxury & exotic dealership business that is relocating.
- Overhead Door
- New Roof and HVAC in 2023
- Close access to I-94 and I-696

EXCLUSIVELY LISTED BY:



**ANTHONY J.  
VITALE**  
Director  
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# MICRO AERIAL



# MACRO AERIAL



## SITE PHOTOS



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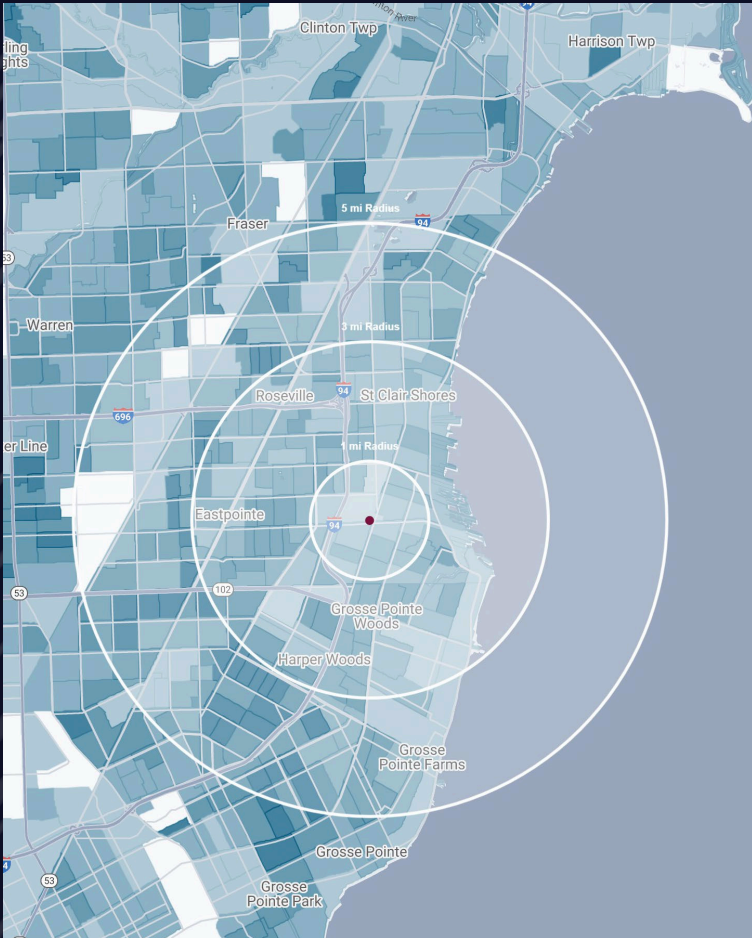


## SITE PHOTOS





# DEMOGRAPHICS



**FREESTANDING BUILDING – TURNKEY LUXURY DEALERSHIP AND SHOWROOM SPACE**

20709 E 9 Mile Rd, St. Clair Shores, MI

# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	15,379	127,281	279,585
2029 Projected Population	15,232	125,062	275,534
2020 Census Population	15,729	129,140	281,840
2010 Census Population	15,967	127,611	288,116
Projected Annual Growth 2024 to 2029	-0.2%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	-0.3%	-	-0.2%

## HOUSEHOLDS

2024 Estimated Households	7,068	53,667	114,354
2029 Projected Households	7,067	53,159	113,505
2020 Census Households	7,057	53,756	112,709
2010 Census Households	6,941	52,449	112,865
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	0.1%	0.2%	-

## RACE

2024 Est. White	75.8%	63.5%	55.5%
2024 Est. Black	17.4%	30.2%	38.3%
2024 Est. Asian or Pacific Islander	1.7%	1.8%	1.9%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	4.9%	4.3%	4.0%

## INCOME

2024 Est. Average Household Income	\$92,283	\$95,740	\$90,845
2024 Est. Median Household Income	\$77,216	\$76,076	\$71,649
2024 Est. Per Capita Income	\$42,434	\$40,428	\$37,233

## BUSINESS

2024 Est. Total Businesses	822	4,039	8,699
2024 Est. Total Employees	6,765	29,800	76,509

## CONTACT US



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VITALE**

Director

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