

FOR LEASE

EXCITING NEW SHOPPING CENTER REDEVELOPMENT

21801-21809 HARPER AVE, ST. CLAIR SHORES, MI 48080



PROPERTY DETAILS

CONTACT BROKER

\$6.00/SF

RENT

NNN

LOCATION: 21801-21809 Harper Ave,
St. Clair Shores, MI 48080

PROPERTY TYPE: Shopping Center

RENT: Contact Broker

NNN EXPENSE: \$6.00/SF

LOT SIZE: 1.46 AC

AVAILABLE SPACE: 1,800 SF – 13,912 SF
*Outdoor Patio Available

ZONING: B-1

TRAFFIC COUNT: Harper Ave (23,240 CPD)
9 Mile Rd (23,791 CPD)

HIGHLIGHTS

- Exciting new shopping center redevelopment.
- Highly visible freestanding corner location with unmatched exposure to St Clair Shores' main thoroughfare – Harper Avenue.
- Join many national retailers including Burger King, Verizon, Taco Bell, Buffalo Wild Wings, Jimmy John's, AutoZone, and a new Kroger Marketplace at the SWC of Harper Avenue and 9 Mile Road.
 - The site is located directly between two Kroger's, which are both less than a half mile away.
- Densely populated area with 260,000+ residents within a 5-mile radius.
- Space available from 1,800 SF to 13,912 SF. - Rare parcel size for the area – 1.46 AC.
- Ample parking.
- Ground Lease and Build-to-Suit opportunities may be available – Please Contact Broker.

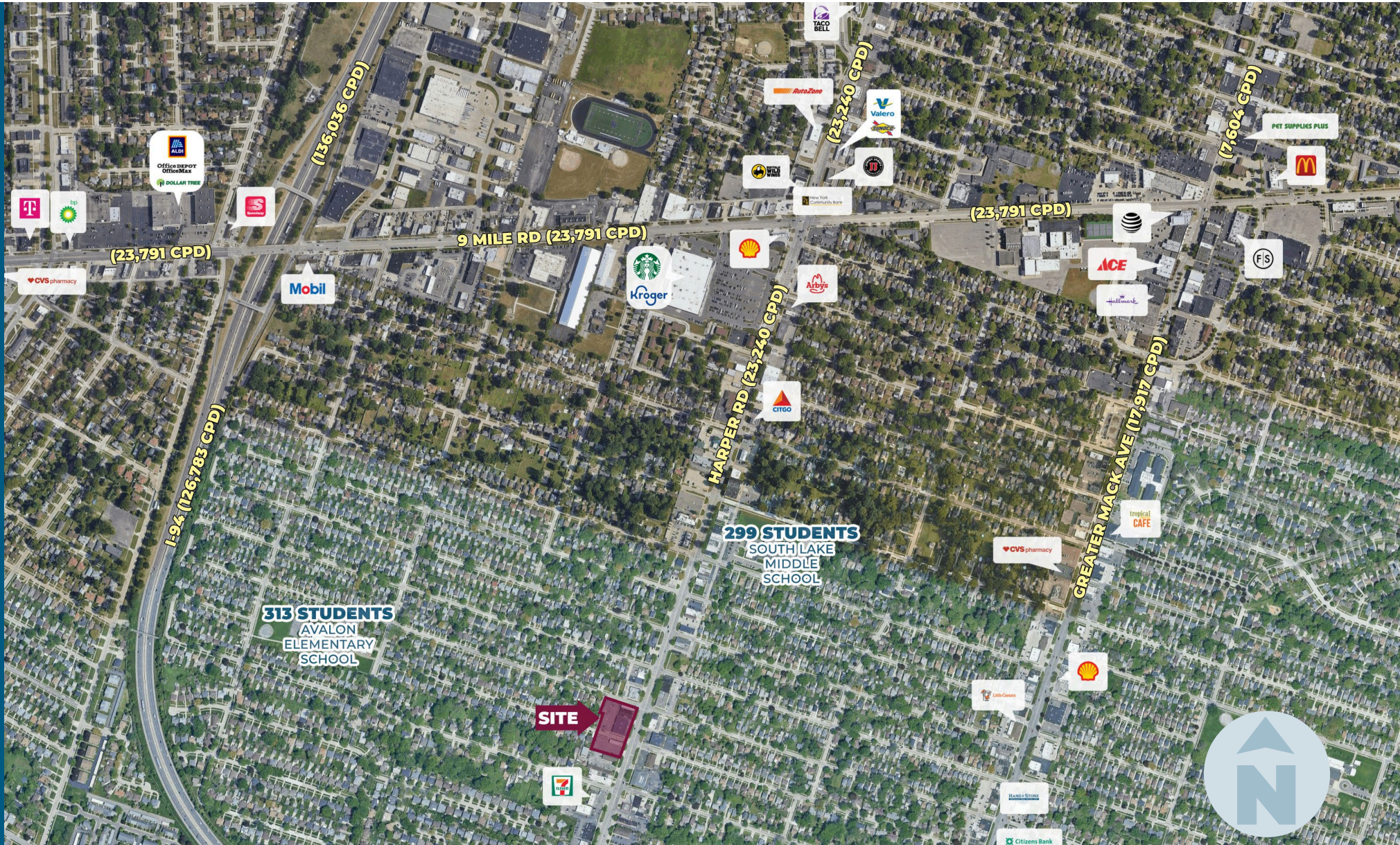
EXCLUSIVELY LISTED BY:



**ANTHONY J.
VITALE**

Director
avitale@landmarkcres.com
248 488 2620

MACRO AERIAL



SITE PHOTOS



SITE PHOTOS



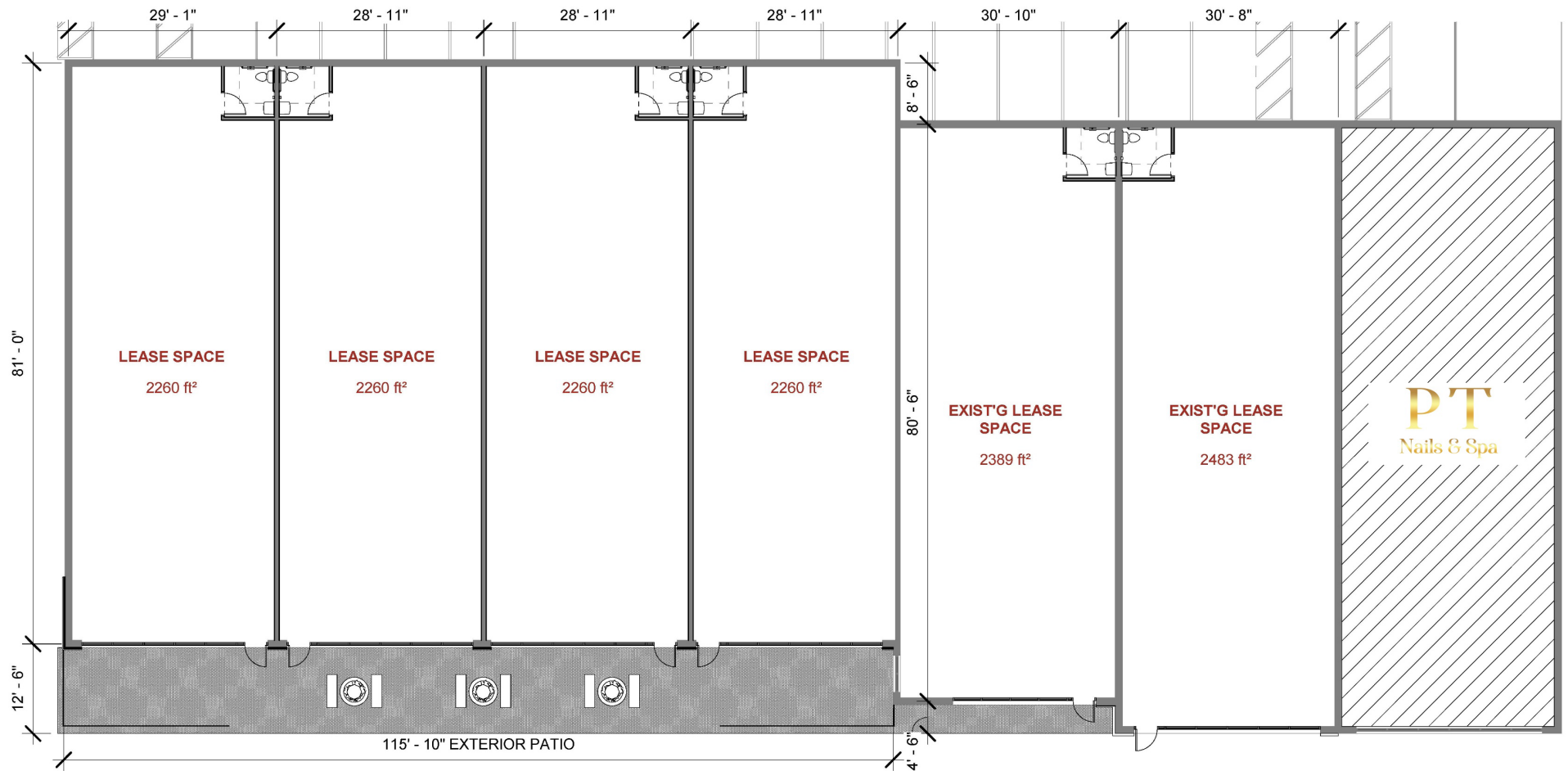
SITE PHOTOS



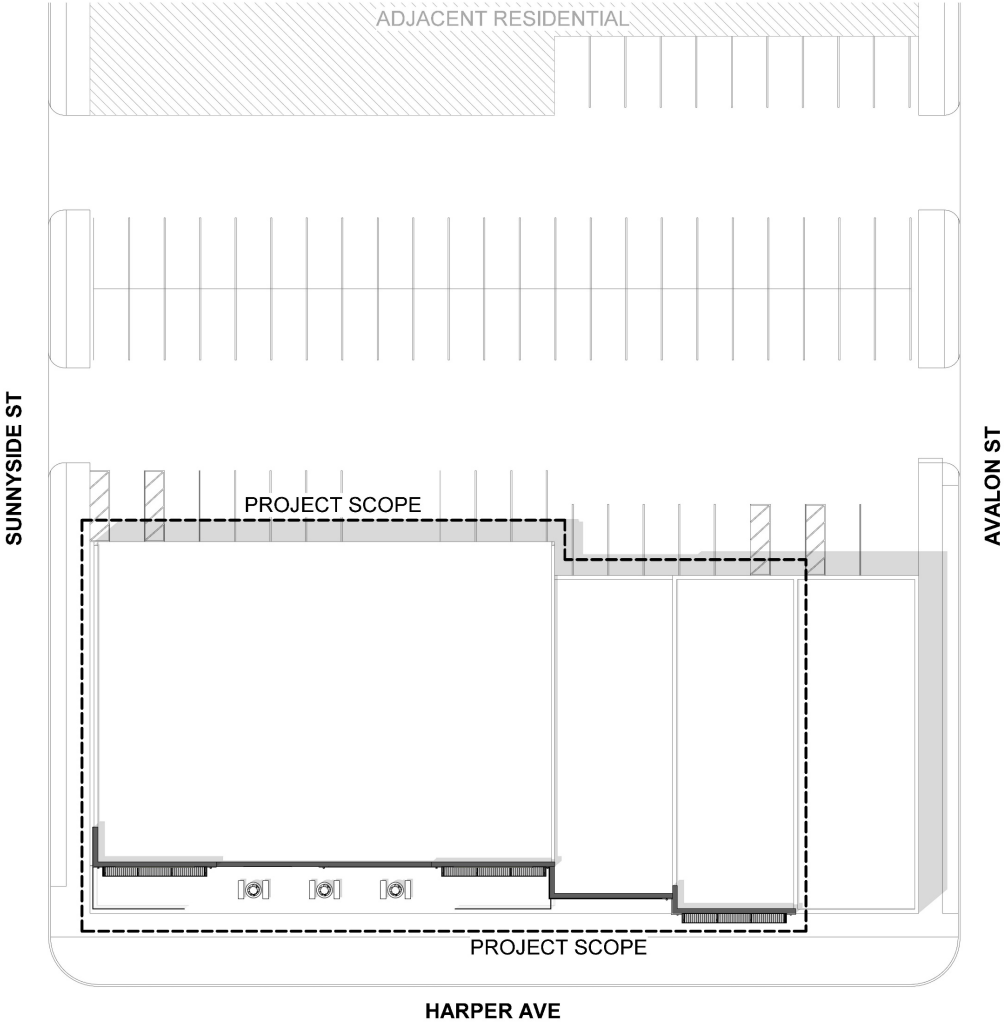
SITE PHOTOS



FLOOR PLAN



SITE PLAN



CONCEPTUAL RENDERING



DEMOGRAPHICS



EXCITING NEW SHOPPING CENTER REDEVELOPMENT

21801-21809 Harper Ave, St. Clair Shores, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimated Population	16,191	135,021	285,857
2029 Projected Population	15,898	132,387	281,568
2020 Census Population	16,659	136,818	286,126
2010 Census Population	16,677	136,015	297,138
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-0.2%	-	-0.3%
HOUSEHOLDS			
2024 Estimated Households	7,266	55,360	115,182
2029 Projected Households	7,196	54,685	114,214
2020 Census Households	7,303	55,491	112,691
2010 Census Households	7,203	54,462	114,391
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	-	0.1%	-
RACE			
2024 Est. White	68.2%	55.7%	52.0%
2024 Est. Black	25.1%	38.5%	42.0%
2024 Est. Asian or Pacific Islander	1.8%	1.6%	1.8%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	4.7%	4.0%	4.0%
INCOME			
2024 Est. Average Household Income	\$92,501	\$95,935	\$93,130
2024 Est. Median Household Income	\$74,367	\$75,291	\$72,687
2024 Est. Per Capita Income	\$41,557	\$39,398	\$37,602
BUSINESS			
2024 Est. Total Businesses	937	4,347	8,931
2024 Est. Total Employees	7,358	30,928	77,340

CONTACT US



**ANTHONY J.
VITALE**

Director

avitale@landmarkcres.com

248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.