

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 – 20,000 SF

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 20,000 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.

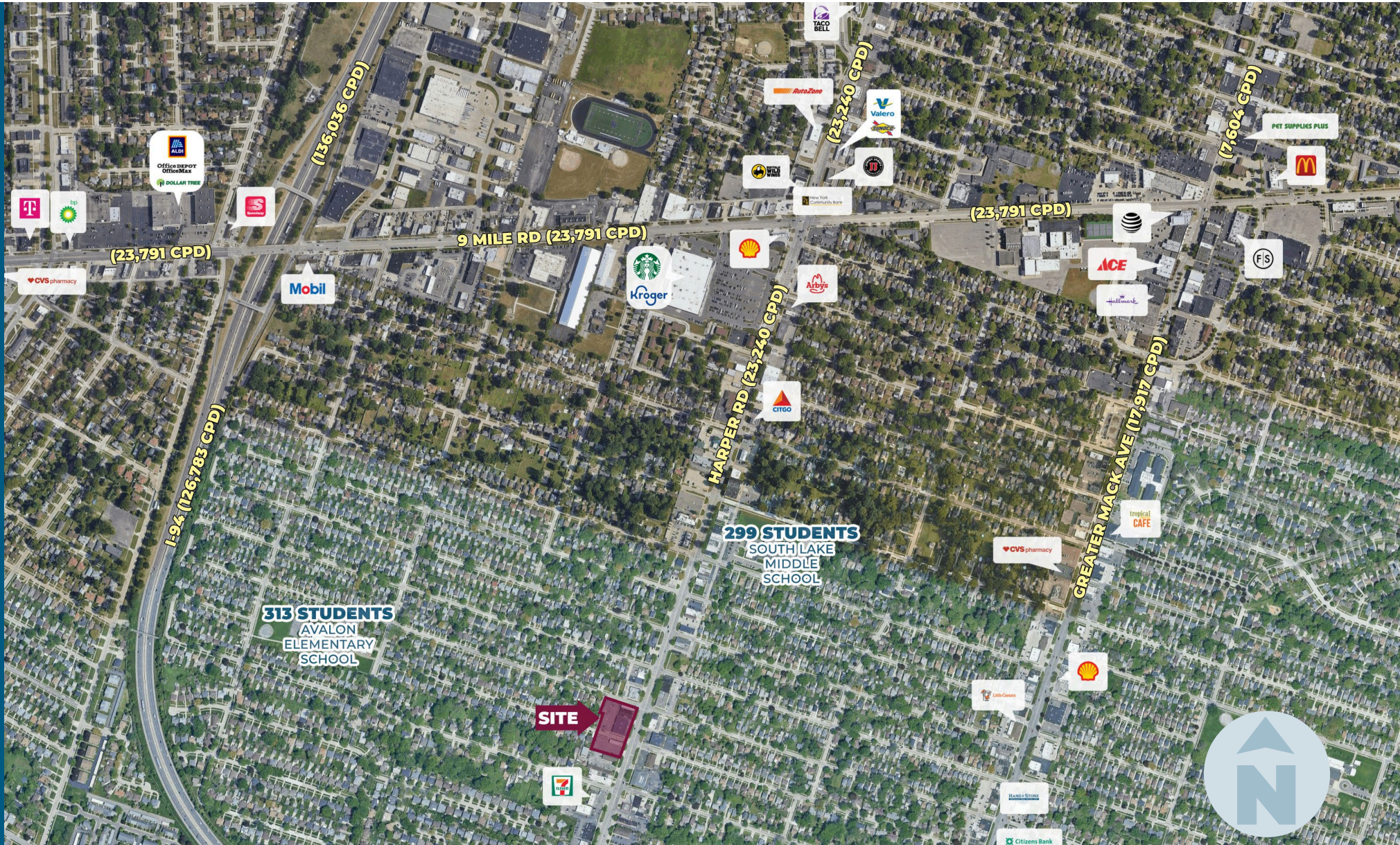
EXCLUSIVELY LISTED BY:



**ANTHONY J.
VITALE**

Director
avitale@landmarkcres.com
248 488 2620

MACRO AERIAL



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



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



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LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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

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