

FOR LEASE

FREESTANDING RESTAURANT

24317 JEFFERSON AVE, ST. CLAIR SHORES, MI 48080



PROPERTY DETAILS

CONTACT BROKER

ABSOLUTE NET

RENT

NNN

LOCATION:	24317 Jefferson Ave, St. Clair Shores, MI 48080	
PROPERTY TYPE:	Restaurant	
DATE AVAILABLE:	Immediately	
RENT:	Contact Broker	
NNN EXPENSE:	Absolute Net	
PROPERTY TAXES:	\$18,659.00	
AVAILABLE SPACE:	6,651 SF	
	5,259 SF	Restaurant Space
	1,392 SF	2 nd Floor Office Space with Restroom
LOT SIZE:	0.51 AC	
ZONING:	CLD	
IMPROVEMENTS:	Fully-Equipped Restaurant Space	
TRAFFIC COUNT:	Jefferson Ave (16,302 CPD) E 9 Mile Rd (10,972 CPD)	

HIGHLIGHTS

- Highly Visible Freestanding Restaurant Building Located in the Heart of the Nautical Mile.
- The Nautical Mile is a Well-Known Historic Waterfront Destination in St. Clair Shores and is Populated by Several Marinas.
- Fully-Equipped Restaurant Space.
- The Site Offers a Rare Parking Opportunity with 20 Storefront Parking Spaces and Dedicated Employee Parking Behind the Building.
- Outdoor Patio.
- Pylon Sign.
- First Time on the Market in Decades.



EXCLUSIVELY LISTED BY:

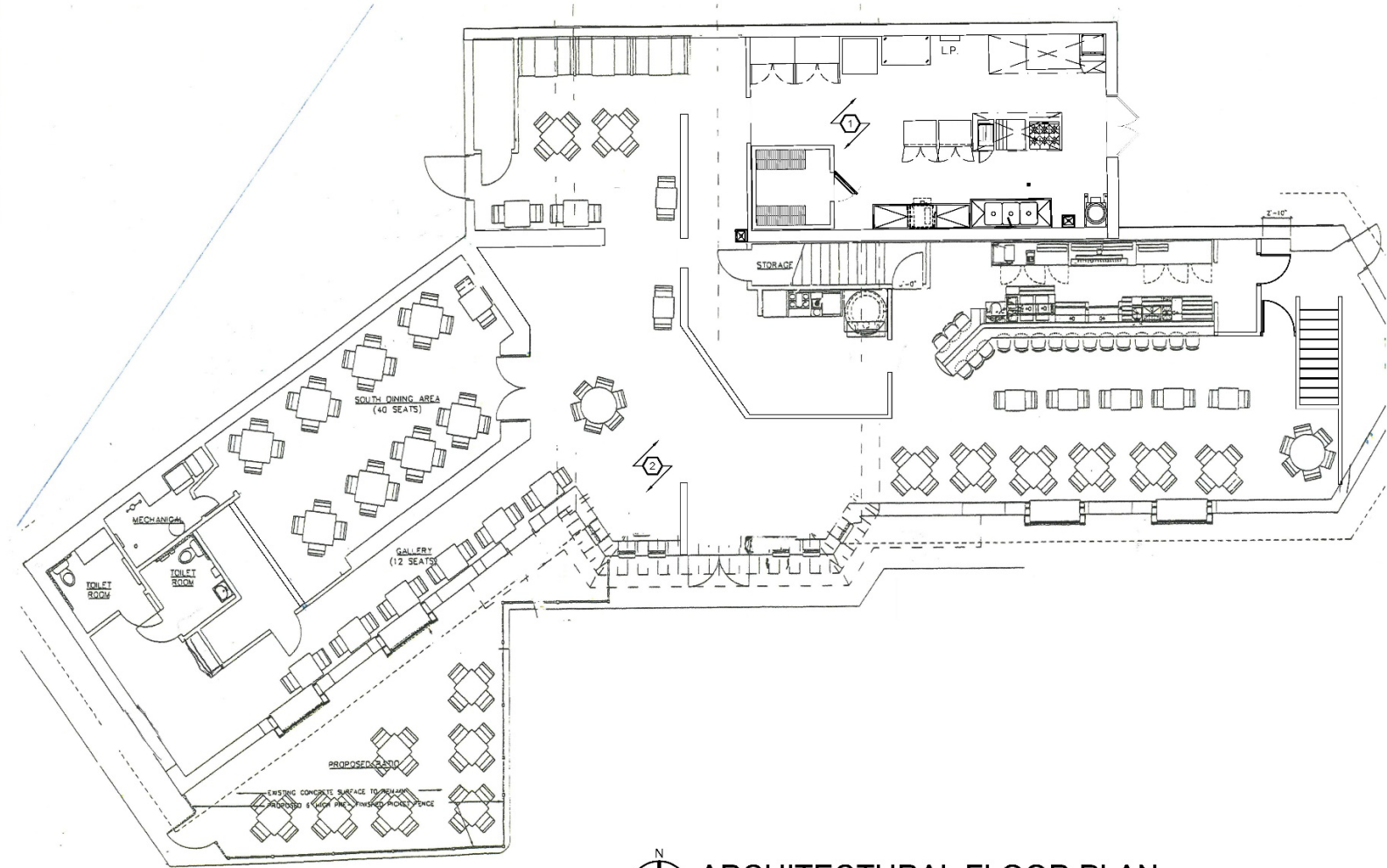


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MICRO AERIAL



FLOOR PLAN



 ARCHITECTURAL FLOOR PLAN
SCALE: 1/8"=1'-0"

SITE PHOTOS





Nautical Mile – St. Clair Shores

LIVE WORK LEARN PLAY

St. Clair Shores is a city bordering Lake St. Clair in Macomb County, Michigan. It forms a part of the Metro Detroit area, and is located approximately 13 miles northeast of downtown Detroit. The Nautical Mile is a well-known historic waterfront destination in St. Clair Shores and is populated by several marinas. The area has transitioned from a quasi-public waterfront into a commercialized center for pleasure boaters and other maritime industries over the last hundred years. As the Nautical Mile has aged, the city has explored areas for immediate improvement that would be able to translate into larger developments and changes for the area in the future.

To learn more, visit <http://www.nauticalmile.org>

READ FULL ARTICLE

DEMOGRAPHICS



FREESTANDING RESTAURANT

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimated Population	12,344	91,630	231,739
2029 Projected Population	12,193	89,917	227,776
2020 Census Population	12,331	93,530	235,127
2010 Census Population	12,772	93,166	235,226
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-0.2%	-0.1%	-0.1%
HOUSEHOLDS			
2024 Estimated Households	6,367	40,143	96,454
2029 Projected Households	6,347	39,739	95,539
2020 Census Households	6,225	40,244	95,940
2010 Census Households	6,180	39,335	94,337
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.2%	0.1%	0.2%
RACE			
2024 Est. White	84.2%	72.3%	59.9%
2024 Est. Black	9.0%	21.4%	34.0%
2024 Est. Asian or Pacific Islander	2.1%	1.8%	1.8%
2024 Est. American Indian or Alaska Native	0.2%	0.1%	0.2%
2024 Est. Other Races	4.5%	4.4%	4.2%
INCOME			
2024 Est. Average Household Income	\$96,706	\$101,176	\$92,979
2024 Est. Median Household Income	\$72,470	\$80,525	\$73,587
2024 Est. Per Capita Income	\$49,984	\$44,388	\$38,779
BUSINESS			
2024 Est. Total Businesses	604	3,074	7,328
2024 Est. Total Employees	4,013	22,862	58,524

CONTACT US



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