

FOR LEASE

**22708-22712 HARPER AVE, ST. CLAIR SHORES, MI 48080
(TURNKEY OFFICE)**

22708-22712 HARPER AVE, ST. CLAIR SHORES, MI 48080



PROPERTY DETAILS

\$17.00/SF

\$5.00/SF

RENT

NNN

LOCATION: 22708-22712 Harper Ave,
St. Clair Shores, MI 48080

PROPERTY TYPE: Freestanding

RENT: \$17.00/SF

NNN EXPENSE: \$5.00/SF

BUILDING SIZE: 8,138 SF

LOT SIZE: 0.34 AC

AVAILABLE SPACE: 6,500 SF

ZONING: B-3

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

HIGHLIGHTS

- Highly visible freestanding building located on a high-traffic corridor - Harper Avenue and 9 Mile Road.
- Densely populated area with 260,000+ residents within a 5-mile radius.
- Closely located to many national retailers and a new 103,000 square-foot Kroger Marketplace.
- The 6,500 SF first-floor space is a fully built-out office consisting of the following: 20 offices, two large conference rooms, an employee breakroom, two bathrooms, reception, and a large waiting area.
- Rare ample parking and sizeable parcel for the corridor (26 dedicated parking spaces).
- Recent improvements such as a new façade and parking lot.

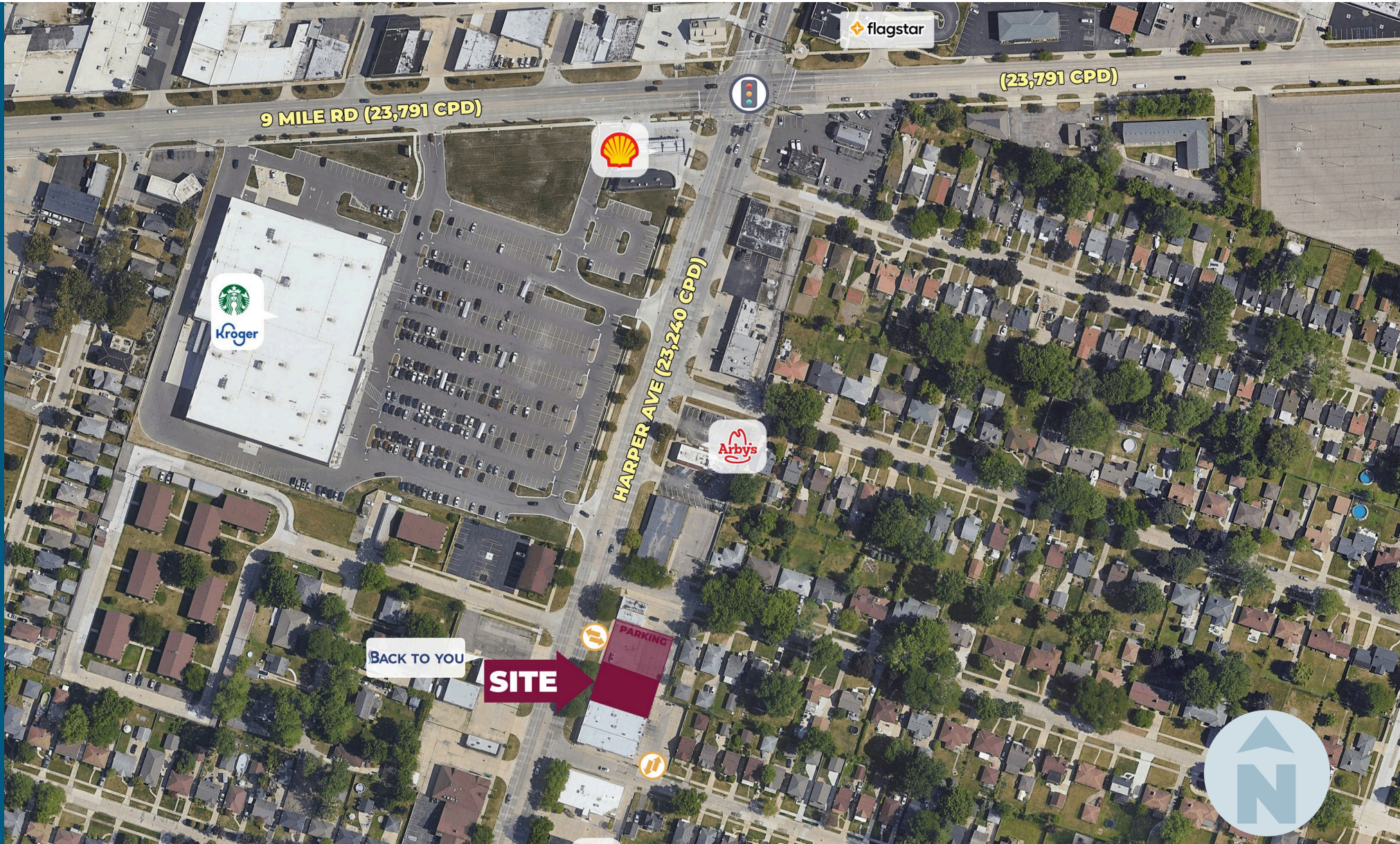
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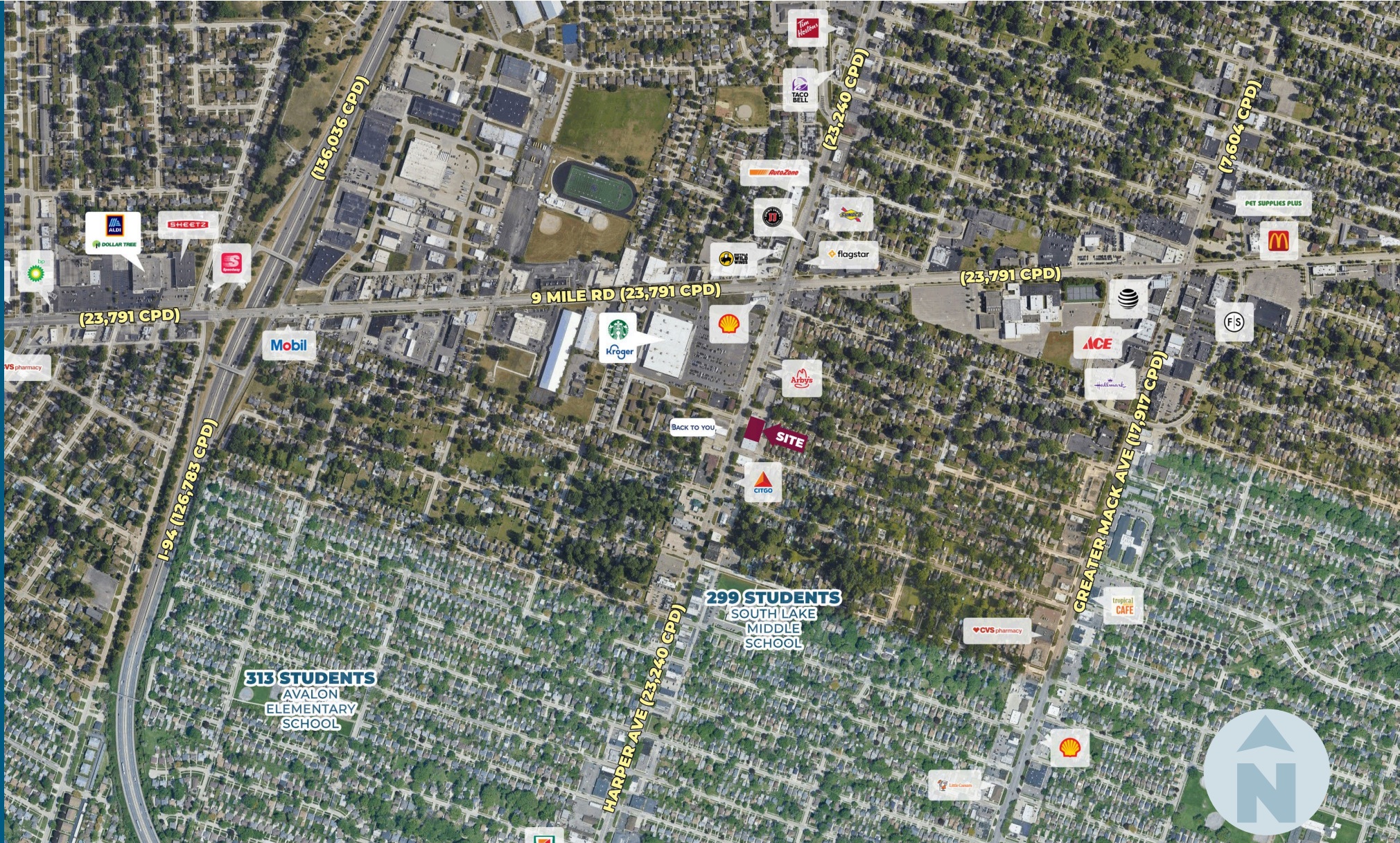
**ANTHONY J.
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MICRO AERIAL



MACRO AERIAL



SITE PHOTO



FLOOR PLAN



DEMOGRAPHICS



TURNKEY OFFICE

22708-22712 Harper Ave,
St. Clair Shores, MI 48080

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	14,794	127,511	278,240
2029 Projected Population	14,632	125,188	273,240
2020 Census Population	15,035	129,197	280,325
2010 Census Population	15,311	127,734	287,882
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	-0.2%	-	-0.2%

HOUSEHOLDS

2024 Estimated Households	6,843	53,402	113,240
2029 Projected Households	6,817	52,683	111,678
2020 Census Households	6,790	53,452	111,471
2010 Census Households	6,686	52,204	112,049
Projected Annual Growth 2024 to 2029	-	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	-

RACE

2024 Est. White	74.8%	61.5%	54.3%
2024 Est. Black	18.0%	32.1%	39.4%
2024 Est. Asian or Pacific Islander	1.9%	1.8%	2.0%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	5.1%	4.4%	4.2%

INCOME

2024 Est. Average Household Income	\$89,038	\$94,016	\$89,190
2024 Est. Median Household Income	\$73,383	\$74,148	\$69,606
2024 Est. Per Capita Income	\$41,203	\$39,438	\$36,377

BUSINESS

2024 Est. Total Businesses	816	4,081	8,714
2024 Est. Total Employees	6,816	30,285	76,482

CONTACT US



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