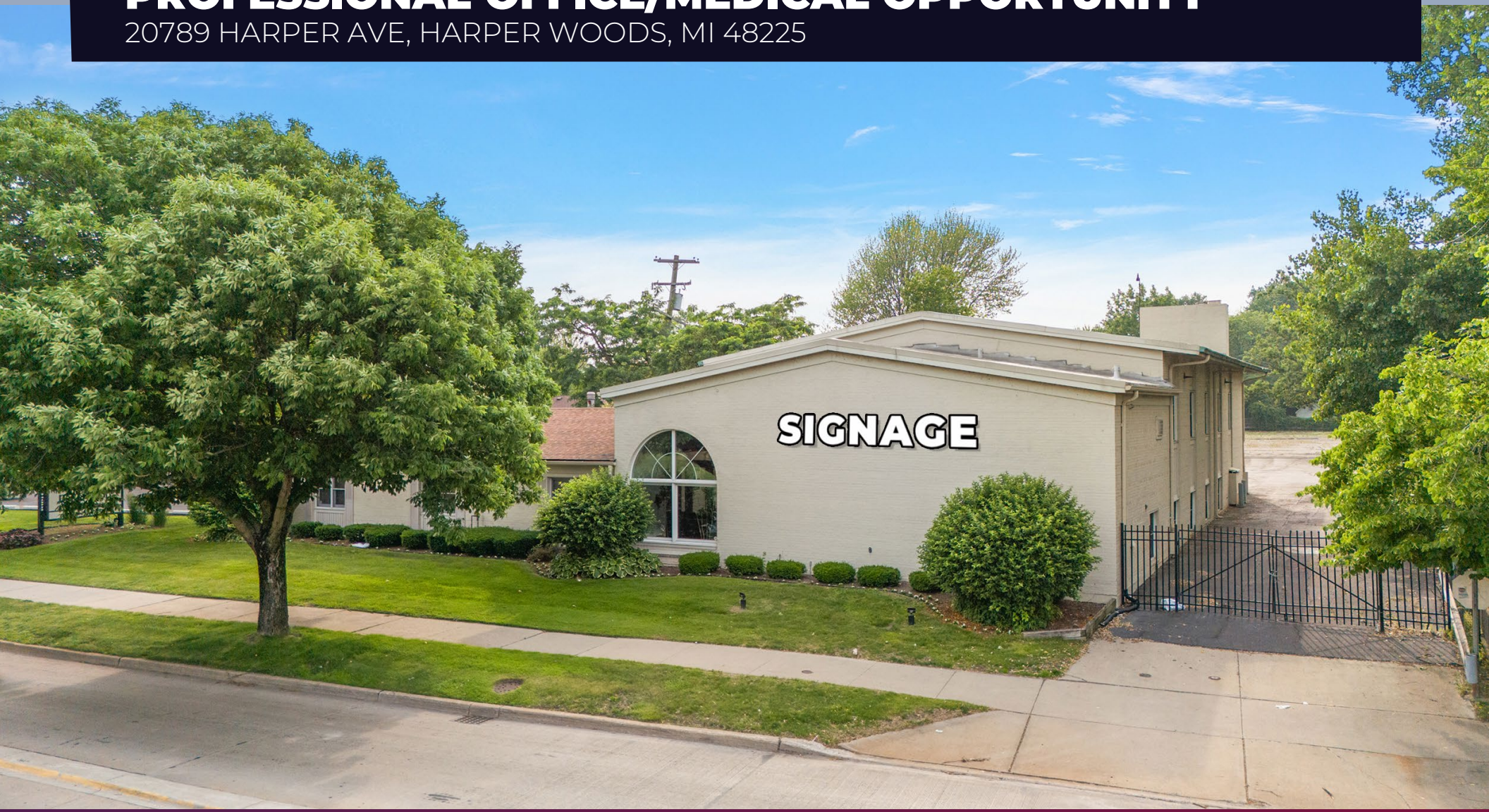
FOR LEASE

PROFESSIONAL OFFICE/MEDICAL OPPORTUNITY

20789 HARPER AVE, HARPER WOODS, MI 48225



ECODE #1116

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION:	20789 Harper Ave Harper Woods, MI 48225
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
RENT:	Contact Broker
NNN EXPENSE:	Contact Broker
BUILDING SIZE:	9,615 SF
LOT SIZE:	1.33 AC
AVAILABLE SPACE:	500 SF – 9,615 SF
ZONING:	RO-1 (Restricted Office District)
TRAFFIC COUNT:	Harper Ave (21,024 CPD) Vernier Rd (22,125 CPD)

Contact Broker **RENT**

Contact Broker **NNN**

HIGHLIGHTS

- Office/Medical opportunity along the I-94 service drive.
- Building signage visible from I-94, providing exposure beyond local Harper Avenue traffic.
- Elevator-equipped building with private offices, conference space, and open work areas, accommodating a variety of office layouts.
- Recently updated office spaces offer a refreshed, professional setting.
- 76 gated on-site parking spots for clients and employees
- Harper Woods location positions businesses to serve clients throughout the Grosse Pointe communities and Saint Clair Shores.

EXCLUSIVELY LISTED BY:

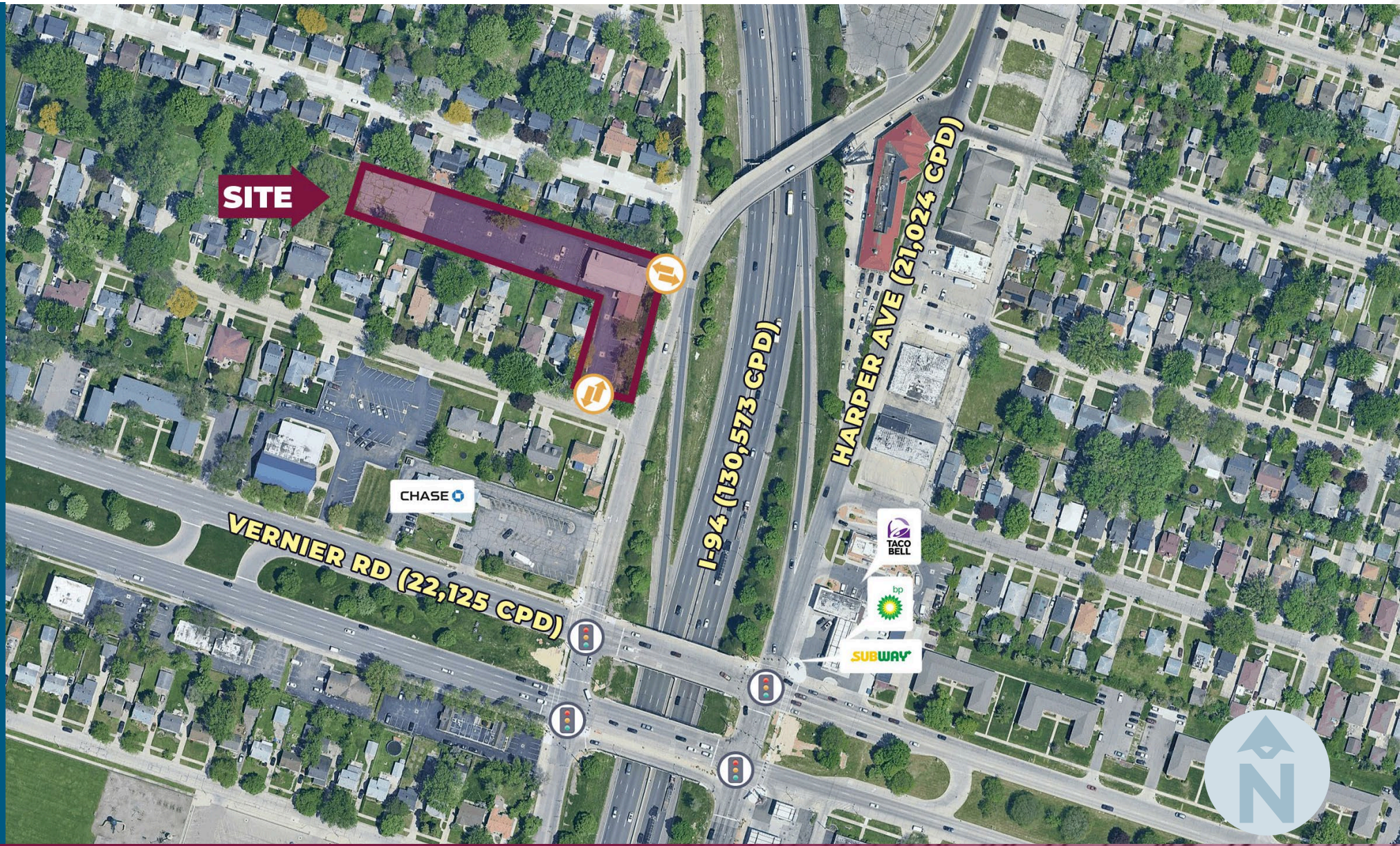
AV

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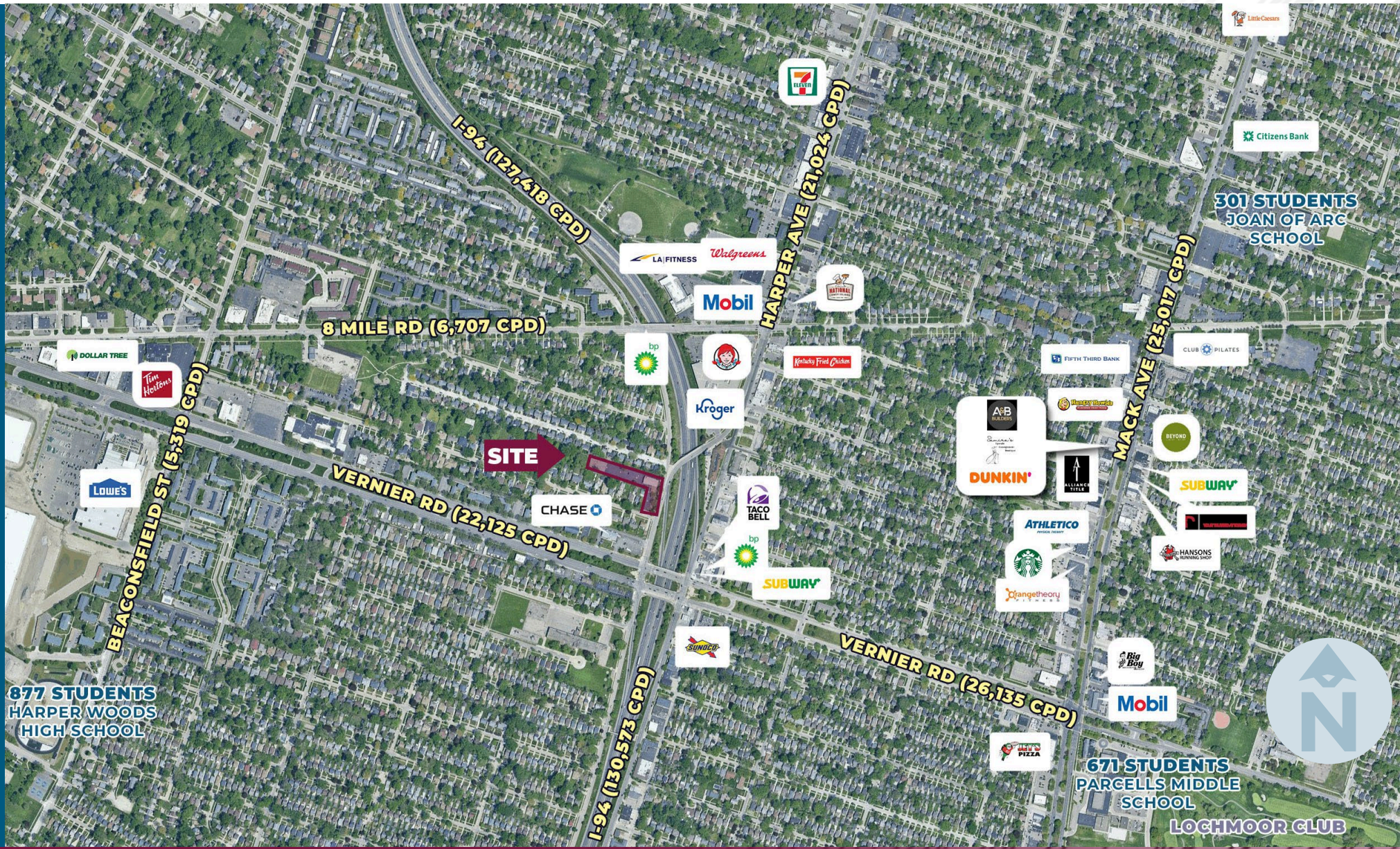
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MICRO AERIAL



MACRO AERIAL



NORTHEAST VIEW



NORTHWEST VIEW

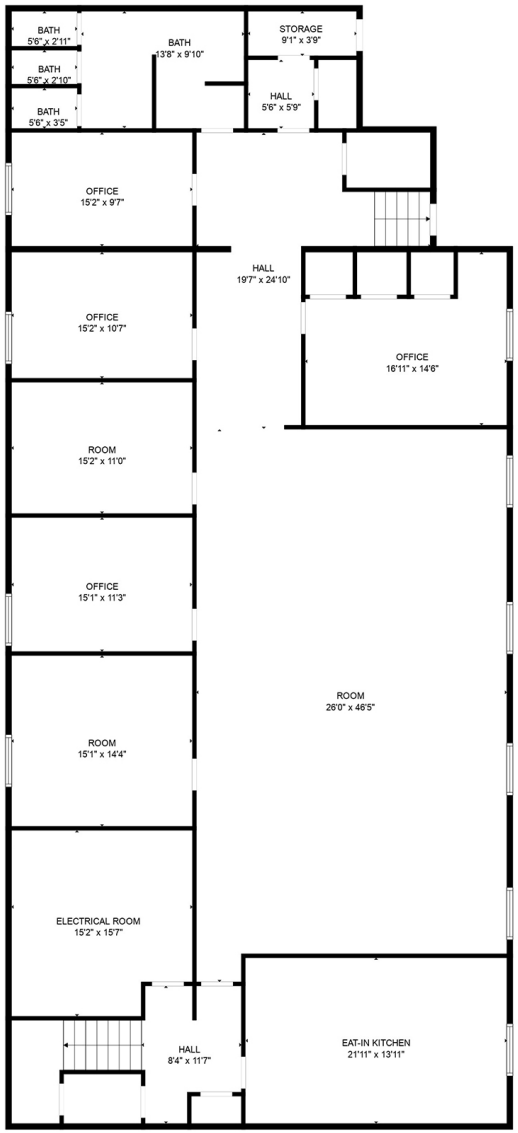


PLAT MAP

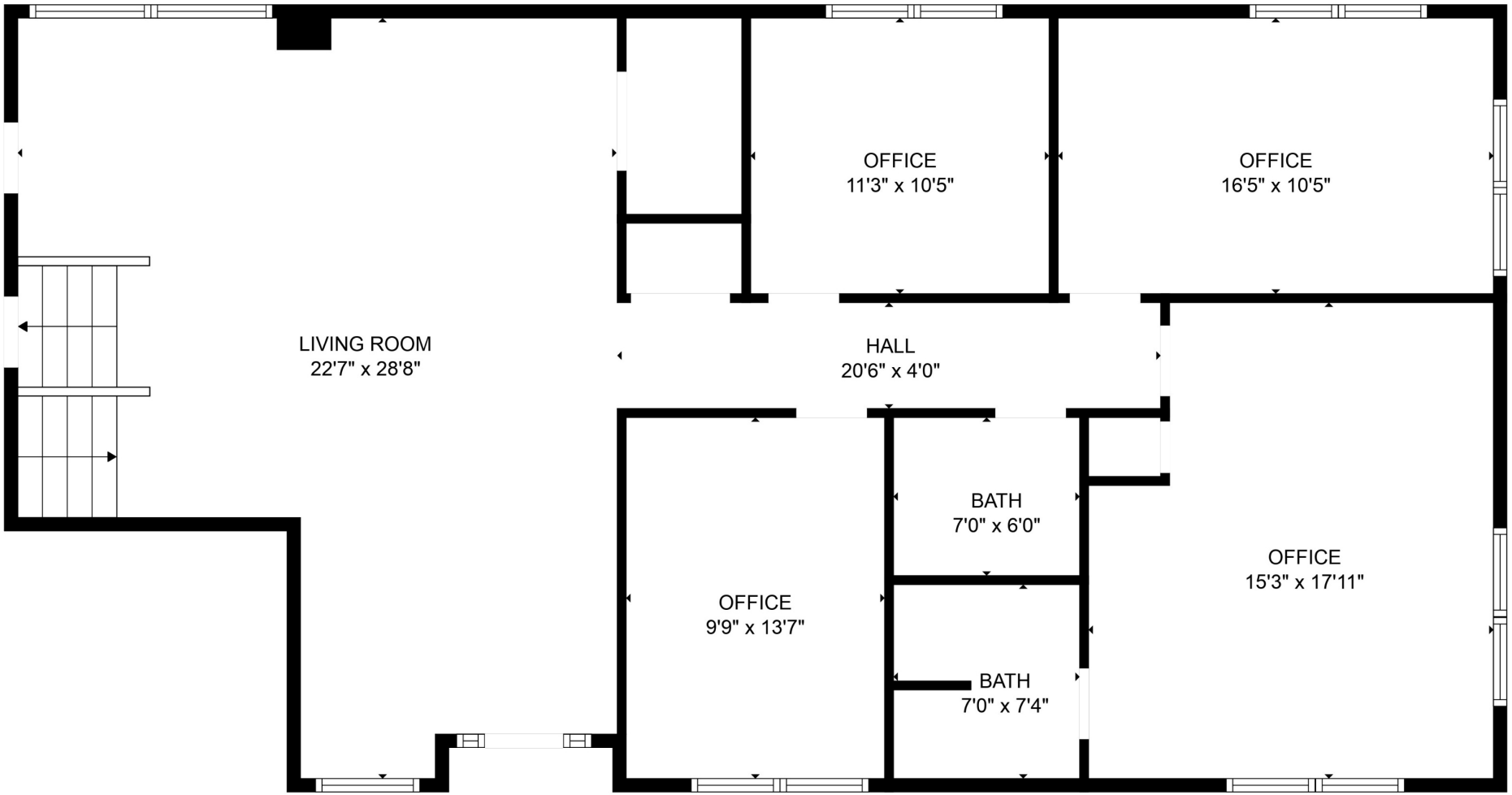
1.33 AC **LOT SIZE**



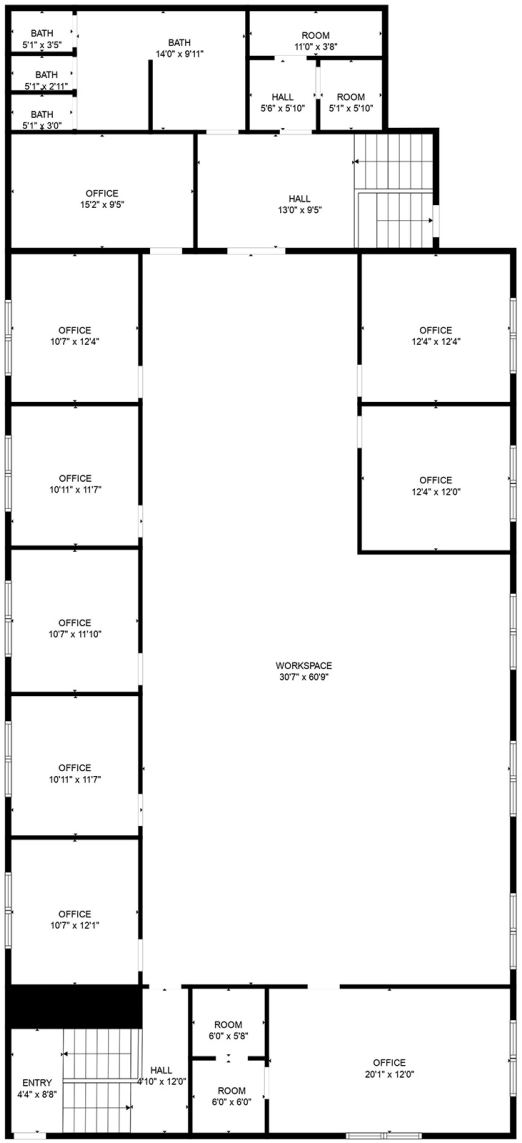
SITE PLAN – LOWER LEVEL



FLOOR PLAN – GROUND LEVEL



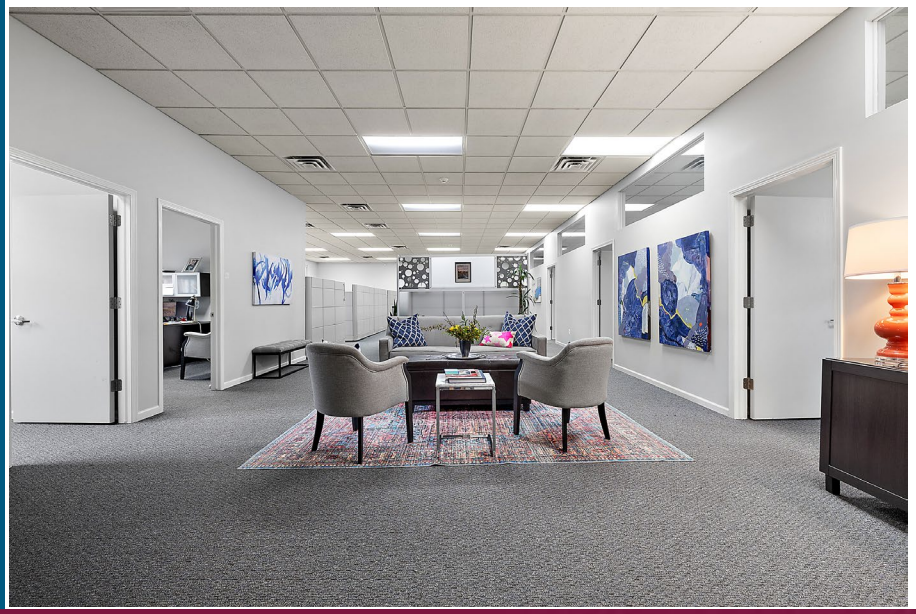
FLOOR PLAN – 1ST FLOOR



SITE PHOTOS

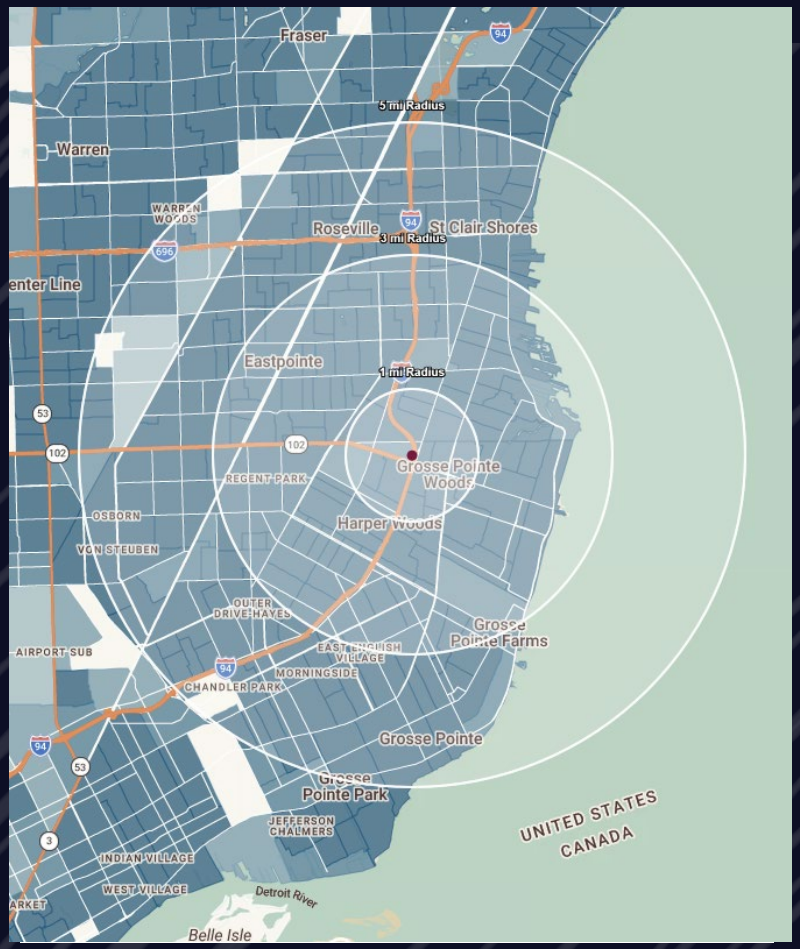








DEMOGRAPHICS



PROFESSIONAL OFFICE/ MEDICAL OPPORTUNITY

20789 Harper Ave, Harper Woods, MI 48225

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Estimated Population	18,094	144,418	294,105
2031 Projected Population	17,886	142,331	290,598
2020 Census Population	18,455	144,821	293,706
2010 Census Population	17,889	146,410	309,138
Projected Annual Growth 2026 to 2031	-0.2%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2026	-	-	-0.3%
HOUSEHOLDS			
2026 Estimated Households	7,940	58,478	118,136
2031 Projected Households	7,862	57,784	117,032
2020 Census Households	7,839	57,484	114,503
2010 Census Households	7,578	57,205	117,613
Projected Annual Growth 2026 to 2031	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2026	0.3%	0.1%	-
RACE			
2026 Est. White	57.9%	51.2%	50.8%
2026 Est. Black	34.9%	42.5%	42.6%
2026 Est. Asian or Pacific Islander	2.3%	1.9%	2.2%
2026 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2026 Est. Other Races	4.9%	4.2%	4.3%
INCOME			
2026 Est. Average Household Income	$100,074	$99,237	$97,029
2026 Est. Median Household Income	$82,534	$75,666	$72,833
2026 Est. Per Capita Income	$44,005	$40,265	$39,051
BUSINESS			
2026 Est. Total Businesses	787	4,702	9,207
2026 Est. Total Employees	5,767	37,658	82,811

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