

WELL MAINTAINED SHOPPING CENTER



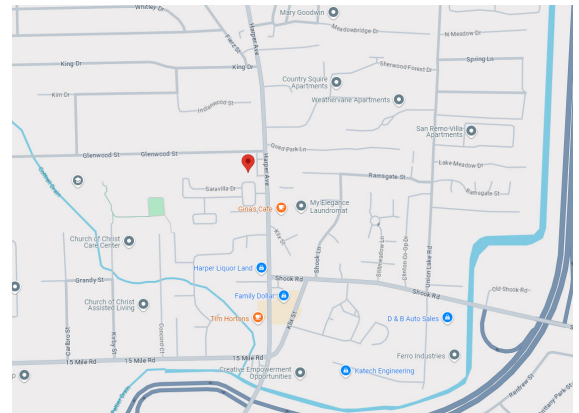
PILOT PROPERTY GROUP

35737-35799 HARPER AVE., CLINTON TOWNSHIP, MI 48035

PROPERTY OVERVIEW:

- Busy neighborhood shopping center co-tenants include: Domino's and Mobil 1 Quick Lube.
- Available unit is a former State Farm - large waiting/reception area, 5 private offices, storage room, and in suite restroom.
- Great access to I-94 and Metro Parkway.
- Great visibility, signage, and parking.
- Professionally Managed.

Property Type: Retail/Office
Cross Streets: West side of Harper at Glenwood St.
Total Square Footage: 11,075
Building Name: Jiffy Plaza
Minimum Square Footage: 1,600
Maximum Square Footage: 1,600
Lot Size: 1.148 Acres
Frontage: 210'
Year Built: 1988
Zoning: B-3
Parking Spaces: Ample
Lease Rate: \$12.00/SF
Lease Type: Gross



AGENT CONTACT INFO

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DEMOGRAPHICS

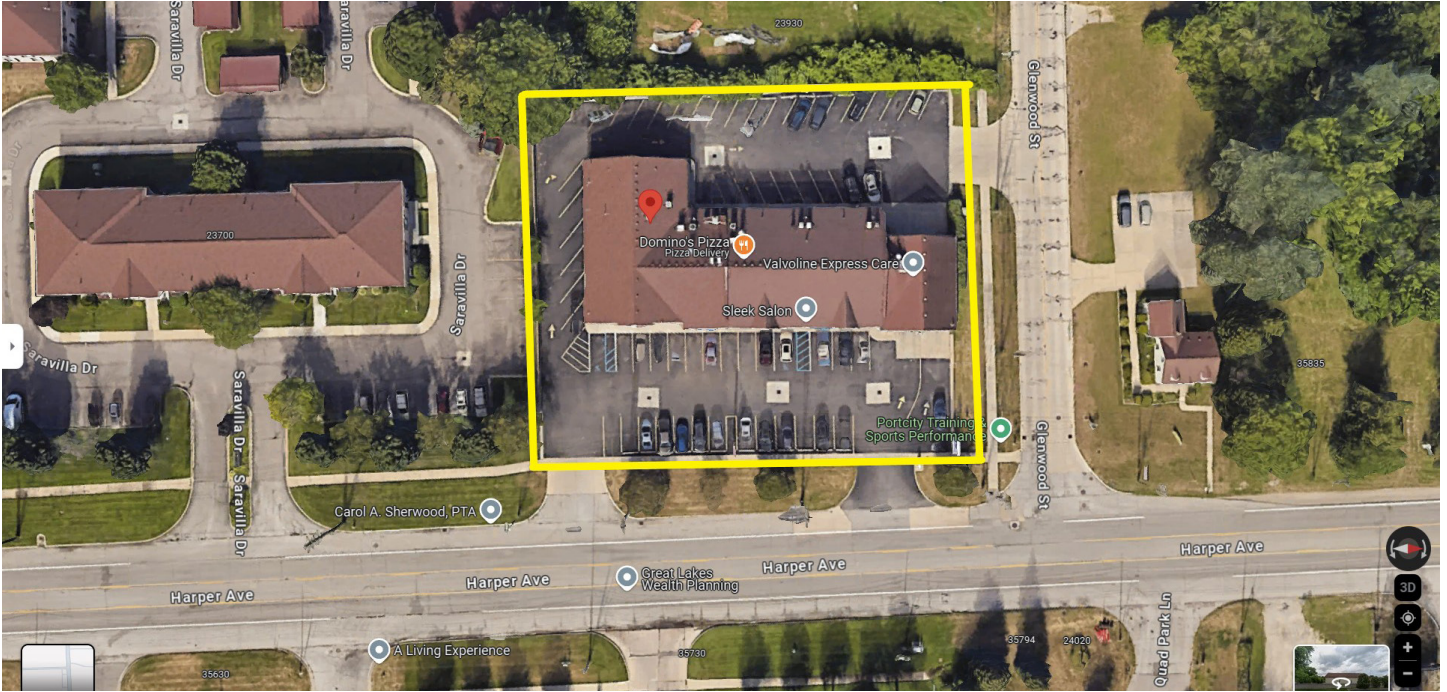
Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	38,966	175,825	654,783	2010 Households	17,066	75,268	264,110
2023 Population	39,536	178,994	674,117	2023 Households	17,519	77,203	272,863
2028 Population Projection	39,534	179,108	676,840	2028 Household Projection	17,557	77,349	274,080
Annual Growth 2010-2023	0.1%	0.1%	0.2%	Annual Growth 2010-2023	0.2%	0.1%	0.2%
Annual Growth 2023-2028	0%	0%	0.1%	Annual Growth 2023-2028	0%	0%	0.1%
Median Age	41.3	42.5	41.6	Owner Occupied Households	10,631	52,738	204,087
Bachelor's Degree or Higher	17%	19%	23%	Renter Occupied Households	6,925	24,610	69,993
U.S. Armed Forces	7	139	387	Avg Household Size	2.2	2.3	2.5
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	27,854	138,083	511,880	Avg Household Income	\$71,149	\$74,591	\$81,084
Black	9,557	31,502	116,728	Median Household Income	\$59,155	\$59,903	\$64,778
American Indian/Alaskan Native	153	694	2,294	< \$25,000	3,381	12,928	43,015
Asian	782	3,462	24,930	\$25,000 - 50,000	4,082	19,037	61,634
Hawaiian & Pacific Islander	23	83	225	\$50,000 - 75,000	3,883	15,669	52,290
Two or More Races	1,167	5,171	18,060	\$75,000 - 100,000	2,410	10,850	38,175
Hispanic Origin	1,125	5,356	18,627	\$100,000 - 125,000	1,570	8,210	29,530
Housing				\$125,000 - 150,000	875	4,578	18,886
	2 mile	5 mile	10 mile	\$150,000 - 200,000	849	3,204	17,571
Median Home Value	\$159,946	\$165,170	\$176,708	\$200,000+	469	2,727	11,763
Median Year Built	1971	1971	1970				

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Fierz St S	17,718	2022	0.21 mi
Harper Ave	Shook Rd N	21,726	2022	0.28 mi
Glenwood St	Tami Ln W	934	2022	0.29 mi
Shook Rd	Stillmeadow Ln E	12,182	2022	0.30 mi
Shook Road	Stillmeadow Ln E	12,953	2022	0.30 mi
Shook Road	-	13,348	2019	0.31 mi
Harper Ave	15 Mile Rd S	24,977	2017	0.33 mi
Klix Street	Harper Ave SW	7,009	2020	0.33 mi
Klix St	Harper Ave SW	6,255	2022	0.33 mi
15 Mile Rd	Harper Ave E	13,638	2017	0.35 mi

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ADDITIONAL PHOTOS



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