



PILOT

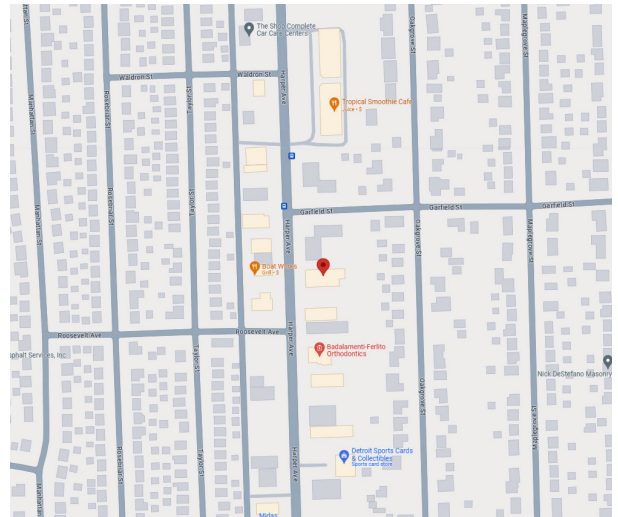
PROPERTY GROUP

29900 HARPER AVE, SAINT CLAIR SHORES, MI 48082

PROPERTY OVERVIEW:

- Well-maintained office/retail building on Harper Ave.
- Monument signage opportunity.
- Easy access to 696 and I-94.
- Vacant Suite C - former Pilates Studio - 2 large rooms, area plumbed for a kitchenette, restroom and small storage area.

Property Type:	Office/Retail
Cross Streets:	East side of Harper, North of 12 Mile Road
Total Square Footage:	6,400
Minimum Square Footage:	1,200
Maximum Square Footage:	1,200
Lot Size:	0.351 Acres
Frontage:	90'
Year Built:	1973
Zoning:	B-1
Parking Spaces:	Approx. 25
Heat Type:	Package heating and cooling
Lease Rate:	\$13.00/SF
Lease Type:	Gross



AGENT CONTACT INFO

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DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	46,870	250,130	794,843
2021 Population	46,409	255,093	798,945
2026 Population Projection	46,374	256,279	800,656
Annual Growth 2010-2021	-0.1%	0.2%	0%
Annual Growth 2021-2026	0%	0.1%	0%
Median Age	43.7	41.8	39.9
Bachelor's Degree or Higher	18%	19%	20%
U.S. Armed Forces	20	164	362

Population By Race			
	2 mile	5 mile	10 mile
White	41,113	197,744	520,514
Black	3,254	43,428	225,882
American Indian/Alaskan Native	172	954	2,714
Asian	658	6,266	29,320
Hawaiian & Pacific Islander	3	63	202
Two or More Races	1,208	6,639	20,314
Hispanic Origin	996	6,065	18,899

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$147,951	\$145,194	\$155,307
Median Year Built	1957	1961	1962

Households			
	2 mile	5 mile	10 mile
2010 Households	20,117	105,624	313,583
2021 Households	19,955	108,028	315,372
2026 Household Projection	19,947	108,589	316,072
Annual Growth 2010-2021	-0.1%	0.2%	0.1%
Annual Growth 2021-2026	0%	0.1%	0%
Owner Occupied Households	16,067	79,133	223,899
Renter Occupied Households	3,879	29,456	92,173
Avg Household Size	2.3	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$570.9M	\$3B	\$8.9B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$73,138	\$70,766	\$73,955
Median Household Income	\$59,382	\$57,530	\$57,125
< \$25,000	3,100	19,126	61,794
\$25,000 - 50,000	5,128	27,179	76,560
\$50,000 - 75,000	4,323	23,624	62,451
\$75,000 - 100,000	3,006	15,396	41,108
\$100,000 - 125,000	1,840	9,777	27,853
\$125,000 - 150,000	1,070	5,302	17,267
\$150,000 - 200,000	927	4,750	15,800
\$200,000+	562	2,874	12,540

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Roosevelt Ave N	24,208	2020	0.11 mi
Harper Ave	Roosevelt Ave N	22,643	2018	0.11 mi
E 12 Mile Rd	Oakgrove St E	11,516	2020	0.21 mi
E 12 Mile Rd	Oakgrove St E	13,768	2018	0.21 mi
E 12 Mile Rd	Harper Ave E	15,979	2020	0.21 mi
E 12 Mile Rd	Harper Ave E	18,742	2018	0.21 mi
Harper Ave	Visnaw St S	19,852	2018	0.24 mi
Harper Ave	Visnaw St S	22,467	2020	0.24 mi
E 12 Mile Rd	Elmgrove St E	9,045	2018	0.27 mi
Harper Ave	Jewell St N	22,630	2018	0.29 mi

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ADDITIONAL PHOTOS



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