

HARD CORNER - 12 MILE AND HARPER

REDUCED PRICE!



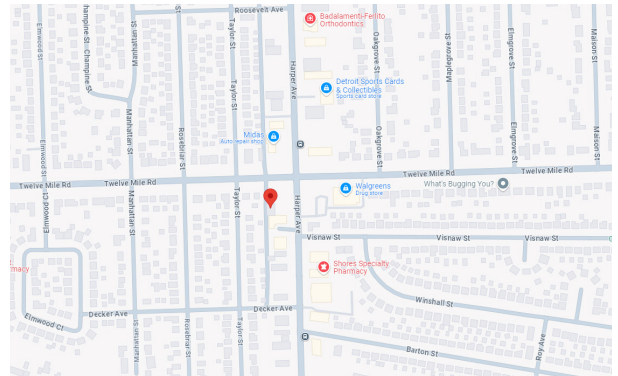
PILOT
PROPERTY GROUP

29519 HARPER AVE, SAINT CLAIR SHORES, MI 48081

PROPERTY OVERVIEW:

- Prominent Corner of 12 Mile and Harper
- Excellent Building and Monument Signage
- Currently built-out medical, could be converted to general office or retail
- Easy Access to I-94/696
- Adjacent to Ascension Medical Campus/Surgery Center
- **Do not approach employees. Owners are expanding to larger facilities.**

Property Type: Office/Medical/Retail
Cross Streets: Southwest corner of 12 Mile and Harper
Total Square Footage: 2,882
Building Name: Harper Medical Building
Lot Size: 0.333 Acres
Year Built: 1997 - Remodeled 2014
Zoning: B-3
Parking Spaces: 21
Property Taxes: \$10,928.34
Sale Price: ~~\$649,000.00~~ \$609,000.00 (\$211.31/SF)



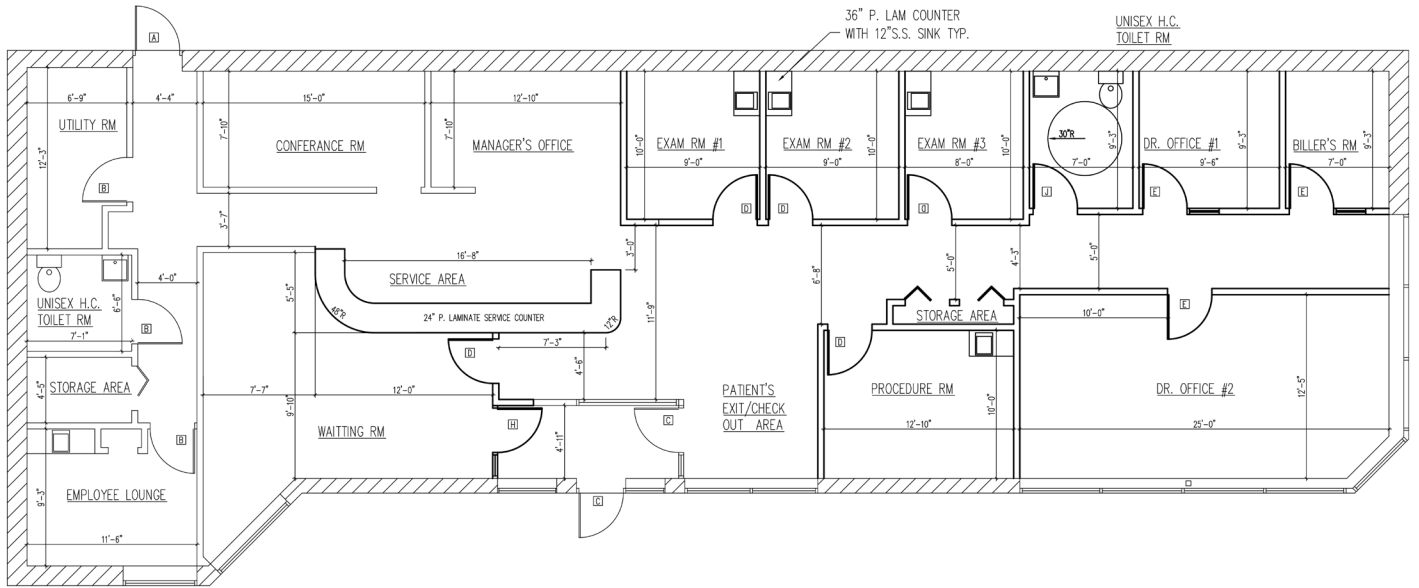
AGENT CONTACT INFO

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FLOOR PLAN



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DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	48,295	254,733	787,058
2023 Population	46,604	248,601	795,732
2028 Population Projection	45,887	245,188	788,620
Annual Growth 2010-2023	-0.3%	-0.2%	0.1%
Annual Growth 2023-2028	-0.3%	-0.3%	-0.2%
Median Age	43.4	41.4	40.1
Bachelor's Degree or Higher	21%	20%	21%
U.S. Armed Forces	17	75	352

Households			
	2 mile	5 mile	10 mile
2010 Households	21,395	109,267	318,001
2023 Households	20,592	106,691	320,527
2028 Household Projection	20,260	105,218	317,487
Annual Growth 2010-2023	-0.1%	0%	0.2%
Annual Growth 2023-2028	-0.3%	-0.3%	-0.2%
Owner Occupied Households	15,841	73,571	211,850
Renter Occupied Households	4,419	31,647	105,638
Avg Household Size	2.2	2.3	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$589M	\$2.9B	\$8.8B

Population By Race			
	2 mile	5 mile	10 mile
White	38,606	172,757	470,889
Black	3,846	51,122	235,034
American Indian/Alaskan Native	30	197	792
Asian	594	5,853	34,466
Hawaiian & Pacific Islander	13	96	172
Two or More Races	3,515	18,576	54,378
Hispanic Origin	1,235	6,820	20,689

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$159,744	\$156,187	\$170,448
Median Year Built	1957	1961	1964

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$79,436	\$77,120	\$77,983
Median Household Income	\$64,952	\$61,726	\$59,057
< \$25,000	2,837	18,402	62,389
\$25,000 - 50,000	5,101	25,258	76,211
\$50,000 - 75,000	4,021	20,970	57,256
\$75,000 - 100,000	3,054	15,325	42,867
\$100,000 - 125,000	2,439	10,033	28,309
\$125,000 - 150,000	1,301	6,828	18,780
\$150,000 - 200,000	1,013	5,530	18,687
\$200,000+	827	4,346	16,028

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Visnaw St S	20,697	2022	0.03 mi
E 12 Mile Rd	Harper Ave E	14,439	2022	0.03 mi
E 12 Mile Rd	Oakgrove St E	10,630	2022	0.10 mi
Harper Ave	Roosevelt Ave N	19,177	2022	0.13 mi
Harper Ave	Barton St N	18,756	2022	0.16 mi
E 12 Mile Rd	Elmgrove St E	7,803	2022	0.23 mi
12 MILE RD	Rymal St W	17,042	2020	0.27 mi
E 12 Mile Rd	Rymal St W	17,868	2022	0.27 mi
E 12 Mile Rd	Elmwood Ct E	17,125	2016	0.27 mi
Harper Ave	Bayside St S	22,751	2022	0.36 mi

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ADDITIONAL PHOTOS



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