

**RETAIL PROPERTY // FOR LEASE**

# EXCEPTIONAL RETAIL, OFFICE AND FLEX SPACE AVAILABLE - GREAT HARPER AVE FRONTAGE!

24000 - 24090 HARPER AVE  
ST CLAIR SHORES, MI 48080



- Retail, office, and flex space available
- High-visibility on Harper Ave with signage and frontage for maximum exposure
- Ample parking for convenience - 159 spaces
- Versatile layout to suit various businesses
- Spacious interior for flexible usage
- Prime commercial location for business success
- Easy access to I-94 and I-696 Expressways



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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$10.00 - 12.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	31,111 SF
<b>Available SF:</b>	1,155 - 11,000 SF
<b>Lot Size:</b>	2.07 Acres
<b>Number of Units:</b>	8
<b>Year Built:</b>	1955
<b>Zoning:</b>	B-3
<b>Market:</b>	Detroit
<b>Submarket:</b>	Macomb East
<b>Traffic Count:</b>	17,000

## PROPERTY OVERVIEW

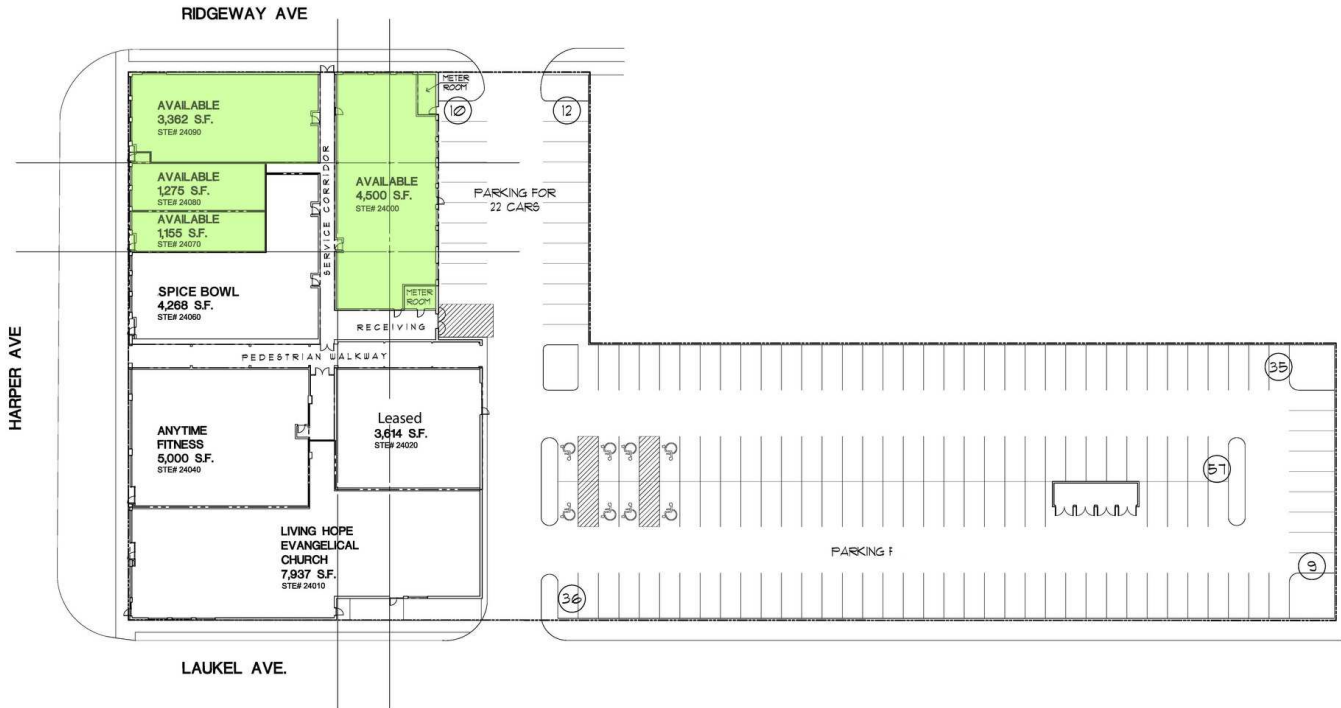
This desirable retail, office, and flex property offers a spacious and versatile layout suitable for a wide range of businesses. With high visibility, ample parking, and excellent signage opportunities, it's an ideal location to maximize your business' exposure. The modern design and well-maintained premises provide a professional setting for your operations. There are currently four (4) retail units available from 1,155 SF to up to 11,000 SF to accommodate a variety of needs. There is also a 3,614 SF wide-open flex space with 22' ceilings. Additionally, the property's convenient location on Harper Ave ensures ease of transportation for retail clientele and employees. Don't miss this opportunity to elevate your business in this sought-after location.

## LOCATION OVERVIEW

This area is home to a variety of popular attractions and conveniences, including the Nautical Mile and Lake St. Clair, creating a charming and inviting atmosphere for retail businesses. Nearby points of interest include Kroger, well-established dining destinations, entertainment venues, and downtown St. Clair Shores, attracting a steady flow of locals and visitors alike. The area surrounding the location offers a dynamic and diverse consumer base, presenting an excellent opportunity for tenants to thrive and grow.

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# LEASE SPACES



## LEASE INFORMATION

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,155 - 11,000 SF	<b>Lease Rate:</b>	\$10.00 - \$12.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
24000 Harper Ave	Available	4,500 - 11,000 SF	NNN	\$12.00 SF/yr
24070 Harper Ave	Available	1,155 - 11,000 SF	NNN	\$10.00 SF/yr
24080 Harper Ave	Available	1,275 - 11,000 SF	NNN	\$10.00 SF/yr
24090 Harper Ave	Available	3,362 - 11,000 SF	NNN	\$10.00 SF/yr



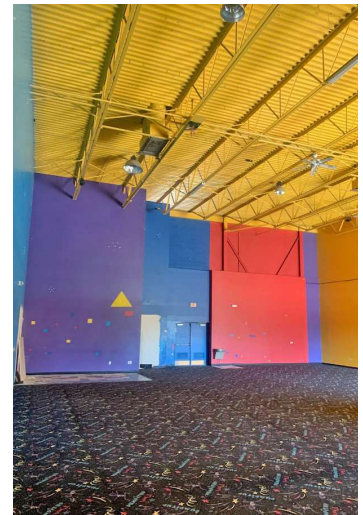
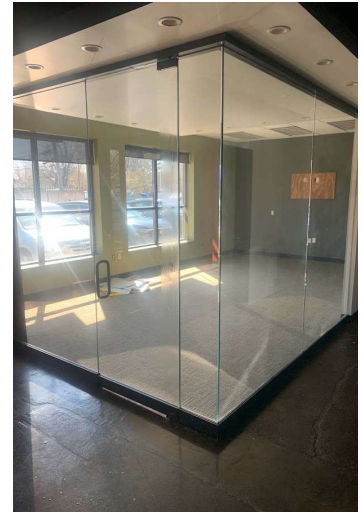
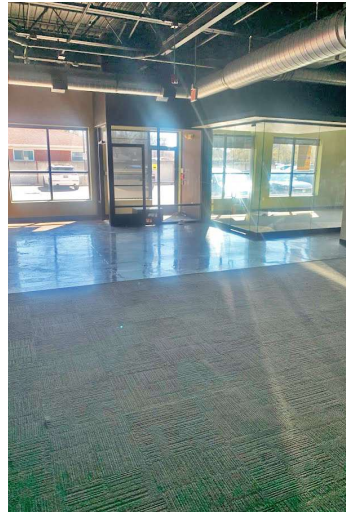
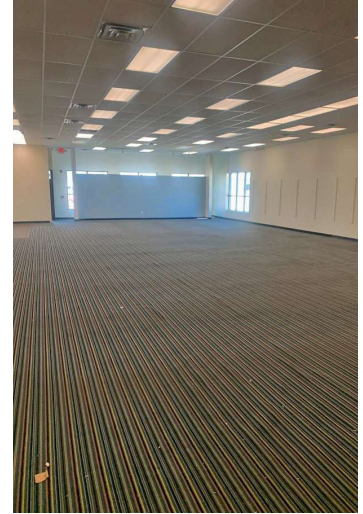
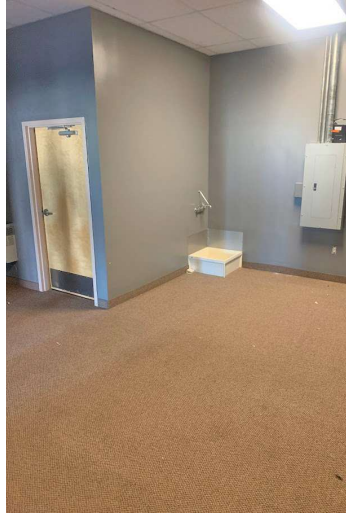
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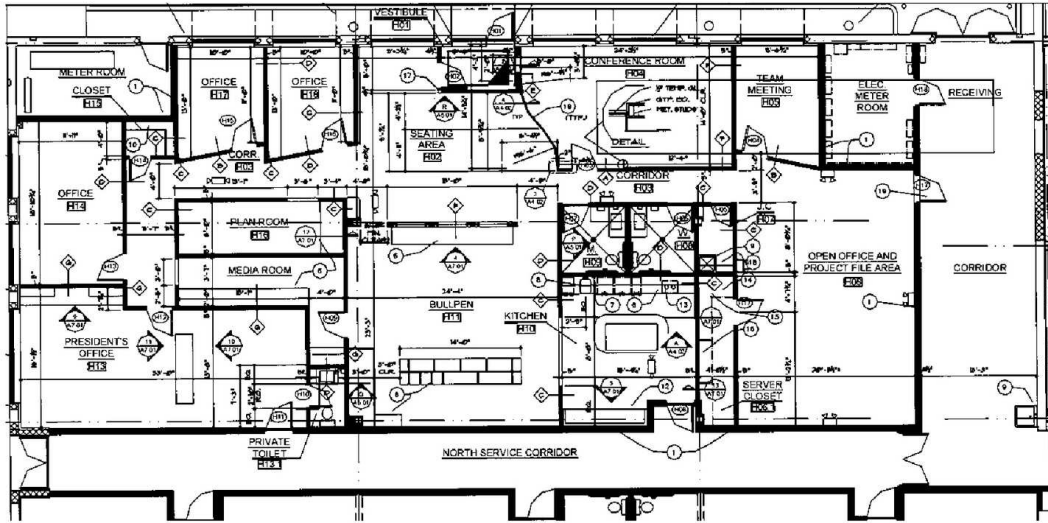
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# INTERIOR PHOTOS

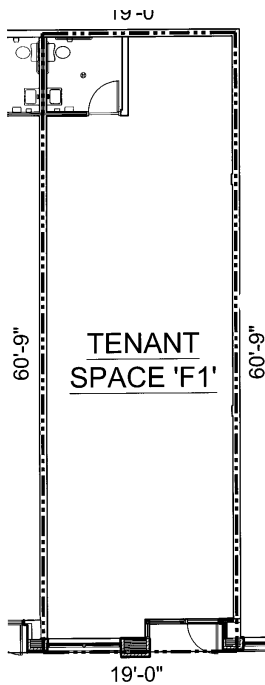


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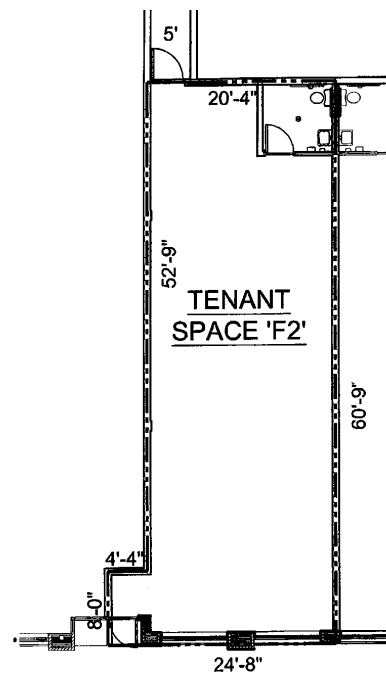
# FLOOR PLANS



24000 Harper Ave | 4,500 SF



24070 Harper Ave | 1,155 SF



24080 Harper Ave | 1,275 SF



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# RETAILER MAP



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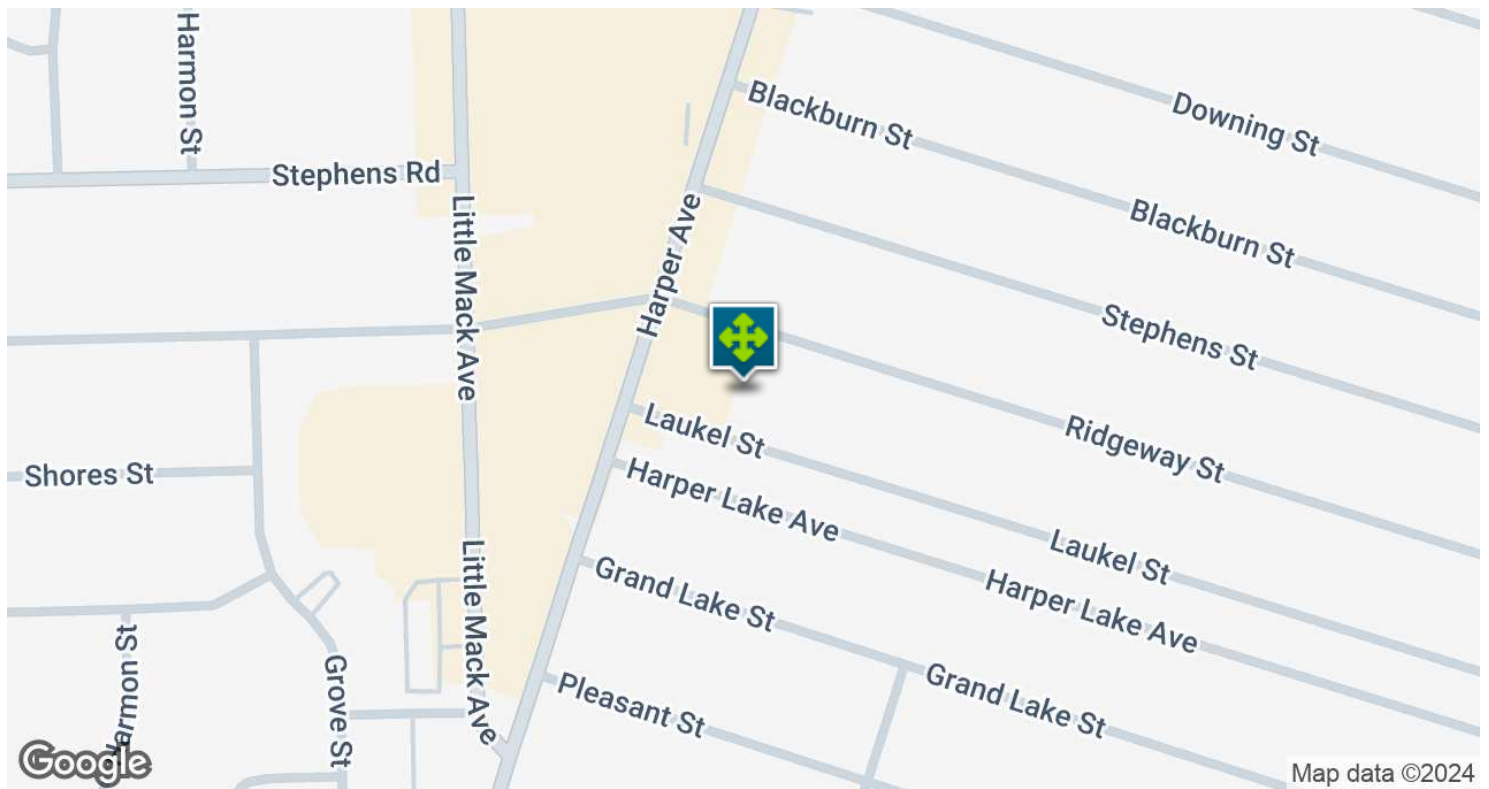
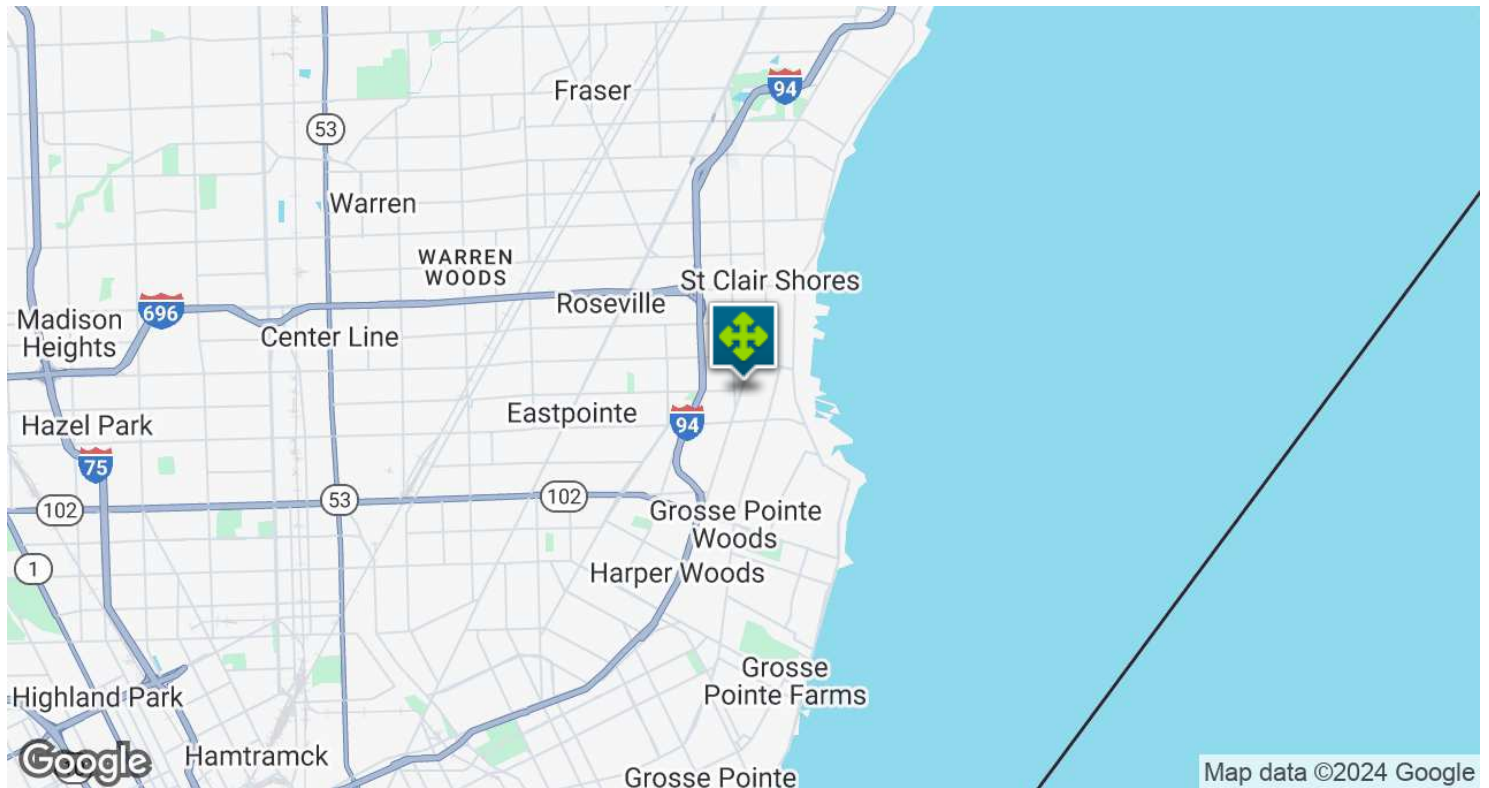
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# LOCATION MAP

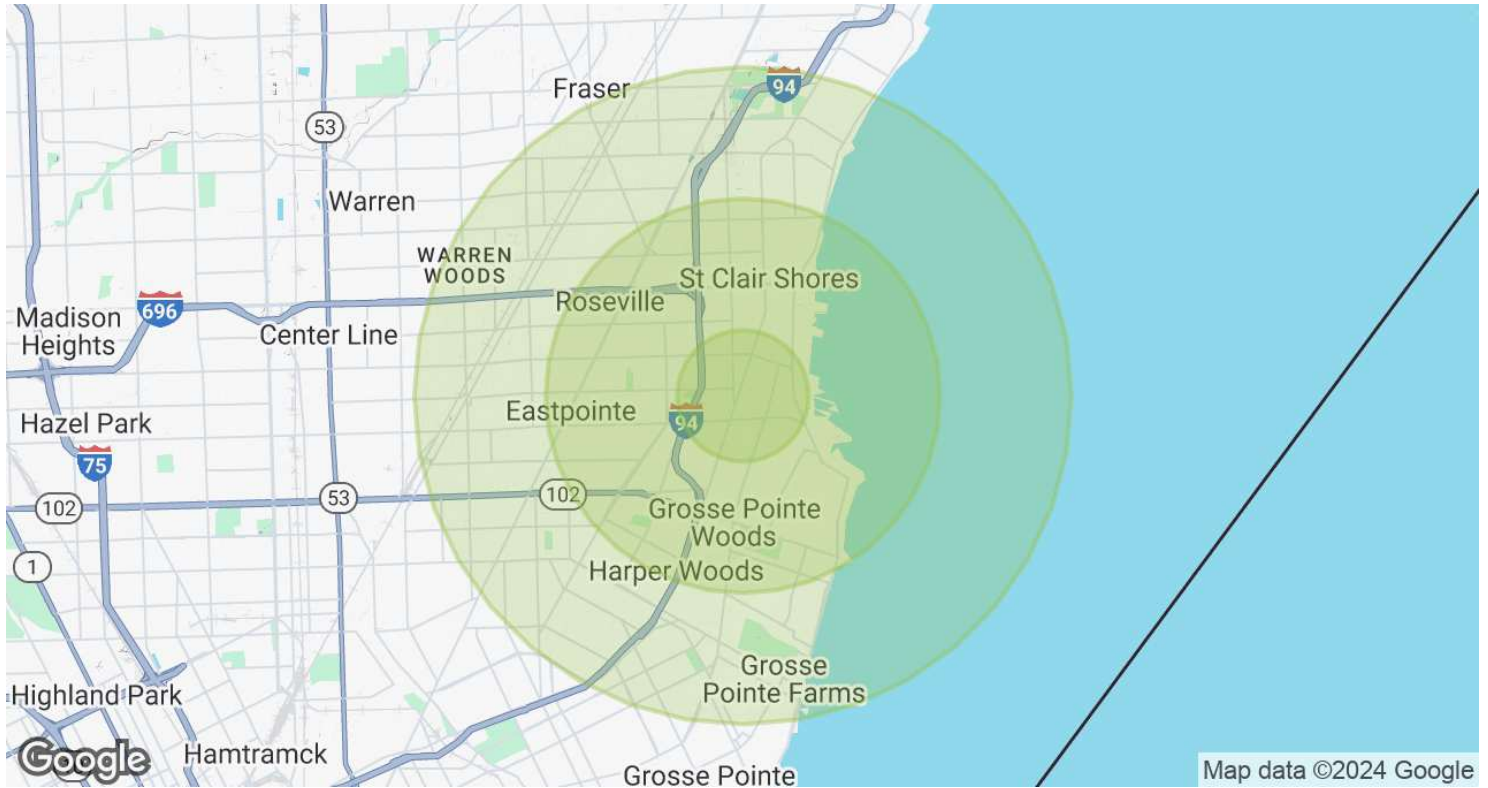


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	14,002	115,308	262,834
<b>Average Age</b>	44.8	41.9	39.1
<b>Average Age (Male)</b>	43.9	40.1	37.5
<b>Average Age (Female)</b>	46.2	44.4	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,737	51,751	119,482
<b># of Persons per HH</b>	2.1	2.2	2.2
<b>Average HH Income</b>	\$70,526	\$70,937	\$65,034
<b>Average House Value</b>	\$140,781	\$137,390	\$124,604

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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