

EXTREMELY CLEAN SPACE



PILOT

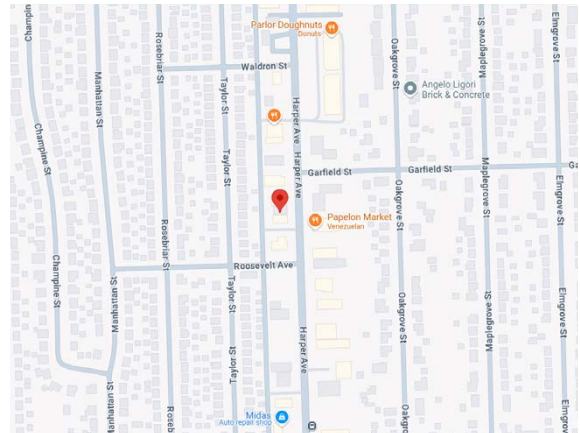
PROPERTY GROUP

**FORMER FOOD PRODUCTION
29921-29923 HARPER AVE, SAINT CLAIR SHORES, MI 48082**

PROPERTY OVERVIEW:

- 1,200-2,400 SF of clean retail/office space. Current use is food production.
- South unit has a double door in rear for deliveries.
- Easy Access to I-94/696.
- Professional Landlord.
- Additional Parking in lot to the North can be included for qualifying terms.
- Do Not Disturb the existing Tenant.

Property Type: Retail/Office
Cross Streets: Harper Ave, just North of 12 Mile Road
Total Square Footage: 2,400
Minimum Square Footage: 1,200
Maximum Square Footage: 2,400
Parcel Size: 0.092 Acres
Year Built: 1956/Remodeled in 2019
Zoning: B-1
Parking Spaces: 4 dedicated parking (8 stacked)
Lease Rate: \$14.00/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 |
| 2020 Population | 47,419 | 253,870 | 791,866 | 2020 Households | 21,030 | 109,146 | 319,572 |
| 2024 Population | 45,687 | 248,121 | 798,861 | 2024 Households | 20,213 | 106,721 | 321,437 |
| 2029 Population Projection | 44,970 | 244,831 | 791,472 | 2029 Household Projection | 19,881 | 105,294 | 318,290 |
| Annual Growth 2020-2024 | -0.9% | -0.6% | 0.2% | Annual Growth 2020-2024 | -0.4% | 0.1% | 0.6% |
| Annual Growth 2024-2029 | -0.3% | -0.3% | -0.2% | Annual Growth 2024-2029 | -0.3% | -0.3% | -0.2% |
| Median Age | 43.4 | 41.6 | 40.2 | Owner Occupied Households | 15,476 | 73,957 | 213,694 |
| Bachelor's Degree or Higher | 21% | 20% | 21% | Renter Occupied Households | 4,405 | 31,337 | 104,596 |
| U.S. Armed Forces | 12 | 77 | 358 | Avg Household Size | 2.2 | 2.3 | 2.4 |
| Population By Race | | | | Income | | | |
| | 2 mile | 5 mile | 10 mile | | 2 mile | 5 mile | 10 mile |
| White | 37,771 | 174,720 | 478,399 | Avg Household Income | \$78,795 | \$76,998 | \$78,606 |
| Black | 3,845 | 48,634 | 229,908 | Median Household Income | \$64,447 | \$61,757 | \$59,628 |
| American Indian/Alaskan Native | 29 | 198 | 784 | < \$25,000 | 2,794 | 18,329 | 61,599 |
| Asian | 587 | 5,922 | 34,943 | \$25,000 - 50,000 | 5,107 | 25,318 | 76,042 |
| Hawaiian & Pacific Islander | 13 | 95 | 173 | \$50,000 - 75,000 | 3,937 | 21,036 | 57,419 |
| Two or More Races | 3,443 | 18,554 | 54,654 | \$75,000 - 100,000 | 2,937 | 15,302 | 43,220 |
| Hispanic Origin | 1,205 | 6,815 | 20,880 | \$100,000 - 125,000 | 2,396 | 10,074 | 28,576 |
| Housing | | | | \$125,000 - 150,000 | 1,290 | 6,817 | 19,178 |
| | 2 mile | 5 mile | 10 mile | \$150,000 - 200,000 | 961 | 5,588 | 19,095 |
| Median Home Value | \$159,417 | \$157,536 | \$172,431 | \$200,000+ | 790 | 4,257 | 16,308 |
| Median Year Built | 1957 | 1962 | 1964 | | | | |

TRAFFIC COUNTS

| Collection Street | Cross Street | Traffic Volume | Count Year | Distance from Property |
|-------------------|------------------|----------------|------------|------------------------|
| Harper Ave | Maxine St N | 19,122 | 2022 | 0.02 mi |
| Harper Ave | Gaukler St S | 19,725 | 2022 | 0.09 mi |
| California St | Harper Ave W | 1,584 | 2022 | 0.10 mi |
| California St | Harper Ave E | 1,173 | 2022 | 0.11 mi |
| Harper Ave | Shady Lane Ave S | 19,684 | 2020 | 0.34 mi |
| Harper Ave | Shady LnAve S | 17,831 | 2022 | 0.34 mi |
| Shady Lane Ave | Harper Ave W | 1,146 | 2022 | 0.37 mi |
| E 9 Mile Rd | Elaine St E | 31,123 | 2018 | 0.37 mi |
| Shady Lane Ave | Harper Ave E | 1,614 | 2022 | 0.38 mi |
| Harper Ave | Colony St S | 23,041 | 2022 | 0.38 mi |

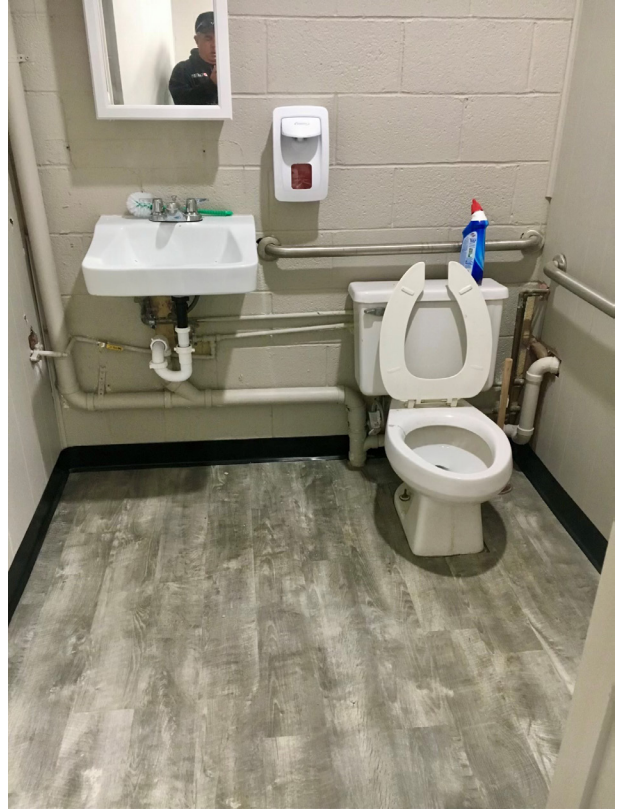
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ADDITIONAL PHOTOS



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