

OFFICE/RETAIL PROPERTY // FOR LEASE

3,600 RETAIL/OFFICE BUILDING ON HARPER AVE IN ST CLAIR SHORES

29635 HARPER AVE

ST. CLAIR SHORES, MI 48081



- 3,600 SF retail/office available
- Immediate occupancy
- Harper Ave frontage & exposure
- Building & pylon signage
- Ample parking
- Aggressive rental rate!



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

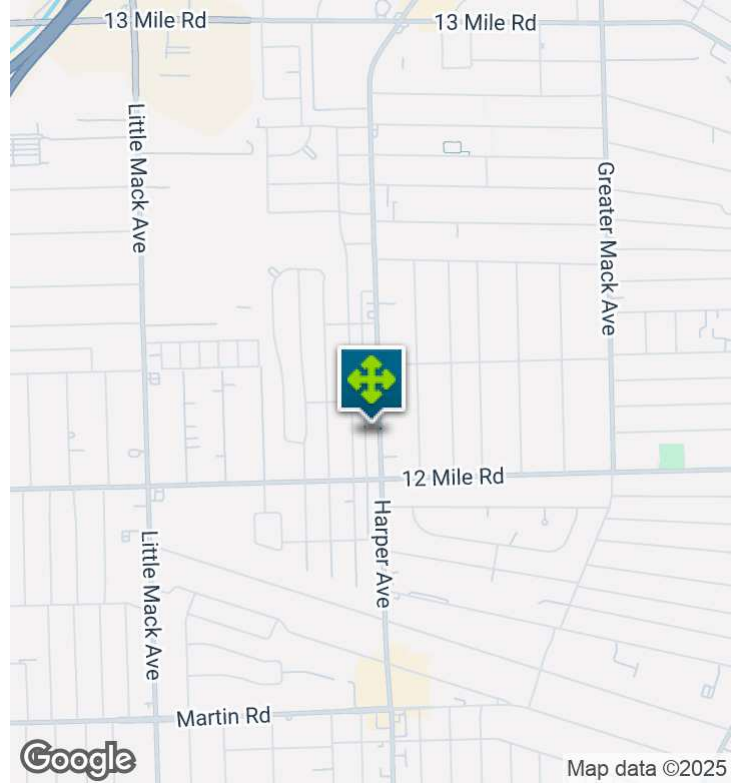
248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate

**\$13.50 SF/YR
(MG)**

OFFERING SUMMARY

Building Size:	7,200 SF
Available SF:	3,600 SF
Lot Size:	0.23 Acres
Number of Units:	2
Year Built:	1978
Zoning:	Commercial
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	19,177

PROPERTY OVERVIEW

This office/retail building is ready for its next tenant! 29635 Harper Ave has been stripped down to the studs and is available for its next opportunity. The suite next door at 29629 Harper Ave is occupied by a dance studio. This opportunity provides great exposure and building signage in a high-visibility area of St. Clair Shores. There is also a parking lot that can accommodate 23 vehicles.

LOCATION OVERVIEW

Located on the west side of Harper Ave, just north of 12 Mile Rd. Great central location to the St. Clair Shores Community with quick access to I-94 and I-696 expressways.

PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



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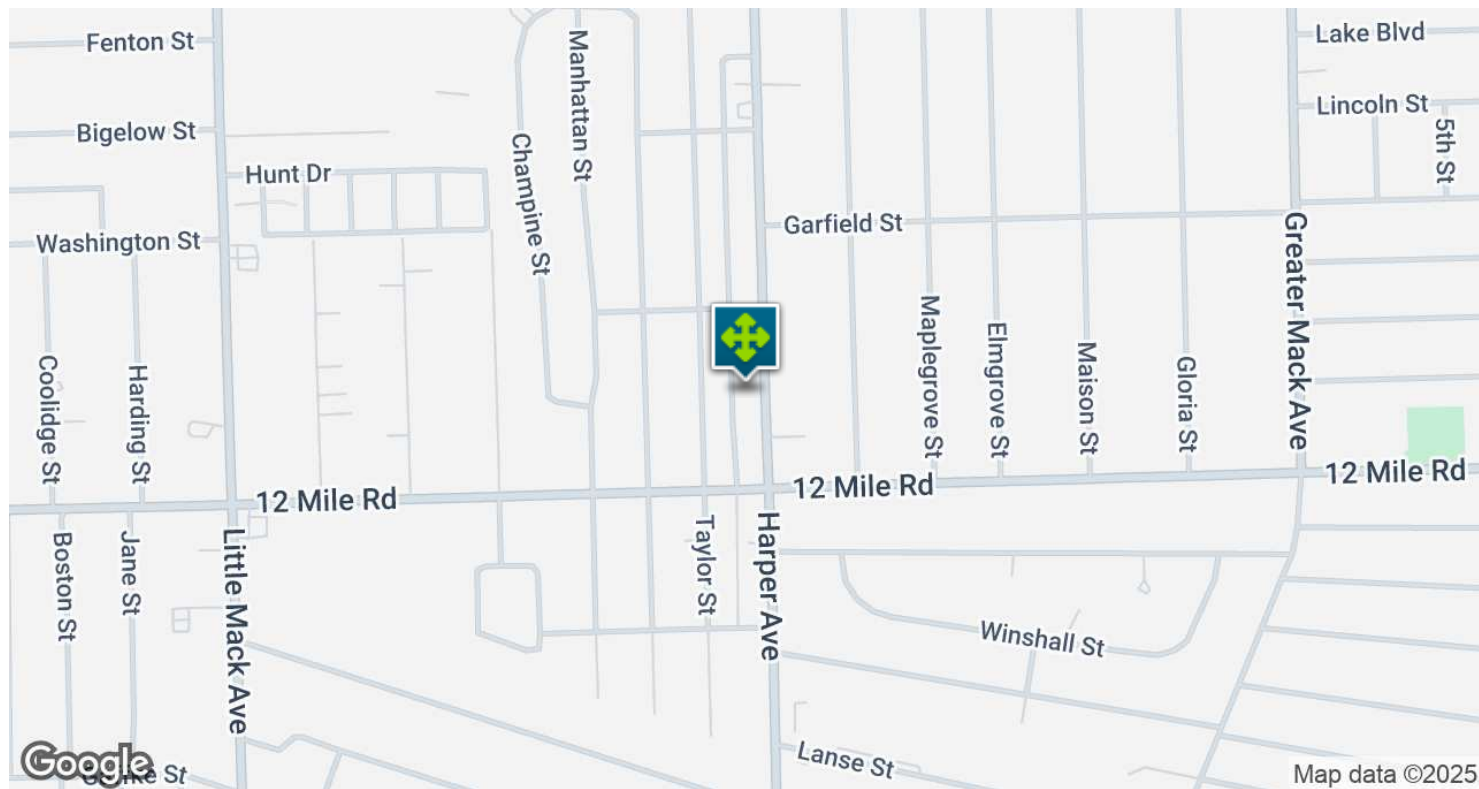
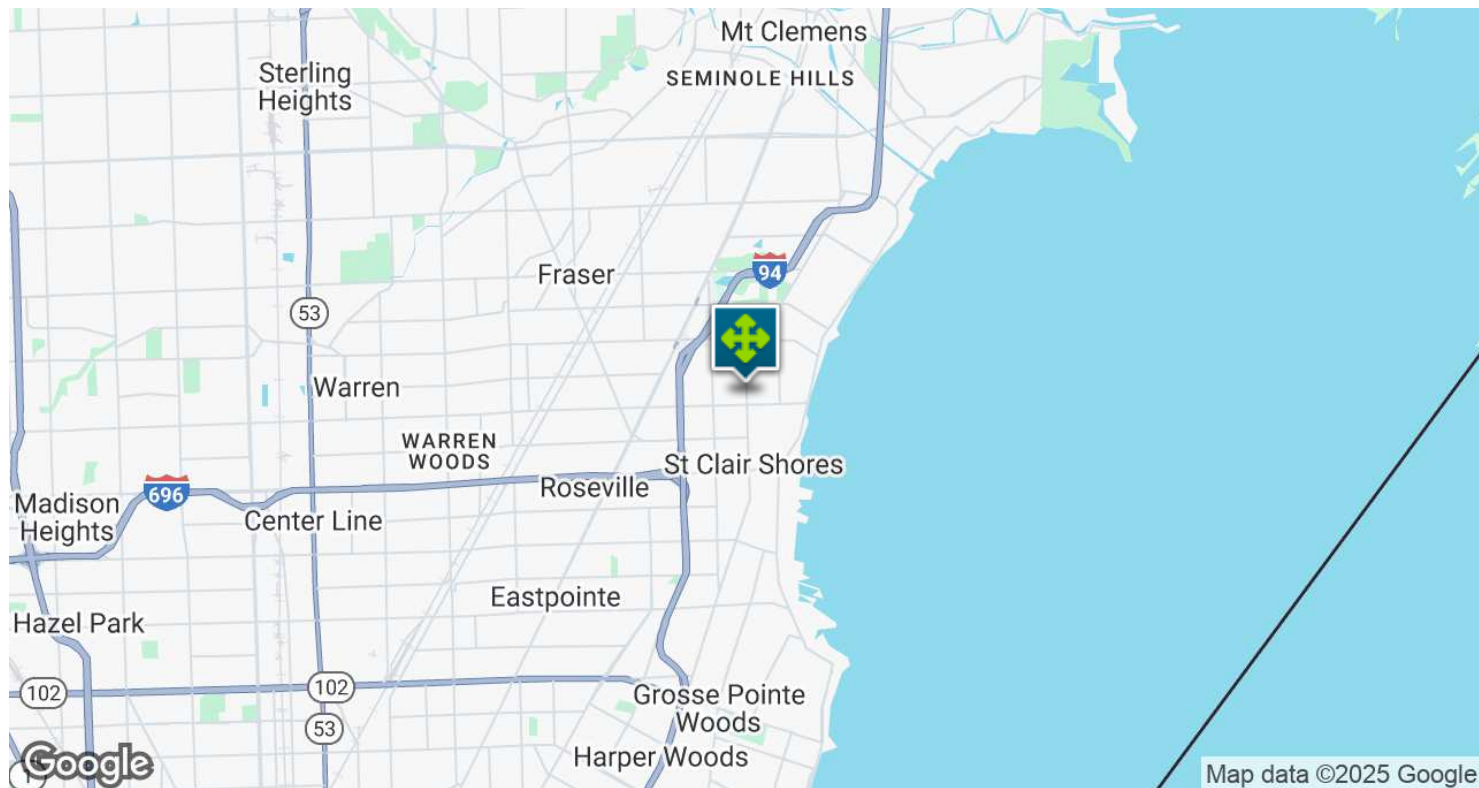
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RETAILER MAP



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LOCATION MAP



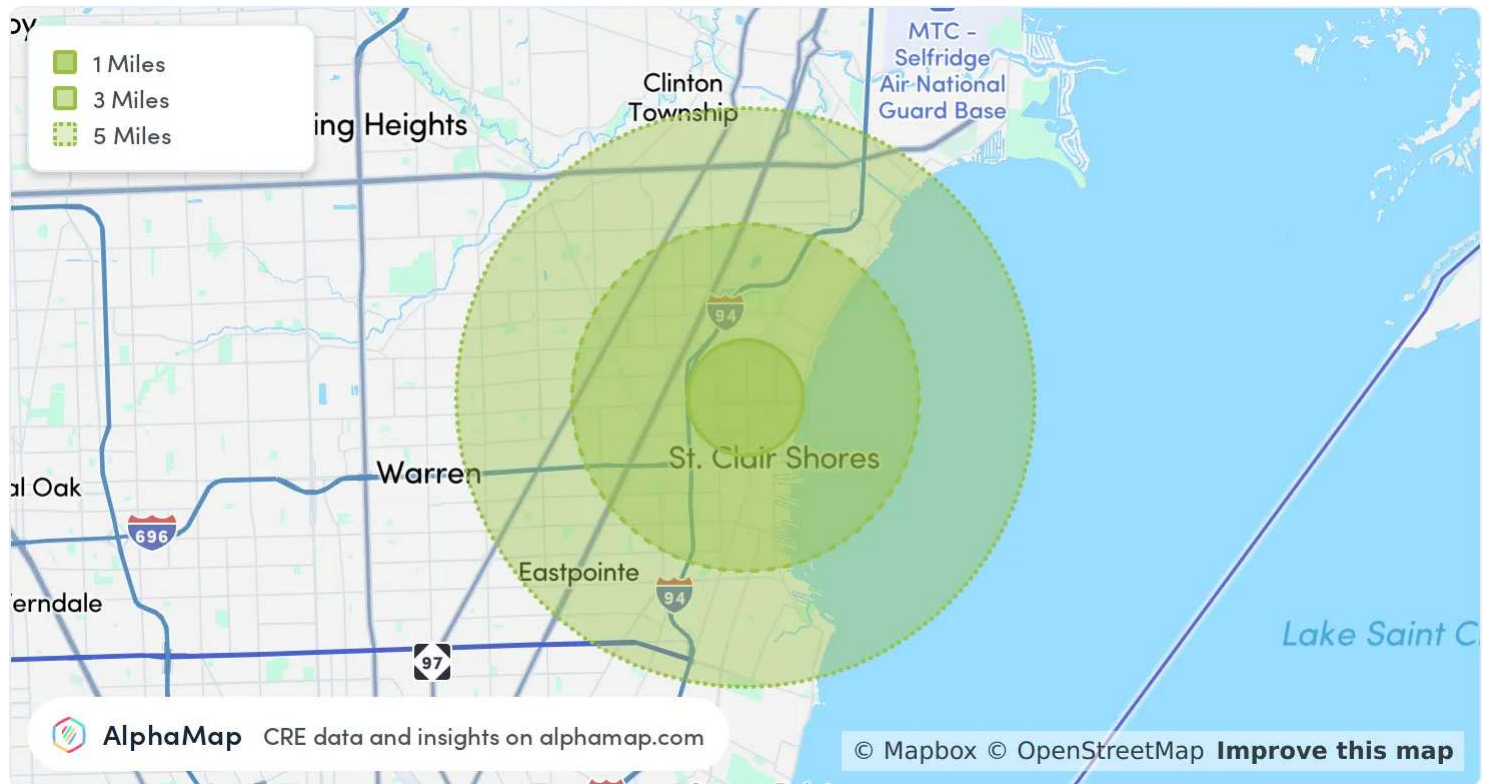
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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,421	96,142	238,091
Average Age	45	42	42
Average Age (Male)	44	41	41
Average Age (Female)	46	44	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,573	42,168	103,531
Persons per HH	2.2	2.3	2.3
Average HH Income	\$87,096	\$80,382	\$81,334
Average House Value	\$219,682	\$193,091	\$192,074
Per Capita Income	\$39,589	\$34,948	\$35,362

Map and demographics data derived from AlphaMap

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FOR MORE INFORMATION, PLEASE CONTACT:



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