

# For Sale .97 Acres

35426 Harper Ave, Clinton Township, Michigan 48035

**NAI Farbman** | **Farbman Group®**  
**MIDWEST EXPERTISE, GLOBAL REACH.**

presented by:

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## Property Summary

### Property Description

Presenting a prime investment opportunity in Clinton Township, MI, strategically located at the intersection of Harper Ave. & Shook Rd., boasts a generous 0.97-acre lot zoned B-3 and offers a versatile range of uses including Retail, Office, Medical, and more. With multiple curb cuts on Harper Ave & Shook Rd., the property is perfectly positioned for high visibility. Boasting a proposed retail/restaurant site plan, this 4,500 SF space (1,200 divisible) features 36 surface parking spaces, making it an enticing option for retail stores, restaurants, and businesses seeking a prominent presence in this dynamic district.

### Offering Summary

Sale Price:	\$900,000
Lot Size:	13,098 SF

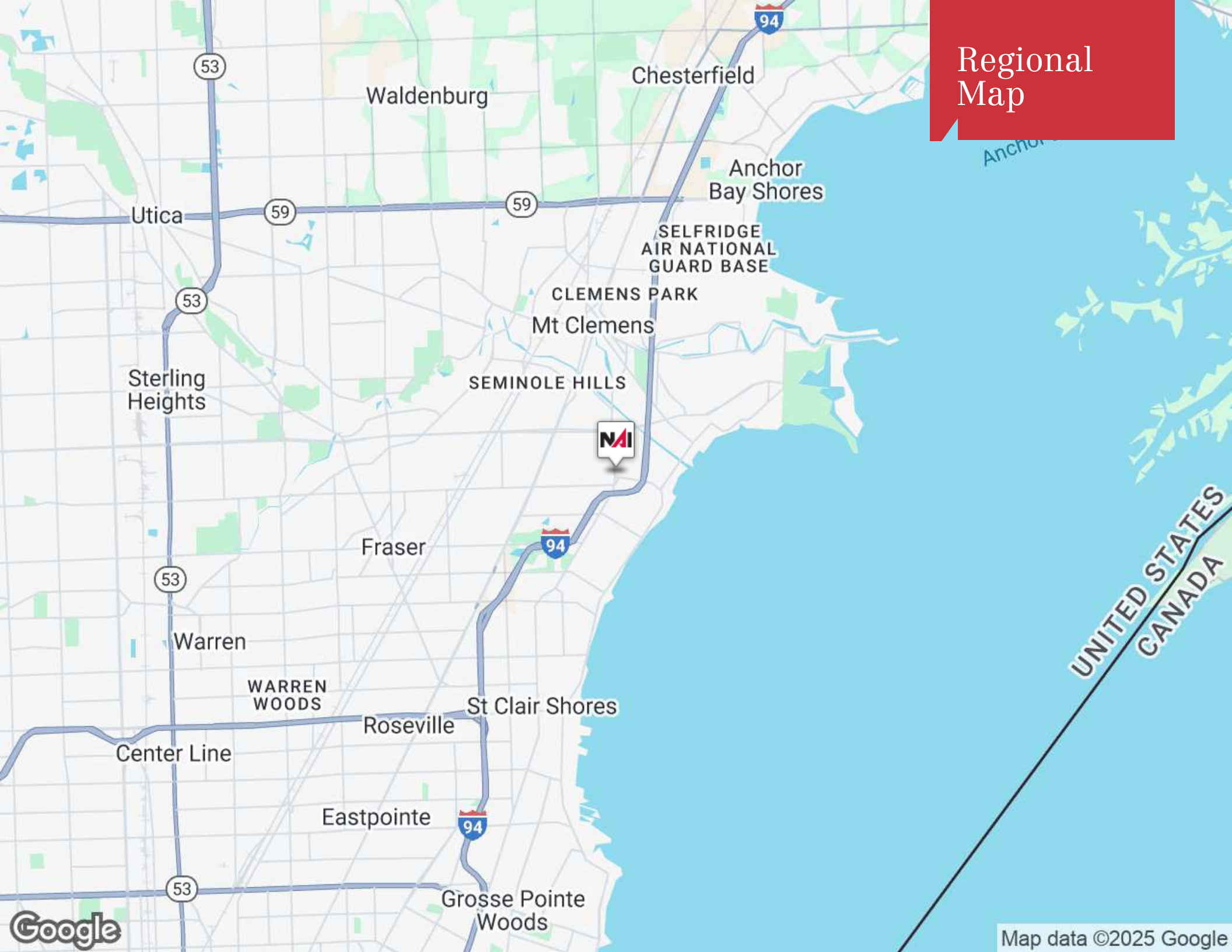
### Property Highlights

- NEC @ Intersection of Harper Ave. & Shook Rd.
- 0.97 Acres
- B-3 (General Business District)
- Wide Array of Uses: Retail/Office/Medical/Bank/Child Care
- Multiple Curb Cuts on Harper Ave & Shook Rd.
- Proposed Retail/Restaurant (site plan)
- 4,500 SF (1,200 Divisible)
- 36 Surface Parking
- Permitted Uses: Retail Store, Restaurant
- Special Land Use: Restaurant w/Drive Thru





# Regional Map



UNITED STATES  
CANADA



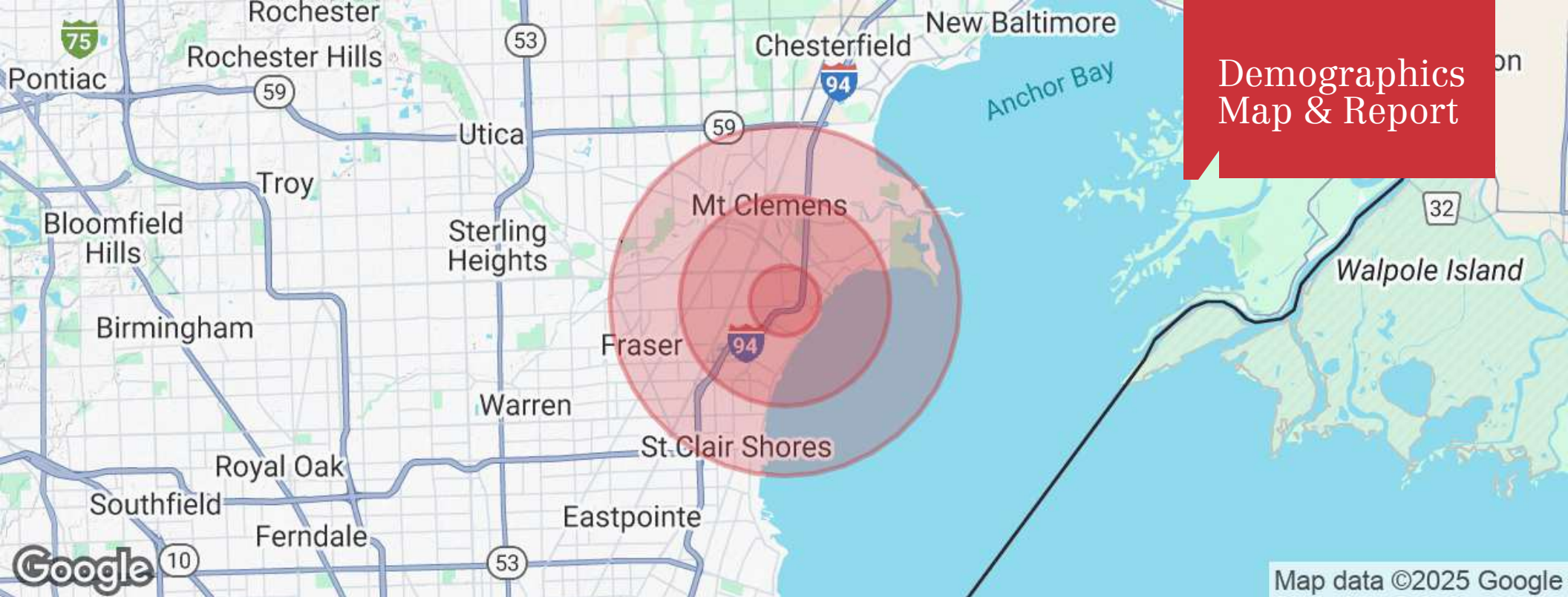
# Retailer Map



Subject Property

Macomb Mall





## Population

	1 Mile	3 Miles	5 Miles
Total Population	14,070	73,176	166,804
Average Age	42	43	43
Average Age (Male)	40	41	42
Average Age (Female)	43	44	44

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,880	33,308	73,668
# of Persons per HH	2	2.2	2.3
Average HH Income	\$75,264	\$81,002	\$85,892
Average House Value	\$216,325	\$217,310	\$225,852

*Demographics data derived from AlphaMap*

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