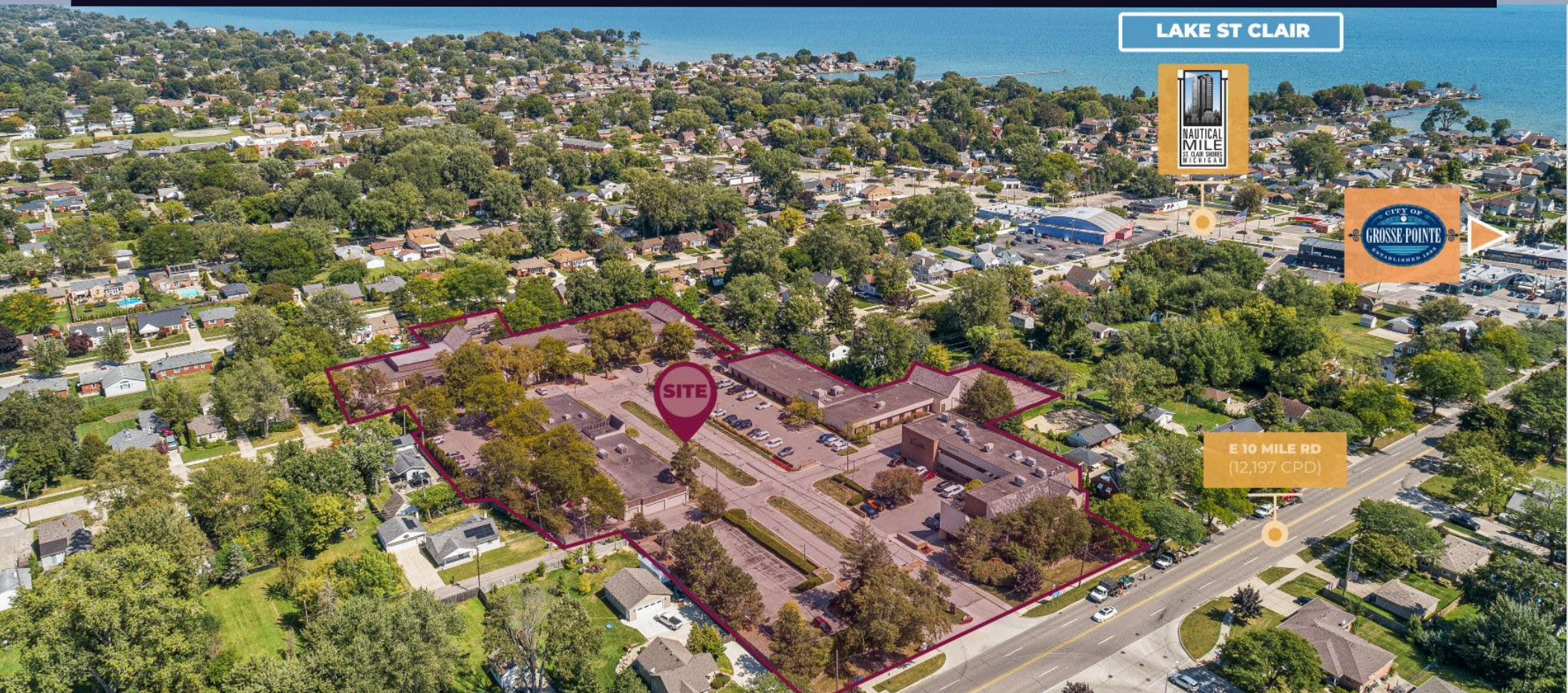


FOR LEASE

# MAPLE PARK OFFICE PLAZA

100-400 MAPLE PARK BLVD, ST CLAIR SHORES, MI 48081



**4 SUITES AVAILABLE**

RANGING FROM 450 SF – 7,443 SF

**MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI



## PROPERTY DETAILS

<b>LOCATION:</b>	100-400 Maple Park Blvd, St Clair Shores, MI 48081	
<b>PROPERTY TYPE:</b>	Freestanding	
<b>DATE AVAILABLE:</b>	Immediately	
<b>RENT:</b>	\$20.00/SF MG	
<b>BUILDING SIZE:</b>	4 Separate Buildings *Totaling 62,619 SF	
<b>LOT SIZE:</b>	5.61 AC	
<b>AVAILABLE SPACE:</b>	Suite 402	7,443 SF
	Suite 302	1,001 SF
	Suite 204	450 SF
	Suite 142	1,176 SF
<b>ZONING:</b>	O-1 (Office Service District)	
<b>TRAFFIC COUNT:</b>	E 10 Mile Rd (12,197 CPD) Jefferson Ave (16,384 CPD)	

EXCLUSIVELY LISTED BY:



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**RENT: \$20.00/SF MG**

## HIGHLIGHTS

- One of Macomb County's and St. Clair Shores most prestigious office developments.
- Maple Park Office Plaza comprises four buildings at 100, 200, 300, and 400 Maple Park Blvd, offering a range of office spaces totaling approximately 450 to 7,450 sq ft.
- Ideal for Legal, Financial, Medical, and Professional Office Users.
- Turnkey, move-in ready spaces with modern layouts and private offices
- Over 170 parking spaces across the complex with Wheelchair accessible entrances and facilities, all while being located in a quiet, professional office park setting.
- Centrally located in the heart of St. Clair Shores within minutes of I-94, retail centers, and the Nautical Mile.
- Easy access to Grosse Pointe, Eastpointe, and Roseville business corridors.
- Professionally managed and maintained property with 24/7 access.



## 100 BUILDING



**1,176 SF**  
AVAILABLE

**100 MAPLE PARK OFFICE PLAZA | ST. CLAIR SHORES, MI**



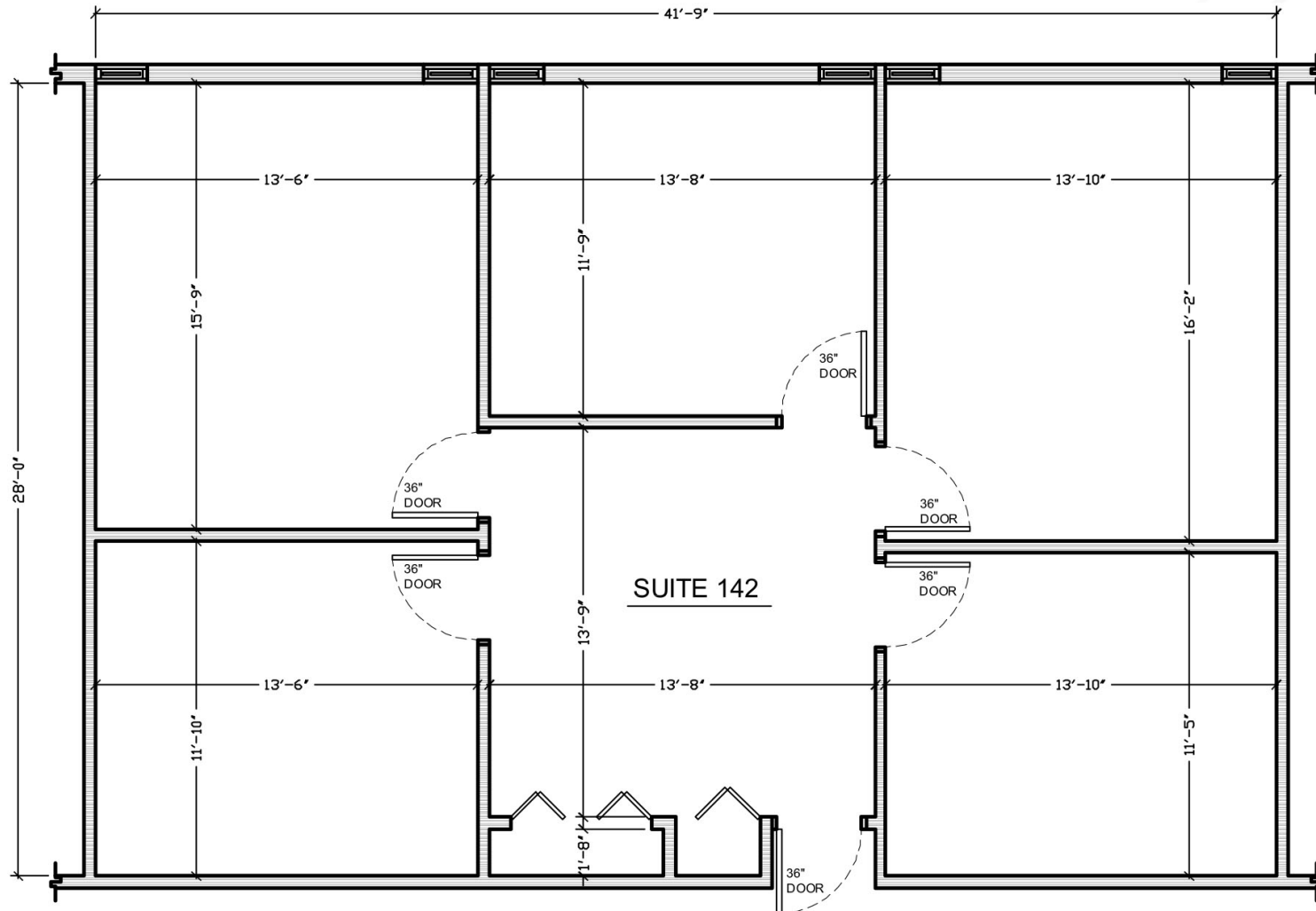
## 100 BUILDING



**1,176 SF**  
AVAILABLE

**100 MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI

## 100 BUILDING – FLOOR PLAN #142



**1,176 SF**  
AVAILABLE

**100 MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI



## 200 BUILDING



**450 SF**  
AVAILABLE

**200 MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI



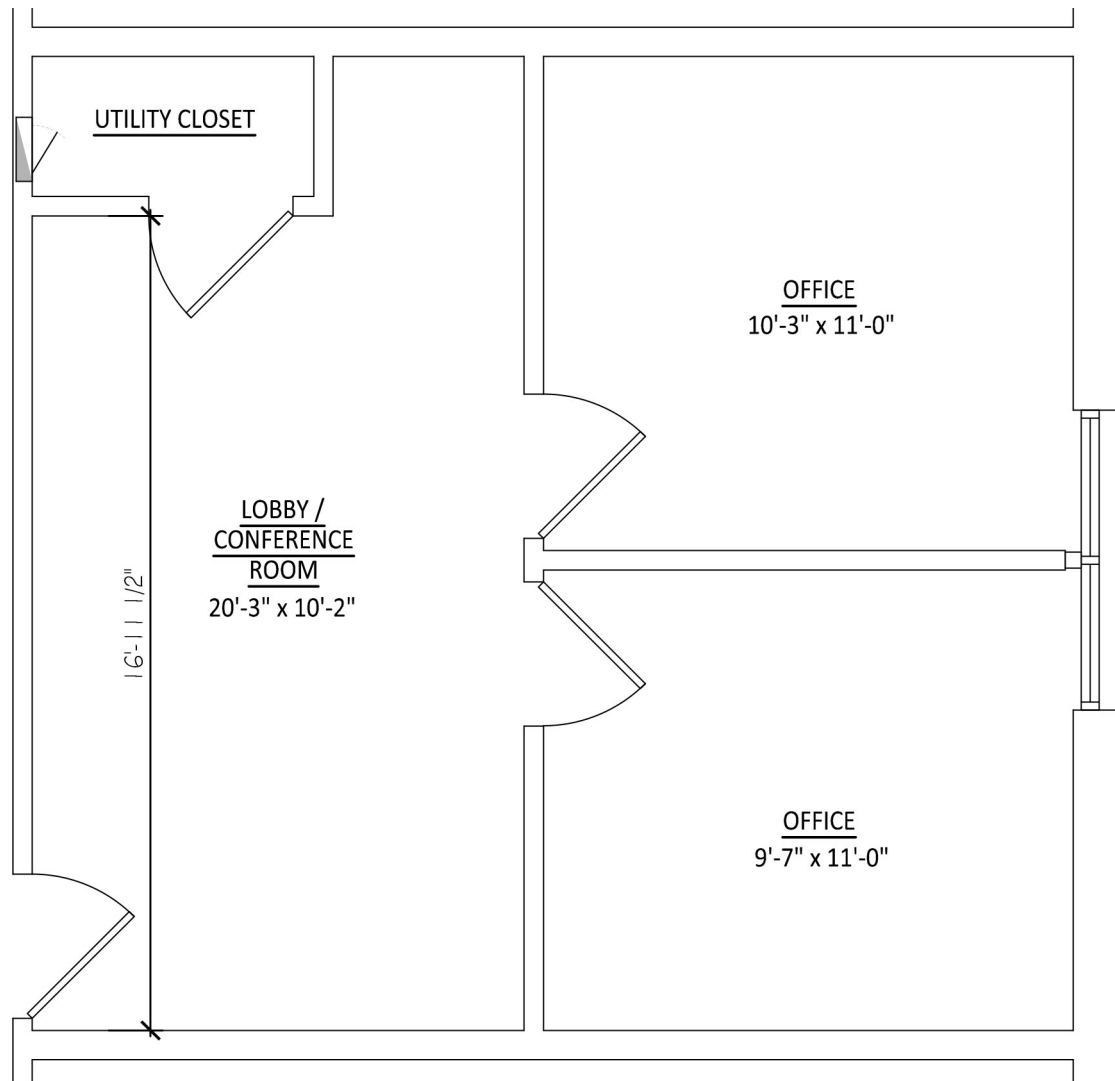
## 200 BUILDING



**450 SF**  
AVAILABLE

**200 MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI

## 200 BUILDING – FLOOR PLAN #204



**450 SF**  
AVAILABLE

**200 MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI



## 300 BUILDING

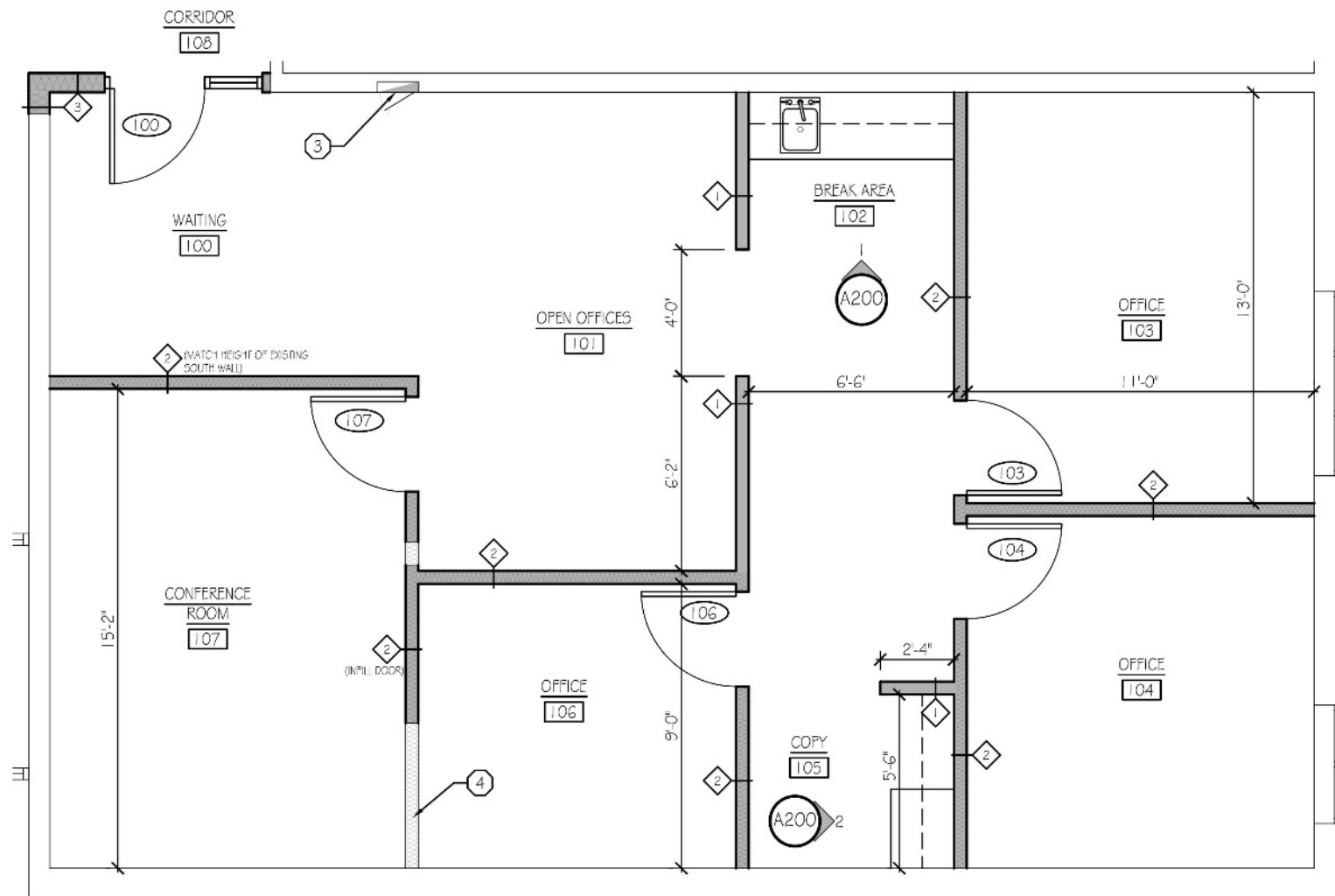


**1,001 SF**  
AVAILABLE

**300 MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI



## 300 BUILDING – FLOOR PLAN #302



**1,001 SF**  
AVAILABLE

**300 MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI



## 400 BUILDING – Entire 2<sup>nd</sup> Level Available



**7,443 SF**  
AVAILABLE

**400 MAPLE PARK OFFICE PLAZA | ST. CLAIR SHORES, MI**



## 400 BUILDING – Entire 2<sup>nd</sup> Level Available

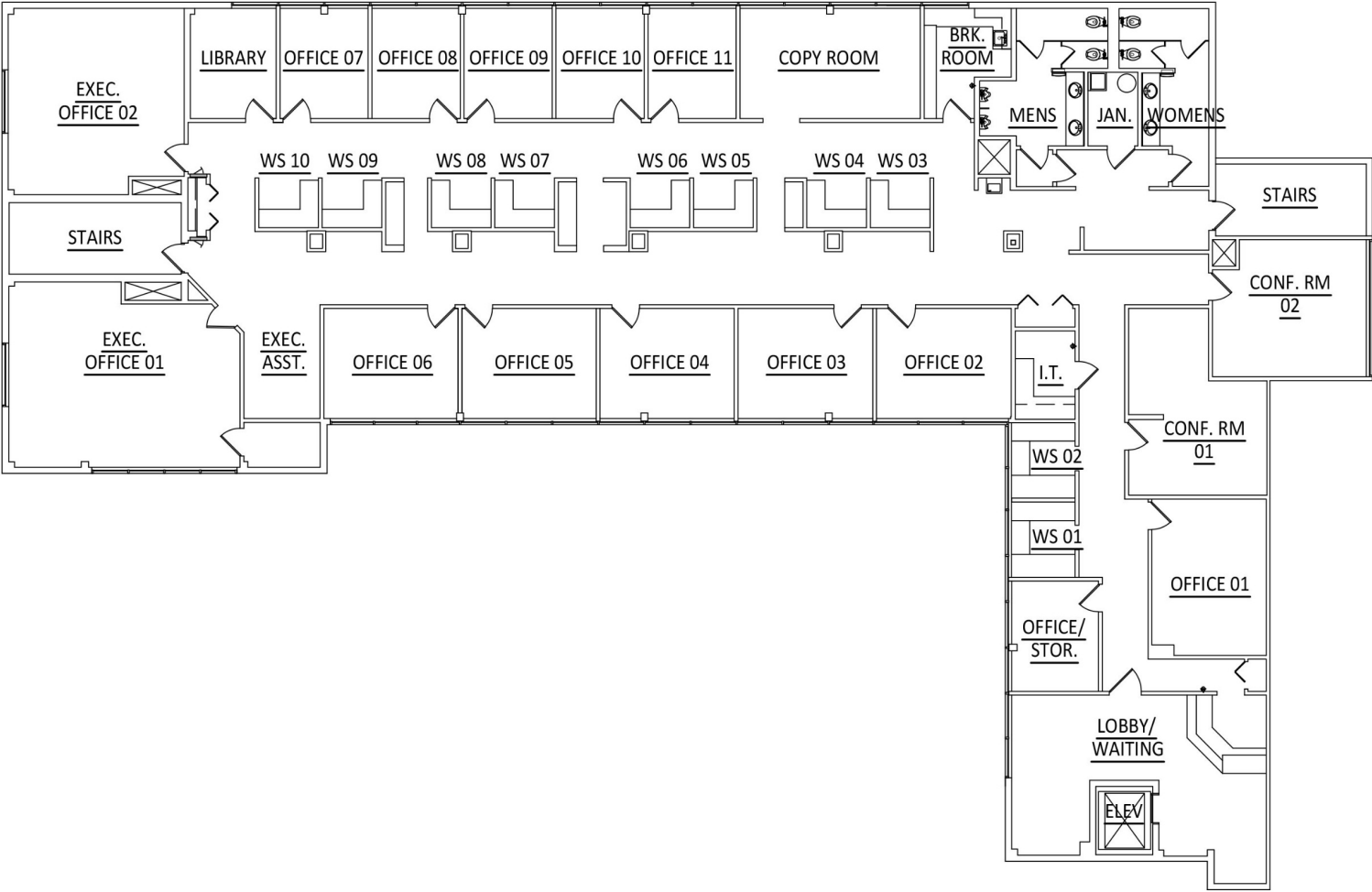


**7,443 SF**  
AVAILABLE

**400 MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI



# 400 BUILDING – FLOOR PLAN #402



**7,443 SF**  
AVAILABLE

**400 MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI



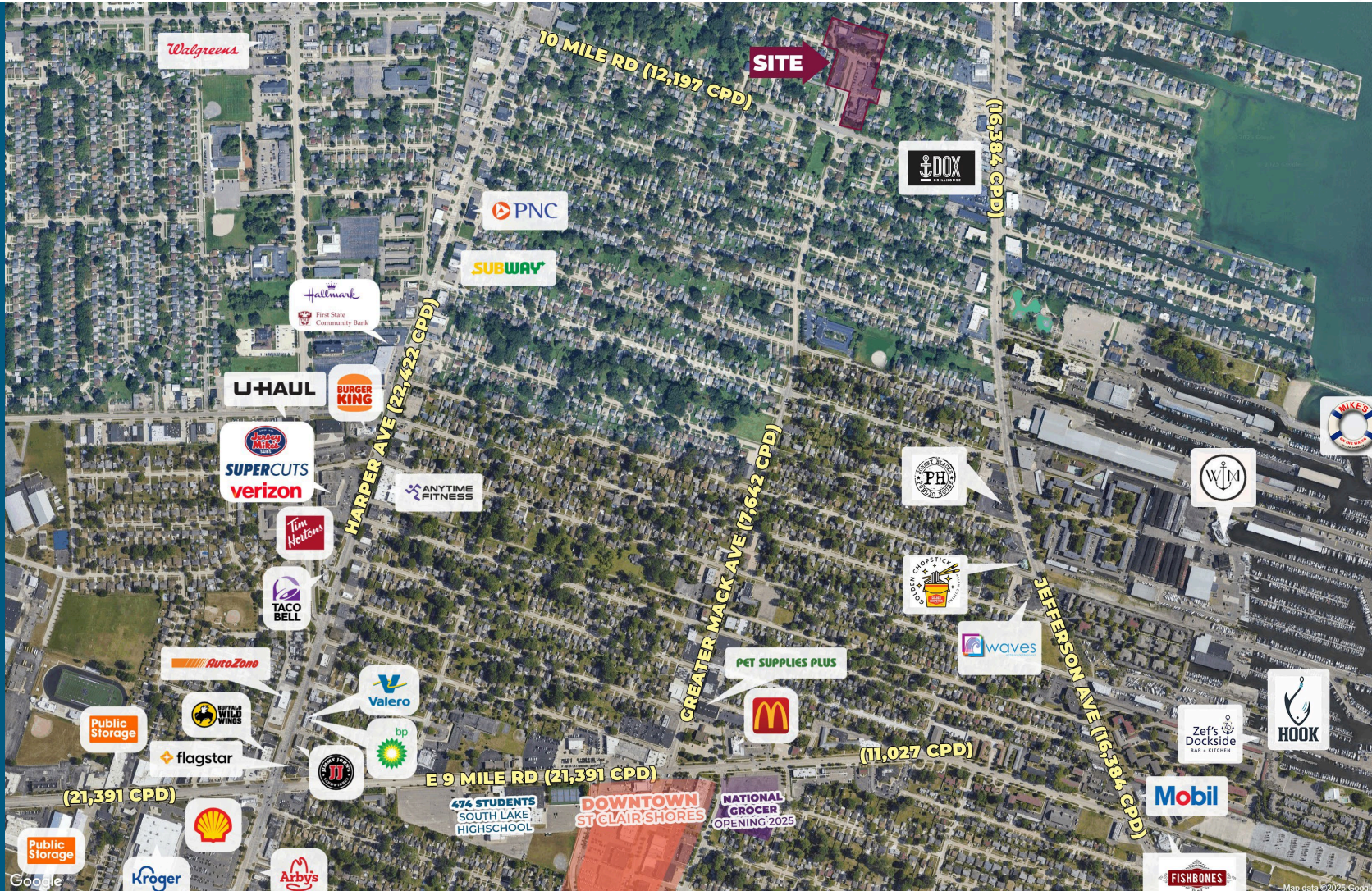
## 300 & 400 BUILDING



**MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI



# MACRO



**MAPLE PARK OFFICE PLAZA | ST. CLAIR SHORES, MI**



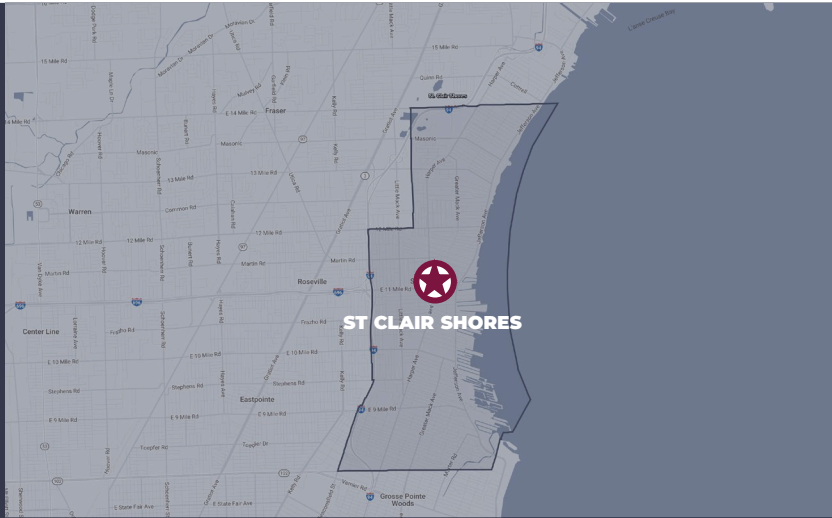
# PLAT



**MAPLE PARK OFFICE PLAZA** | ST. CLAIR SHORES, MI



# MARKET OVERVIEW



## Welcome to St. Clair Shores, Michigan

"Your Homeport on Lake St. Clair"

### Location

Just 14 miles northeast of downtown Detroit. Easy access to I-94 and I-696. A perfect blend of suburban comfort & lakeside charm.

### Nautical Lifestyle

Famous Nautical Mile on Jefferson Ave: marinas, restaurants, and shops. 3,500+ boat wells & 7 marinas — one of the largest boating communities in the Midwest. Lakefront living with fishing, sailing, and waterfront dining

### Community Living

Population: ~58,000 residents. Affordable housing market with values around \$230K-\$240K median. Three award-winning school districts plus private school options. Strong public services: fire, police, utilities.

### WATERFRONT & THE NAUTICAL MILE

The Nautical Mile is a one-mile stretch along Jefferson Avenue between 9 and 10 Mile Roads—a lively lakeside district packed with marinas, boat dealers, shops, eateries, and a distinct nautical flair. It's anchored by the 28-story Shore Club Sky Tower (commonly called "9 Mile Tower"), whose beacon can be seen for miles and serves as a memorable landmark.

Boaters love the area—St. Clair Shores hosts over 3,500 boat wells and seven marinas, cementing its reputation as a top boating hub in Michigan.

### RECREATION & LIVING

The city offers a wide variety of recreational opportunities thanks to its waterfront location, including boating, fishing, two ice skating facilities, and an 18-hole municipal golf course.

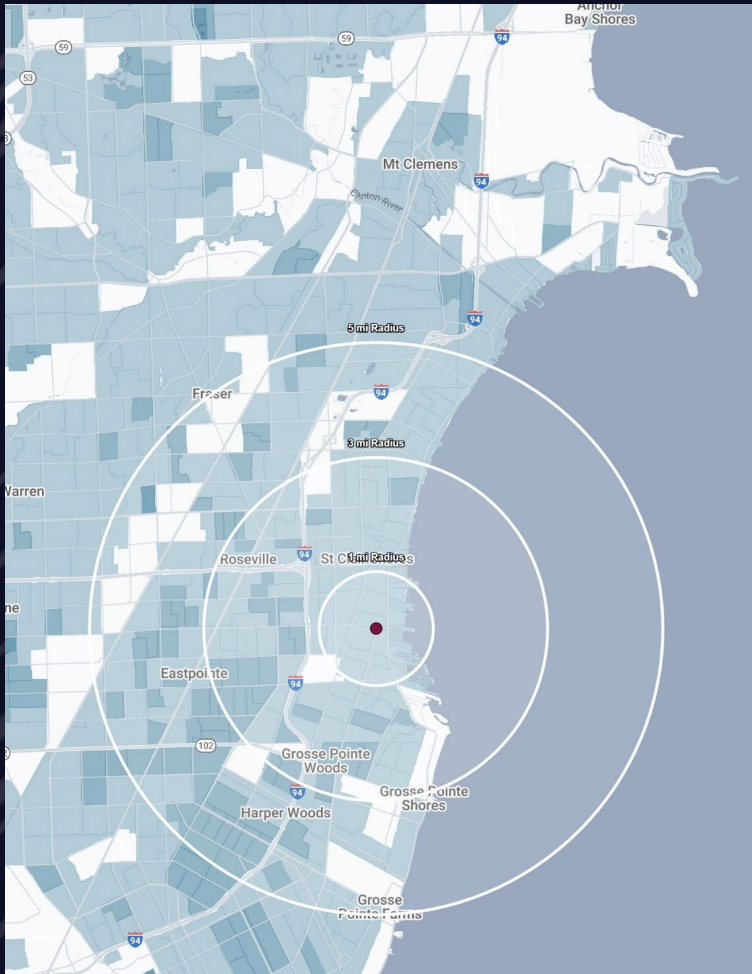
Education is a strong suit, with three award-winning public-school districts and several private schools. Students often score among the top in Macomb County.

As a suburb of Detroit (just ~14–20 minutes away), the city strikes a balance: affordable housing, access to urban amenities, scenic lakeside charm, and strong public services like fire, police, and utilities.





# DEMOGRAPHICS



## MAPLE PARK OFFICE PLAZA

100-400 Maple Park Blvd,  
St Clair Shores, MI 48081

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	13,384	99,420	240,363
2030 Projected Population	13,233	97,819	236,131
2020 Census Population	13,329	100,265	242,713
2010 Census Population	13,604	100,225	241,576
Projected Annual Growth 2025 to 2030	-0.2%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	-0.1%	-	-

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Estimated Households	6,394	43,500	100,309
2030 Projected Households	6,443	43,508	100,143
2020 Census Households	6,378	43,284	99,686
2010 Census Households	6,246	42,336	97,583
Projected Annual Growth 2025 to 2030	0.2%	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.2%

RACE	1 MILE	3 MILE	5 MILE
2025 Est. White	85.4%	73.1%	61.5%
2025 Est. Black	7.6%	20.1%	31.7%
2025 Est. Asian or Pacific Islander	1.9%	1.9%	2.1%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	4.9%	4.8%	4.5%

INCOME	1 MILE	3 MILE	5 MILE
2025 Est. Average Household Income	\$97,619	\$94,182	\$91,037
2025 Est. Median Household Income	\$78,708	\$74,588	\$71,843
2025 Est. Per Capita Income	\$46,831	\$41,259	\$38,062

BUSINESS	1 MILE	3 MILE	5 MILE
2025 Est. Total Businesses	588	3,525	7,952
2025 Est. Total Employees	4,429	26,257	65,494



## CONTACT US

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