

OFFICE PROPERTY // FOR SALE / LEASE

1,500 - 3,200 SF OFFICE ON HARPER AVE GREAT OWNER-USER OR LEASING OPPORTUNITY!

38851-38855 HARPER AVE

CLINTON TOWNSHIP, MI 48036



- 3,200 SF office comprised of two separate units
- 1,500 & 1,700 SF suites available for lease
- Ideal for professional office, retail, or service businesses
- Ready for immediate occupancy
- Abundant parking
- Main road signage
- Minutes from I-94 expressway
- Great owner-user opportunity
- Building is offered for sale & lease



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

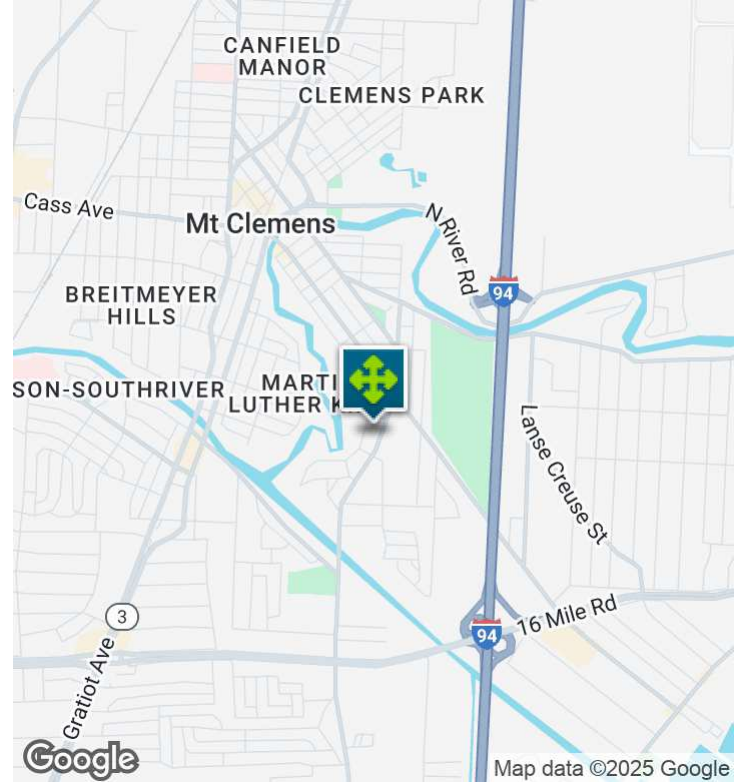
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EXECUTIVE SUMMARY



Sale Price	\$425,000
Lease Rate	\$14.50 SF/YR (MG)

OFFERING SUMMARY

Building Size:	4,000 SF
Available SF:	1,500 - 3,200 SF
Lot Size:	0.316 Acres
Price / SF:	\$106.25
Year Built:	1984
Zoning:	B-1
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	7,037

PROPERTY OVERVIEW

Excellent owner-user or leasing opportunity at 38851-38855 Harper Avenue in Clinton Township. This 3,200 SF office offers flexible layout options, with two separate suites — 1,500 SF and 1,700 SF — that can be combined for a larger footprint. Suite 38851 (1,700 SF) was previously occupied by a tax and bookkeeping office and features three private windowed offices, a welcoming lobby, reception area, open cubicle space, file/storage room, and kitchenette. Suite 38855 (1,500 SF) offers a large reception area, four private offices, kitchenette, storage, and a private restroom. This highly visible property includes prominent signage on busy Harper Avenue, excellent traffic counts, and convenient access to I-94 and other major roadways. Immediate occupancy available. Perfect for professional services, retail, or general office use.

LOCATION OVERVIEW

Located on the west side of Harper Ave, just north of 16 Mile Rd with quick access to I-94. Minutes from Lake St Clair Metro Park, Lake St Clair, and Downtown Mt Clemens.



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PROPERTY DETAILS

Sale Price	\$425,000
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Lease Rate	\$14.50 SF/YR
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LOCATION INFORMATION

Street Address	38851-38855 Harper Ave
City, State, Zip	Clinton Township, MI 48036
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	Harper Ave and 16 Mile Rd
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94

BUILDING INFORMATION

Building Size	4,000 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	1984
Gross Leasable Area	1,700 SF
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	B-1
Lot Size	0.316 Acres
APN #	16.11.24.103.042
Corner Property	No
Traffic Count	7037
Traffic Count Street	Harper Ave
Amenities	Monument Signage Abundant Parking Move-in Ready
Waterfront	No
Power	Yes
Taxes	\$8,047

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	20

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes



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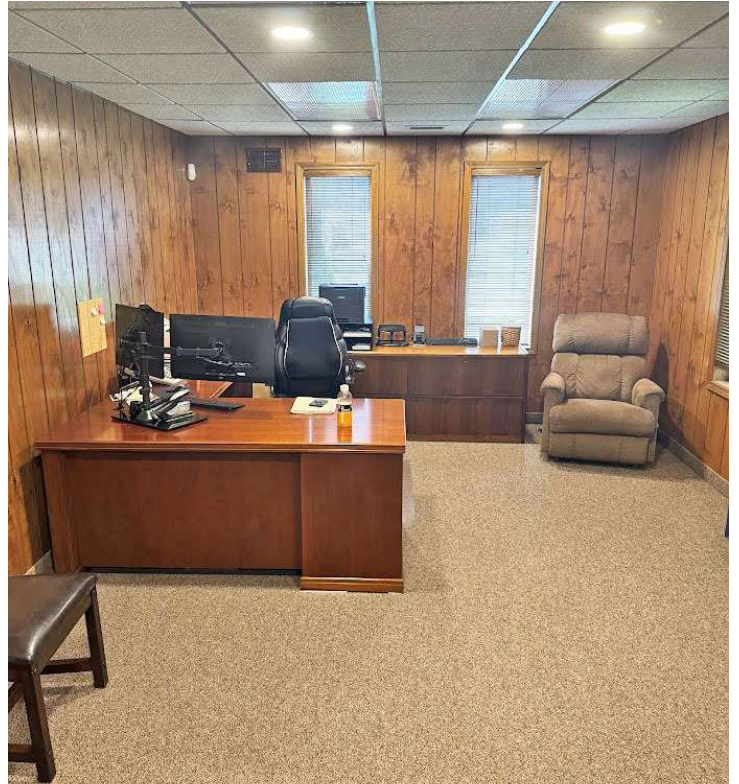
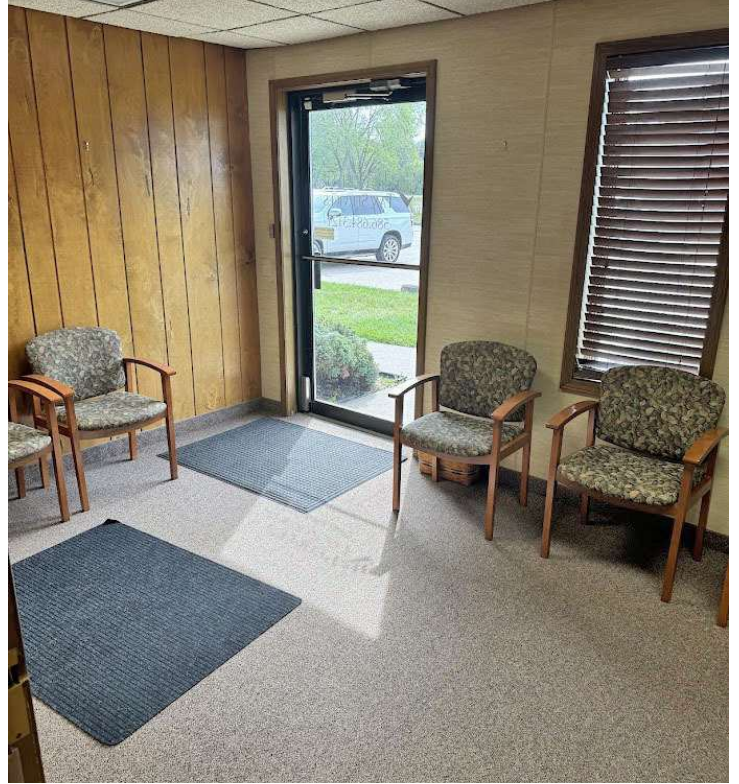
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ADDITIONAL PHOTOS



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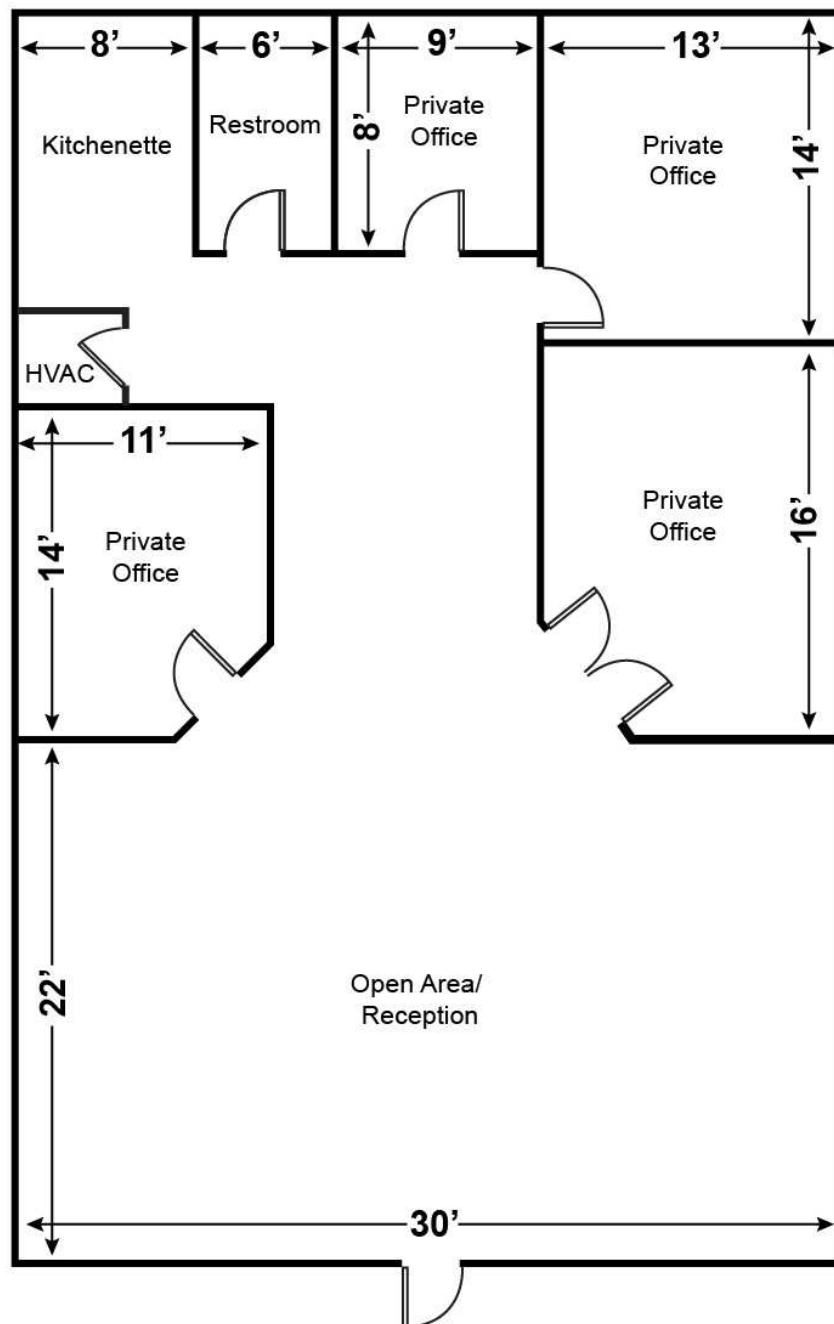
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FLOOR PLANS



38851 Harper Ave
Clinton Twp

1,500 SF



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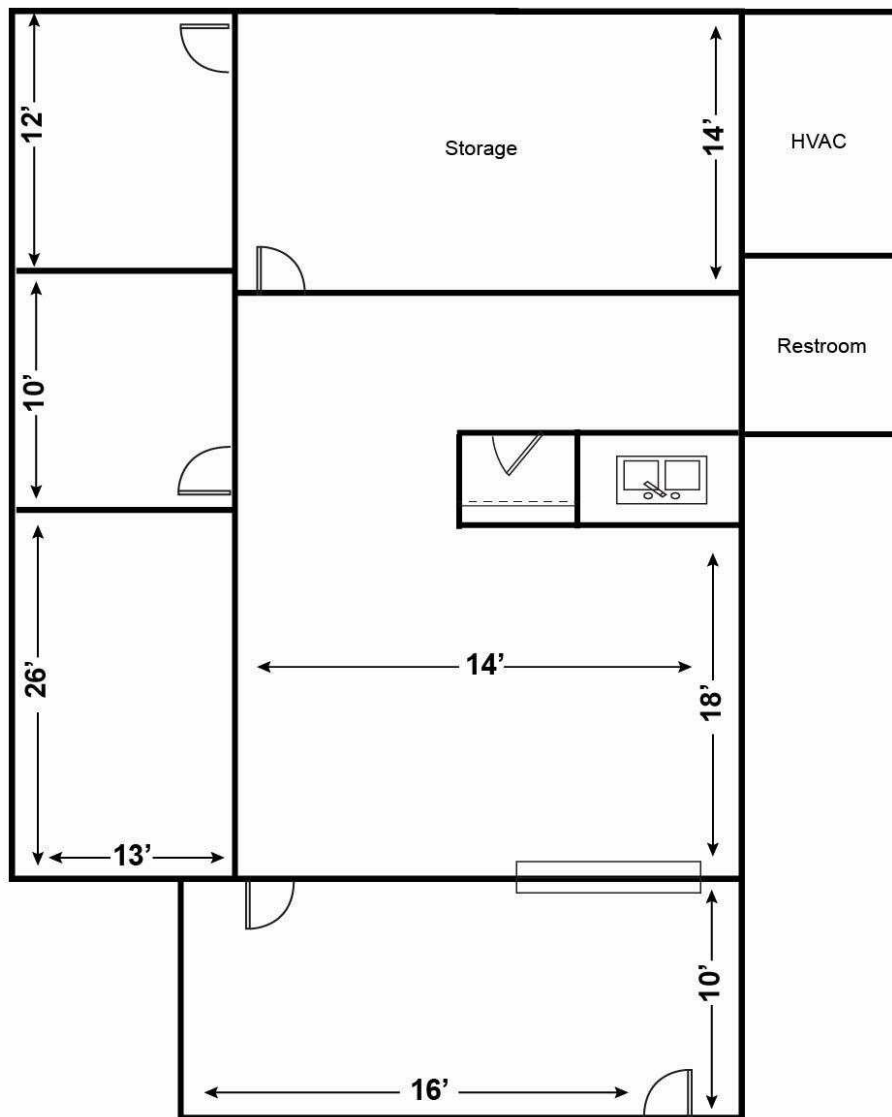
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FLOOR PLANS



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1,700 SF



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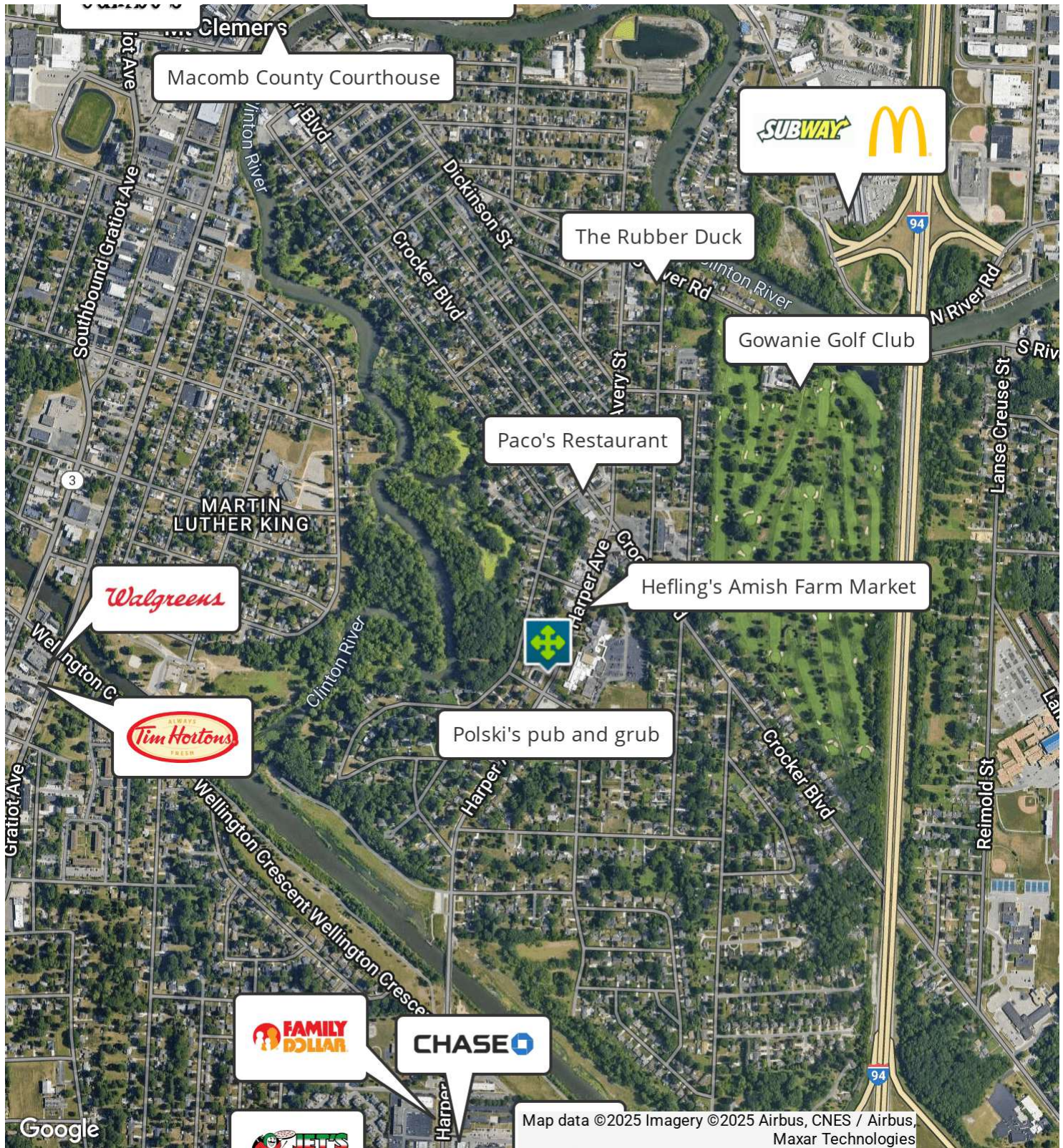
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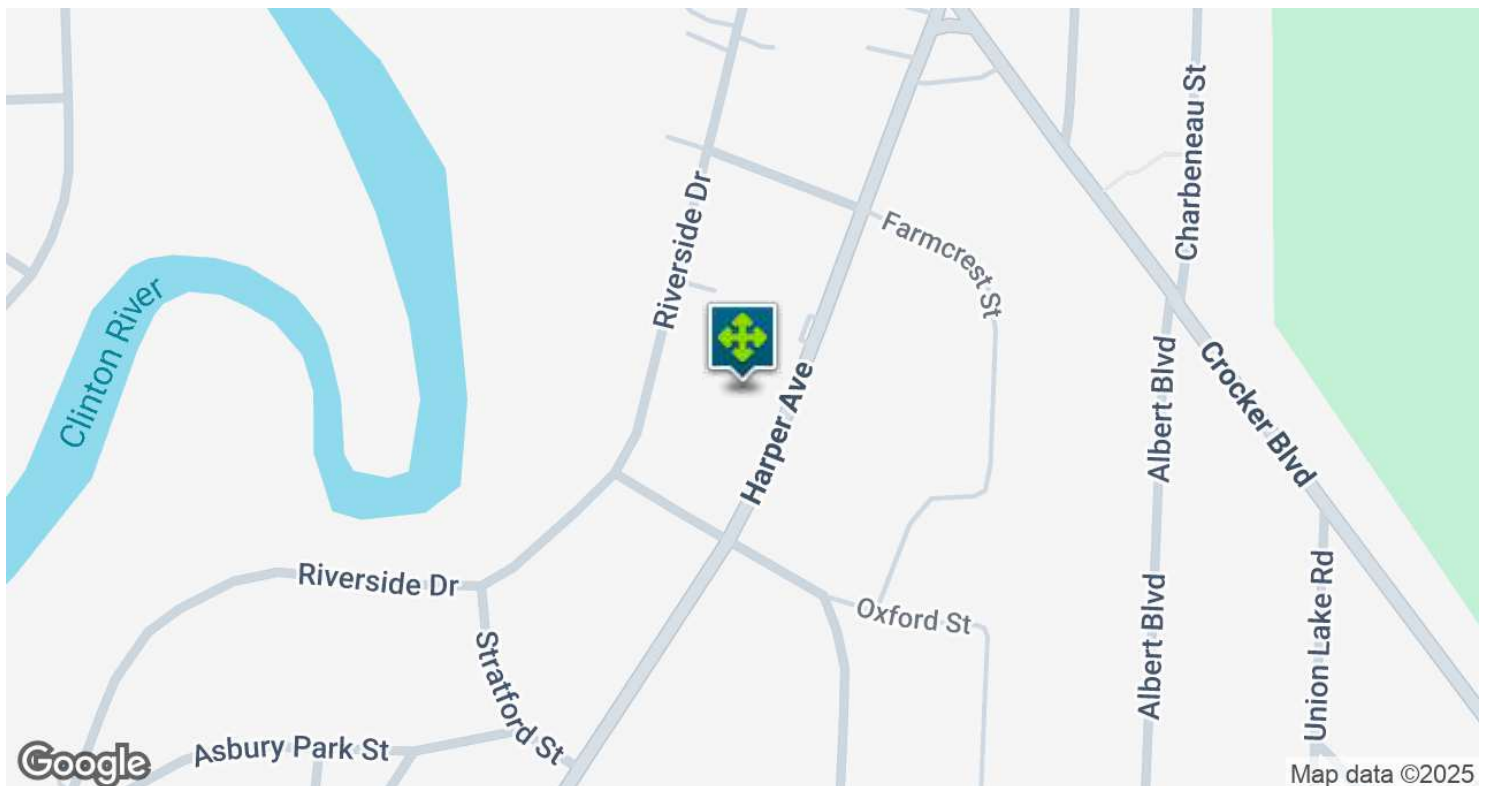
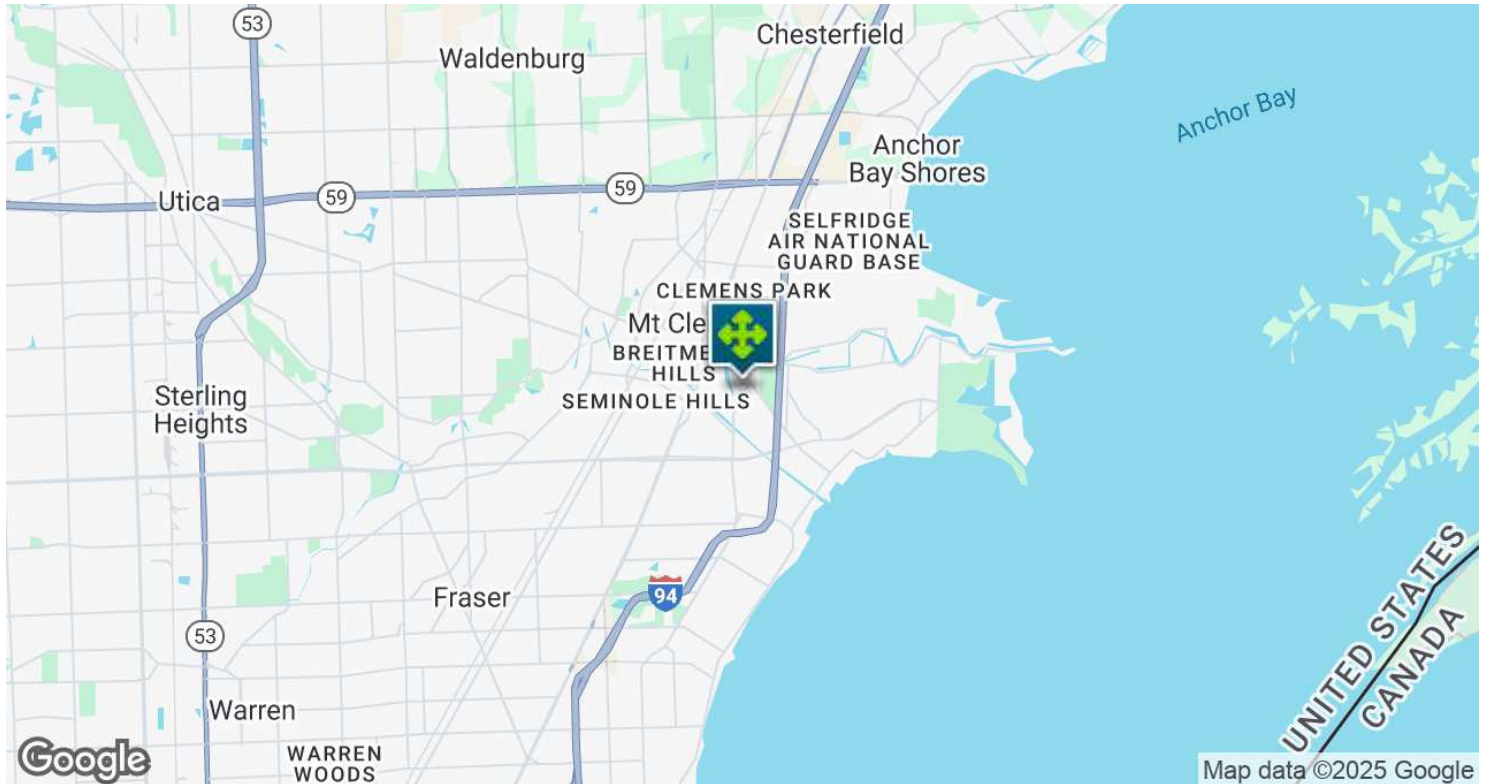
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RETAILER MAP



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LOCATION MAP



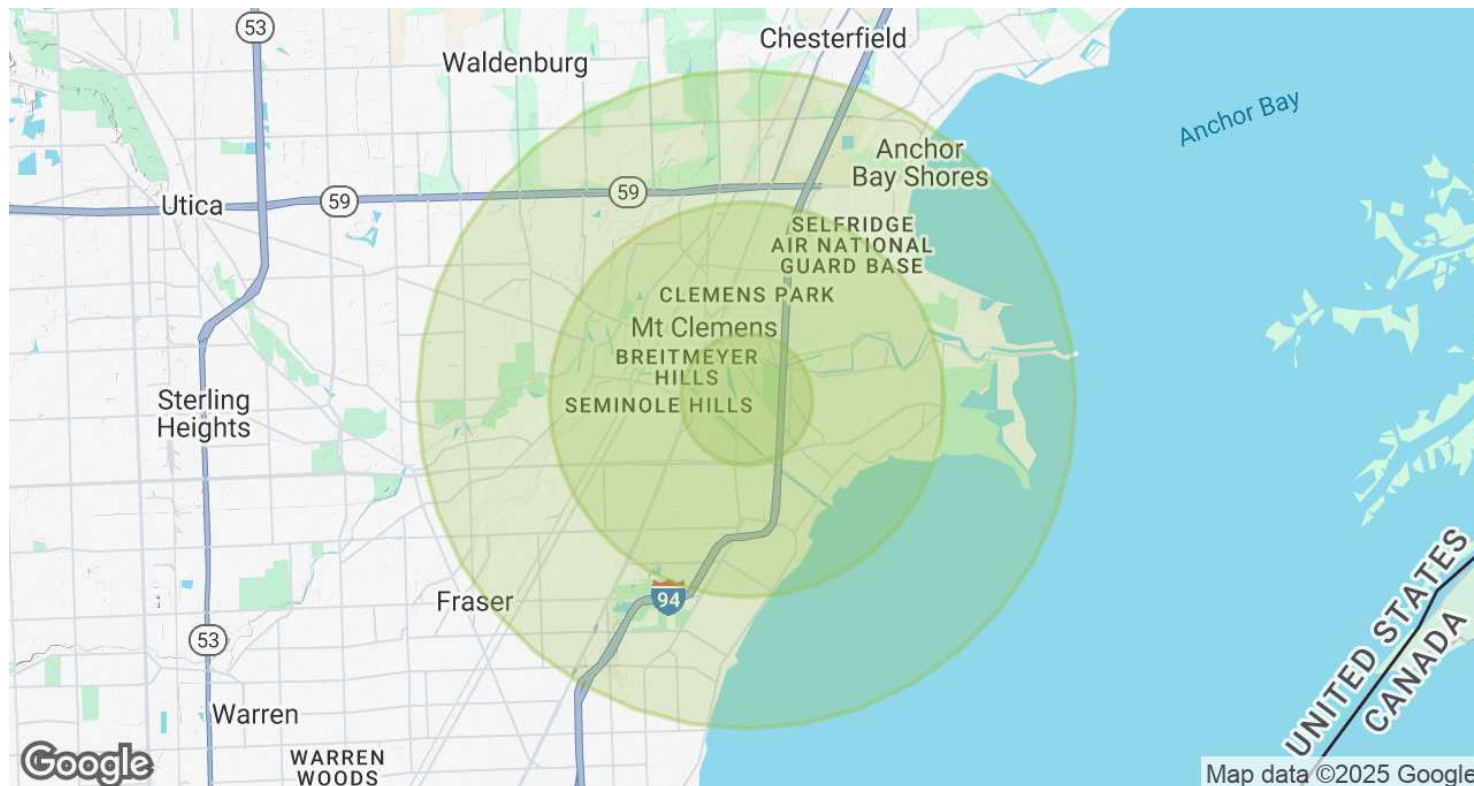
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,566	74,136	170,286
Average Age	43	42	43
Average Age (Male)	42	41	41
Average Age (Female)	45	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,932	33,156	73,958
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$72,585	\$80,749	\$93,753
Average House Value	\$230,846	\$226,103	\$252,014

Demographics data derived from AlphaMap



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