

**HARD CORNER - 12 MILE AND HARPER**

**REDUCED PRICE!**



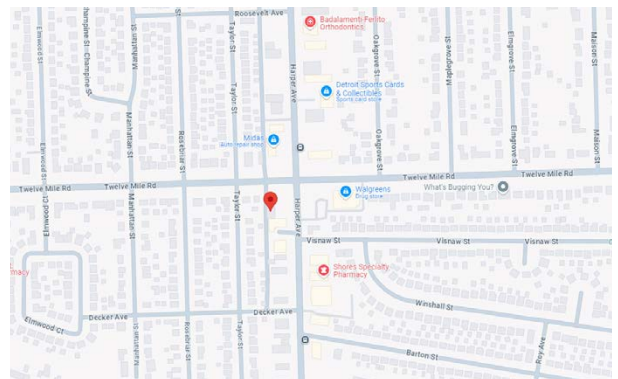
**PILOT**  
PROPERTY GROUP

**29519 HARPER AVE, SAINT CLAIR SHORES, MI 48081**

**PROPERTY OVERVIEW:**

- Prominent Corner of 12 Mile and Harper
- Excellent Building and Monument Signage
- Currently built-out medical, could be converted to general office or retail
- Easy Access to I-94/696
- Adjacent to Ascension Medical Campus/Surgery Center
- **Do not approach employees. Owners are expanding to larger facilities.**

Property Type: ..... Office/Medical/Retail  
Cross Streets: ..... Southwest corner of 12 Mile and Harper  
Total Square Footage: ..... 2,882  
Building Name: ..... Harper Medical Building  
Lot Size: ..... 0.333 Acres  
Year Built: ..... 1997 - Remodeled 2014  
Zoning: ..... B-3  
Parking Spaces: ..... 21  
Property Taxes: ..... \$10,928.34  
Lease Rate: ..... \$18.95/SF NNN  
Sale Price: ..... ~~\$550,000.00~~ **\$495,000.00 (\$171.75/SF)**



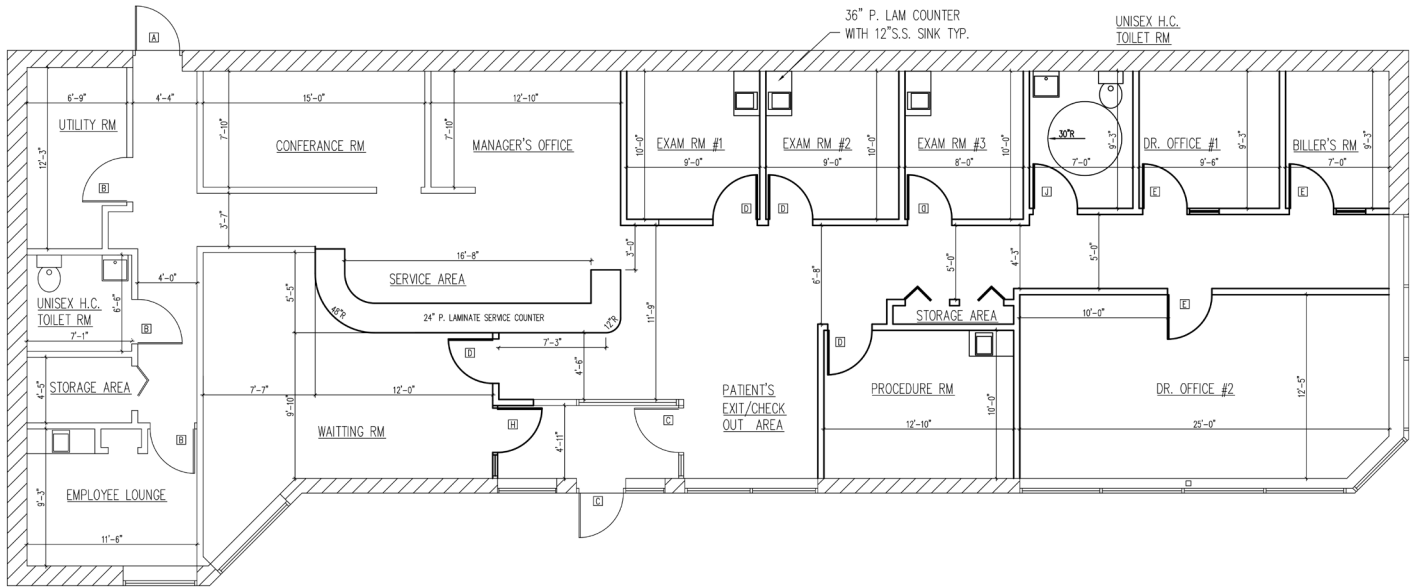
**AGENT CONTACT INFO**

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## FLOOR PLAN



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## DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	48,295	254,733	787,058	2010 Households	21,395	109,267	318,001
2023 Population	46,604	248,601	795,732	2023 Households	20,592	106,691	320,527
2028 Population Projection	45,887	245,188	788,620	2028 Household Projection	20,260	105,218	317,487
Annual Growth 2010-2023	-0.3%	-0.2%	0.1%	Annual Growth 2010-2023	-0.1%	0%	0.2%
Annual Growth 2023-2028	-0.3%	-0.3%	-0.2%	Annual Growth 2023-2028	-0.3%	-0.3%	-0.2%
Median Age	43.4	41.4	40.1	Owner Occupied Households	15,841	73,571	211,850
Bachelor's Degree or Higher	21%	20%	21%	Renter Occupied Households	4,419	31,647	105,638
U.S. Armed Forces	17	75	352	Avg Household Size	2.2	2.3	2.4
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$589M	\$2.9B	\$8.8B

Population By Race			
	2 mile	5 mile	10 mile
White	38,606	172,757	470,889
Black	3,846	51,122	235,034
American Indian/Alaskan Native	30	197	792
Asian	594	5,853	34,466
Hawaiian & Pacific Islander	13	96	172
Two or More Races	3,515	18,576	54,378
Hispanic Origin	1,235	6,820	20,689

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$159,744	\$156,187	\$170,448
Median Year Built	1957	1961	1964

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$79,436	\$77,120	\$77,983
Median Household Income	\$64,952	\$61,726	\$59,057
< \$25,000	2,837	18,402	62,389
\$25,000 - 50,000	5,101	25,258	76,211
\$50,000 - 75,000	4,021	20,970	57,256
\$75,000 - 100,000	3,054	15,325	42,867
\$100,000 - 125,000	2,439	10,033	28,309
\$125,000 - 150,000	1,301	6,828	18,780
\$150,000 - 200,000	1,013	5,530	18,687
\$200,000+	827	4,346	16,028

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Visnaw St S	20,697	2022	0.03 mi
E 12 Mile Rd	Harper Ave E	14,439	2022	0.03 mi
E 12 Mile Rd	Oakgrove St E	10,630	2022	0.10 mi
Harper Ave	Roosevelt Ave N	19,177	2022	0.13 mi
Harper Ave	Barton St N	18,756	2022	0.16 mi
E 12 Mile Rd	Elmgrove St E	7,803	2022	0.23 mi
12 MILE RD	Rymal St W	17,042	2020	0.27 mi
E 12 Mile Rd	Rymal St W	17,868	2022	0.27 mi
E 12 Mile Rd	Elmwood Ct E	17,125	2016	0.27 mi
Harper Ave	Bayside St S	22,751	2022	0.36 mi

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## ADDITIONAL PHOTOS



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