

FOR SALE/LEASE | NNN LEASE

ST. CLAIR SHORES



29350 HARPER AVENUE
ST. CLAIR SHORES, MI 48081

PROPERTY HIGHLIGHTS:

- For Sale/Lease: ±5,600 SF Commercial Building in St. Clair Shores
- Up to ±2,367 SF Available for immediate Occupancy
- Perfect Owner/User Opportunity while collecting rental income
- Long-term lease secured with Family Eye Care (extended through 2029)
- Well-maintained property with recent upgrades including new roof, mechanical systems, and windows within the last 5 years
- Motivated Seller/Landlord
- **Asking Sale Price: \$650,000**
- **Asking Lease Rate: \$9.95 PSF + NNN**

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FOR MORE INFORMATION PLEASE CONTACT:



JOEL KESTENBERG
joel.kestenberg@freg.com



STEVEN SILVERMAN
steven.silverman@freg.com

248.324.2000

eCODE 107



29350 HARPER AVENUE LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Harper Ave & Visnaw St S	20,697
E 12 Mile Rd & Harper Ave E	14,439
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DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	94,306	229,248	755,508
Total Households	41,552	99,769	308,395
Average HH Income	\$80,425	\$80,920	\$82,930

29350 HARPER AVENUE
PROPERTY PHOTOS



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JOEL KESTENBERG
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