

OFFICE PROPERTY // FOR LEASE



PRIME MEDICAL / OFFICE SPACE AVAILABLE AT NORMANDY CENTER

36325 - 36405 HARPER AVE
CLINTON TOWNSHIP, MI 48035

LEASE PROMOTION! FIRST 6 MONTHS 50% OFF!*



* For qualified tenants
based on a 66-month lease

- High-visibility location
- Flexible lease terms
- Ample parking
- Modern interior finishes
- Accessible to major roadways
- Professional property management
- Highly customizable spaces



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26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

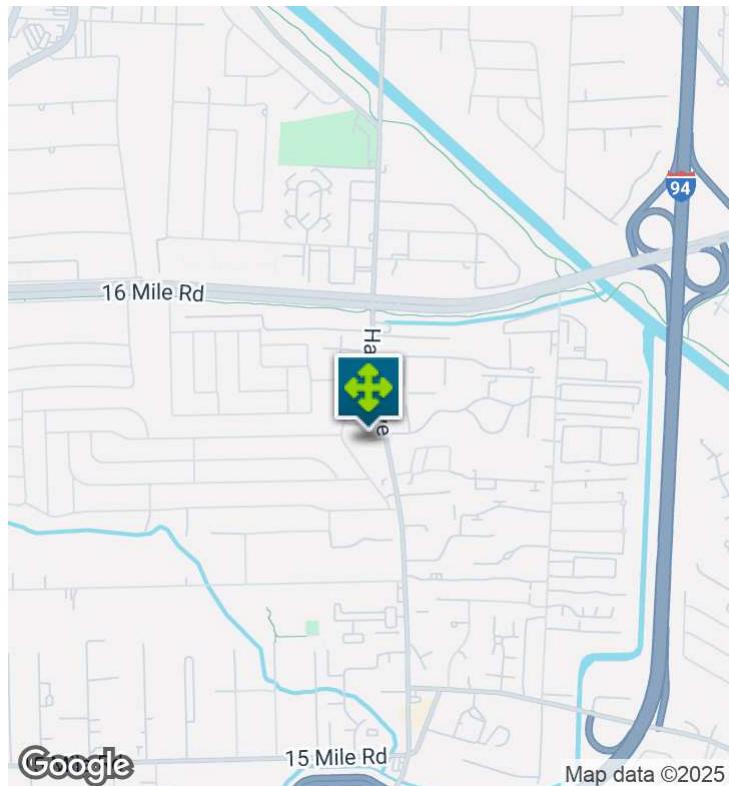
pacommercial.com

PS PROBATE

SUPPORT SPECIALISTS

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EXECUTIVE SUMMARY



Lease Rate	\$15.00 - \$17.50/PSF (GROSS + UTILITIES)
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OFFERING SUMMARY

Building Size:	13,500 SF
Available SF:	763 - 4,234 SF
Lot Size:	2.64 Acres
Year Built:	1984
Zoning:	OS-1
Market:	Detroit
Submarket:	Macomb East

PROPERTY OVERVIEW

Discover a prime leasing opportunity at 36325 - 36405 Harper Ave in Clinton Township, MI. This high-visibility property offers modern interior finishes and a range of flexible lease options, catered to meet your business needs. With ample parking, easy accessibility to major roadways, and strong traffic counts, the location is ideal for attracting customers and clients alike. The property boasts professional property management to ensure a smooth leasing experience, while providing highly customizable spaces to suit your unique requirements. Don't miss out on this chance to elevate your business in a strategic and thriving commercial environment.

The first six (6) months of lease will be offered at a 50% rate reduction for qualified tenants based on a 66-month lease term.

LOCATION OVERVIEW

The area surrounding the location offers a dynamic and thriving landscape for businesses to thrive. Just moments away from the property, tenants can explore a range of dining options, and nearby, George George Memorial Park provides a picturesque retreat for leisurely strolls and outdoor activities. With easy access to major roadways, the location provides seamless connectivity. Seize the opportunity to integrate your business within this bustling and energetic community.

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LEASE SPACES

Venture Counseling Group
OMM Institute
Yvonne Brown, ND
Mary Jane Gaudet, PhD
Holly Makucy, LMSW
Lisa Russo, LMSW

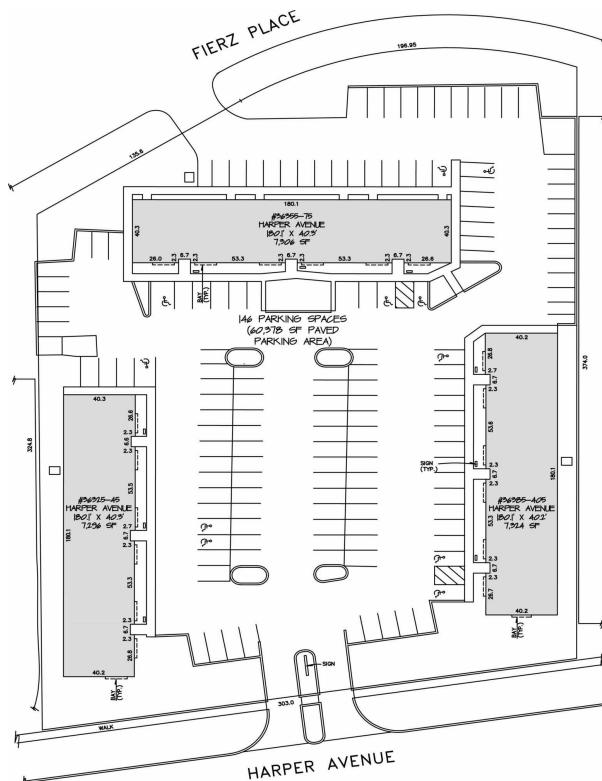
Ascension Medical Group
Cornerstone
Normandy Family Physicians
DR. REGIS - DENTIST
790-0310

BEAUVAIS
Physical Therapy
Wendy's Renowned House of Beauty
DR. REGIS - DENTIST
790-0310

Michigan MSK Medicine

BROWNE
OPTICAL OPTICS

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SUPPORT
SPECIALISTS



LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	763 - 4,234 SF	Lease Rate:	\$1,100.00 - \$2,934.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
36325 Harper Ave	Available	1,124 SF	Gross + Utilities	\$1,500 per month
36329-33 Harper Ave	Available	2,347 SF	Gross + Utilities	\$2,934 per month
36337 Harper Ave	Available	763 SF	Gross + Utilities	\$1,100 per month
36343-45 Harper Ave	Available	1,107 SF	Gross + Utilities	\$1,500 per month
36393 Harper Ave	Available	1,100 SF	Gross + Utilities	\$1,500 per month
36397 Harper Ave	Available	836 SF	Gross + Utilities	\$1,200 per month

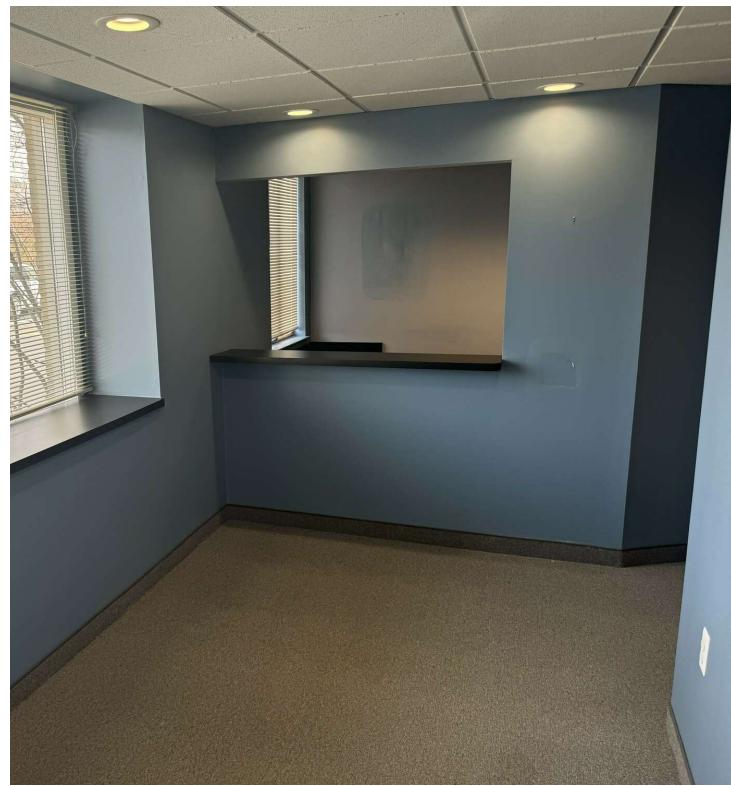
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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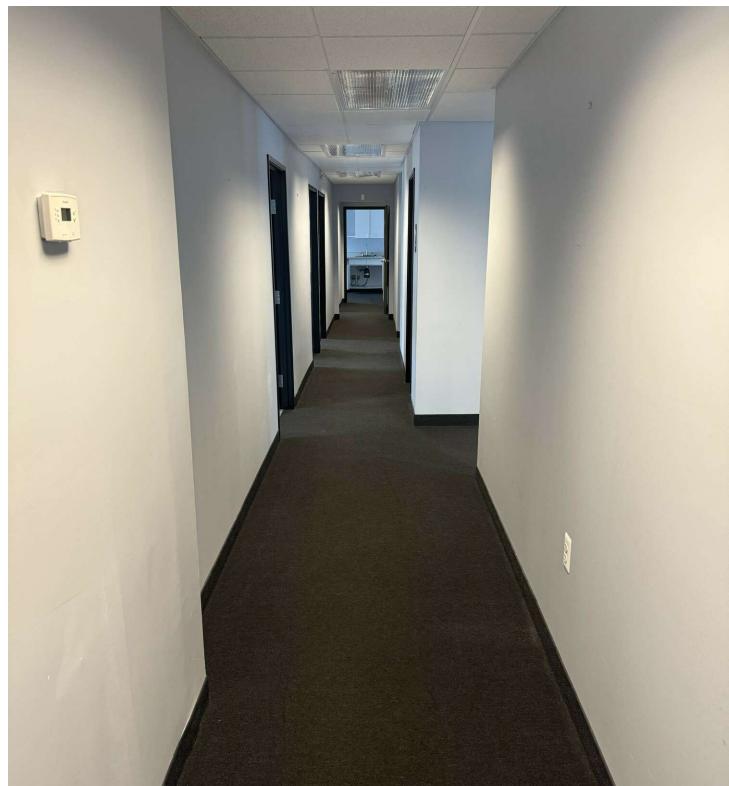
Phillip Myers SENIOR ASSOCIATE

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SITE PLANS

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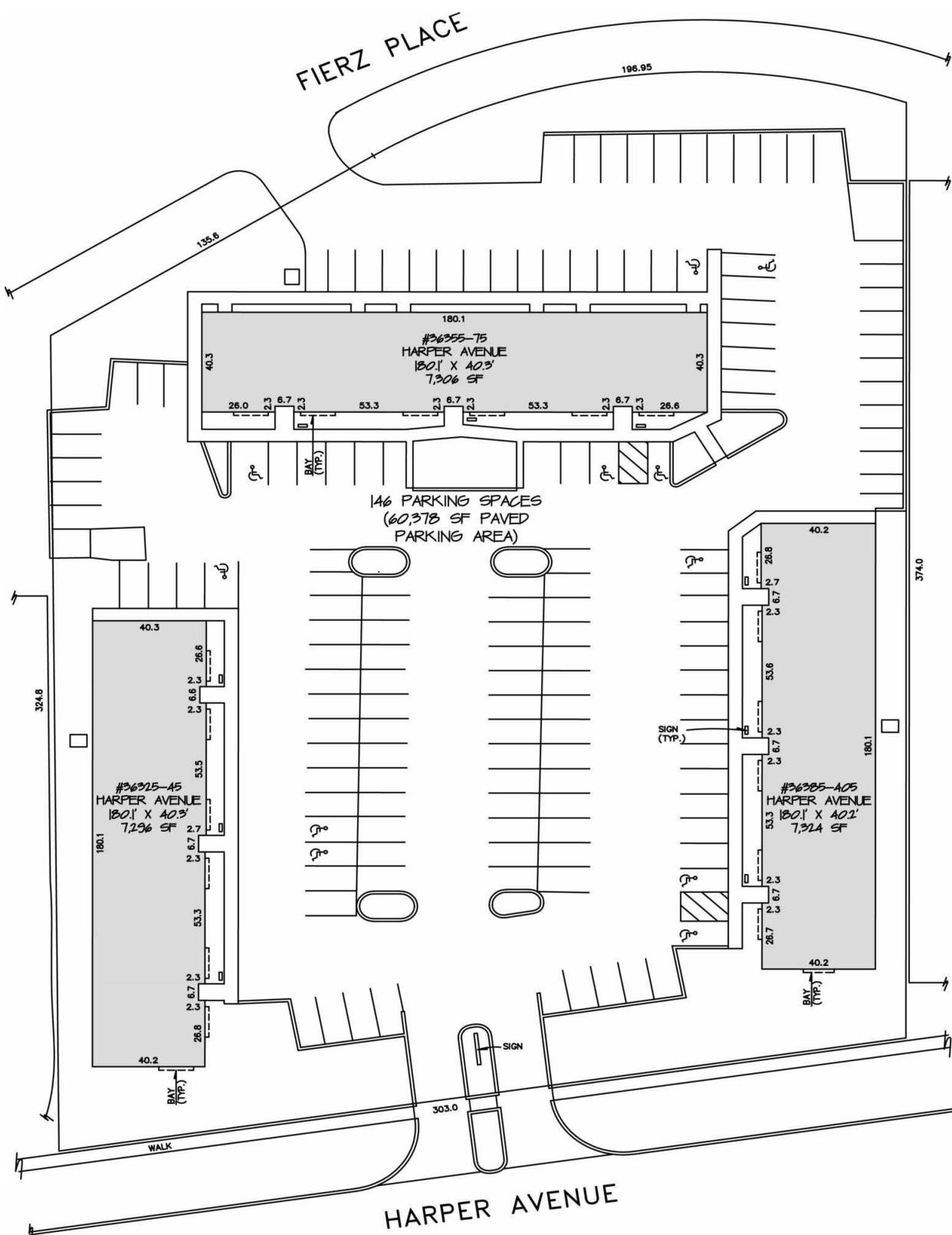
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B BEAUVAIS
Physical Therapy

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GROWE
TACTICAL OPTICS

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SUPPORT
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P.A. COMMERCIAL

Corporate & Investment Real Estate

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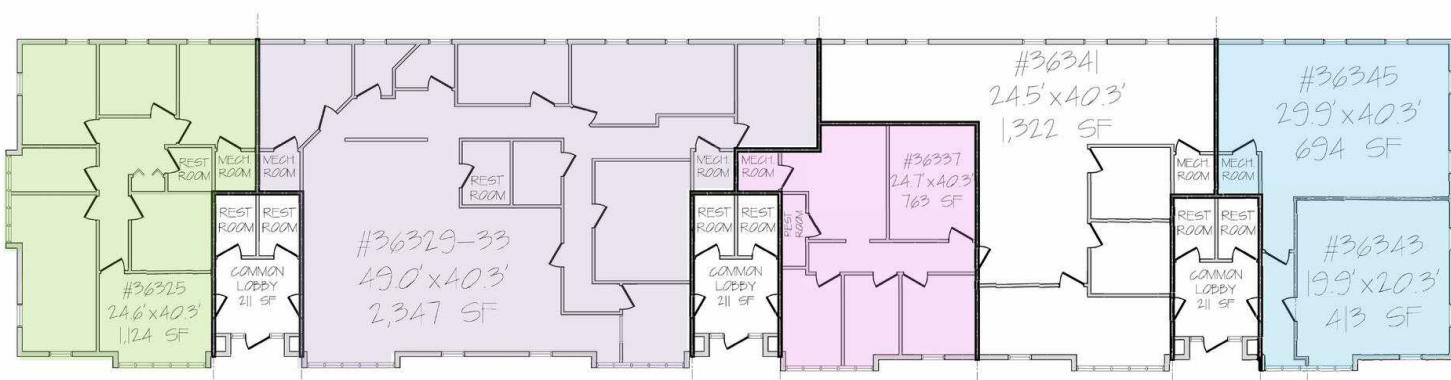
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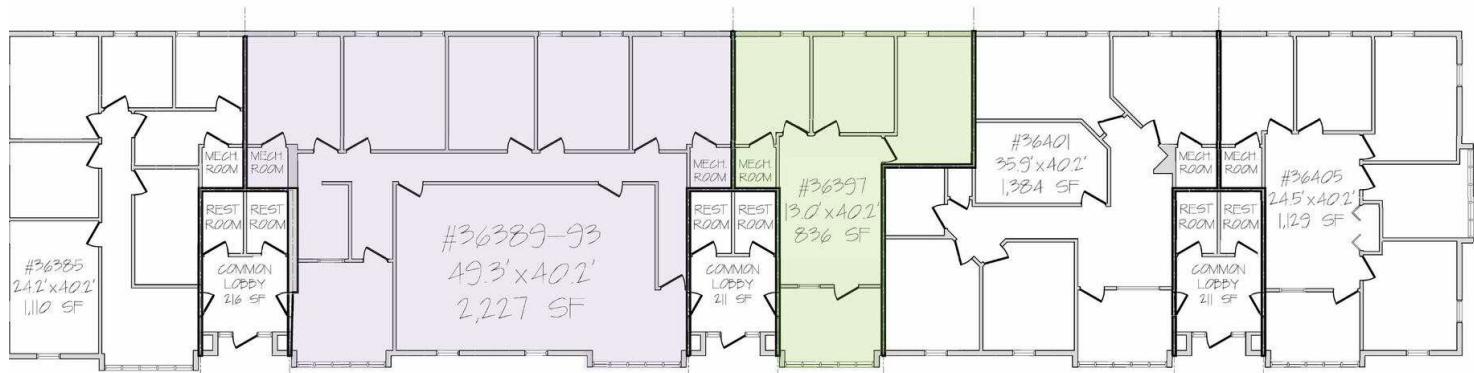
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FLOOR PLANS



Front of Building

36325-45 Harper Ave



Front of Building

36385-405 Harper Ave



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Michigan MSK Medicine PROBATE SUPPORT SPECIALISTS

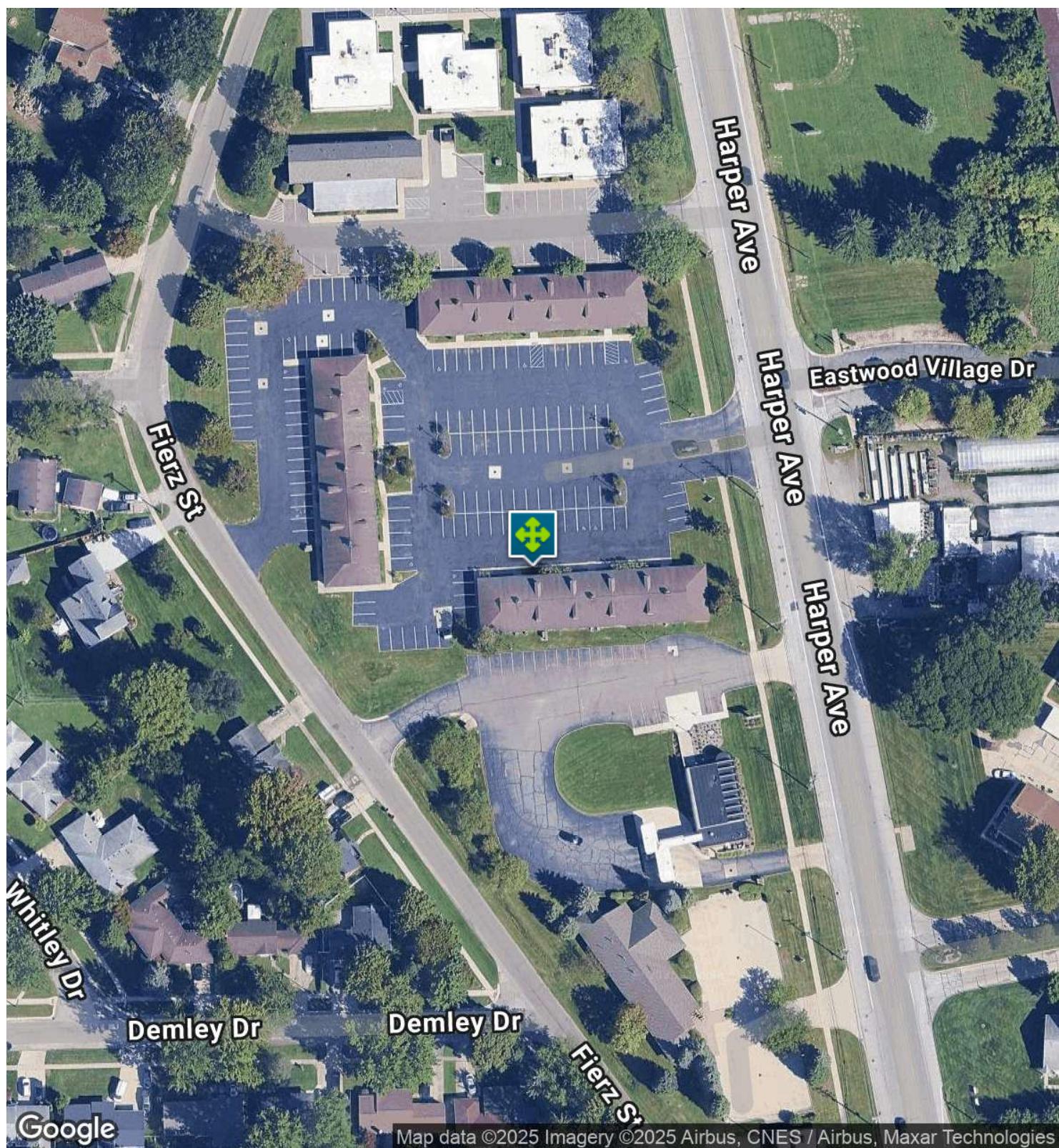
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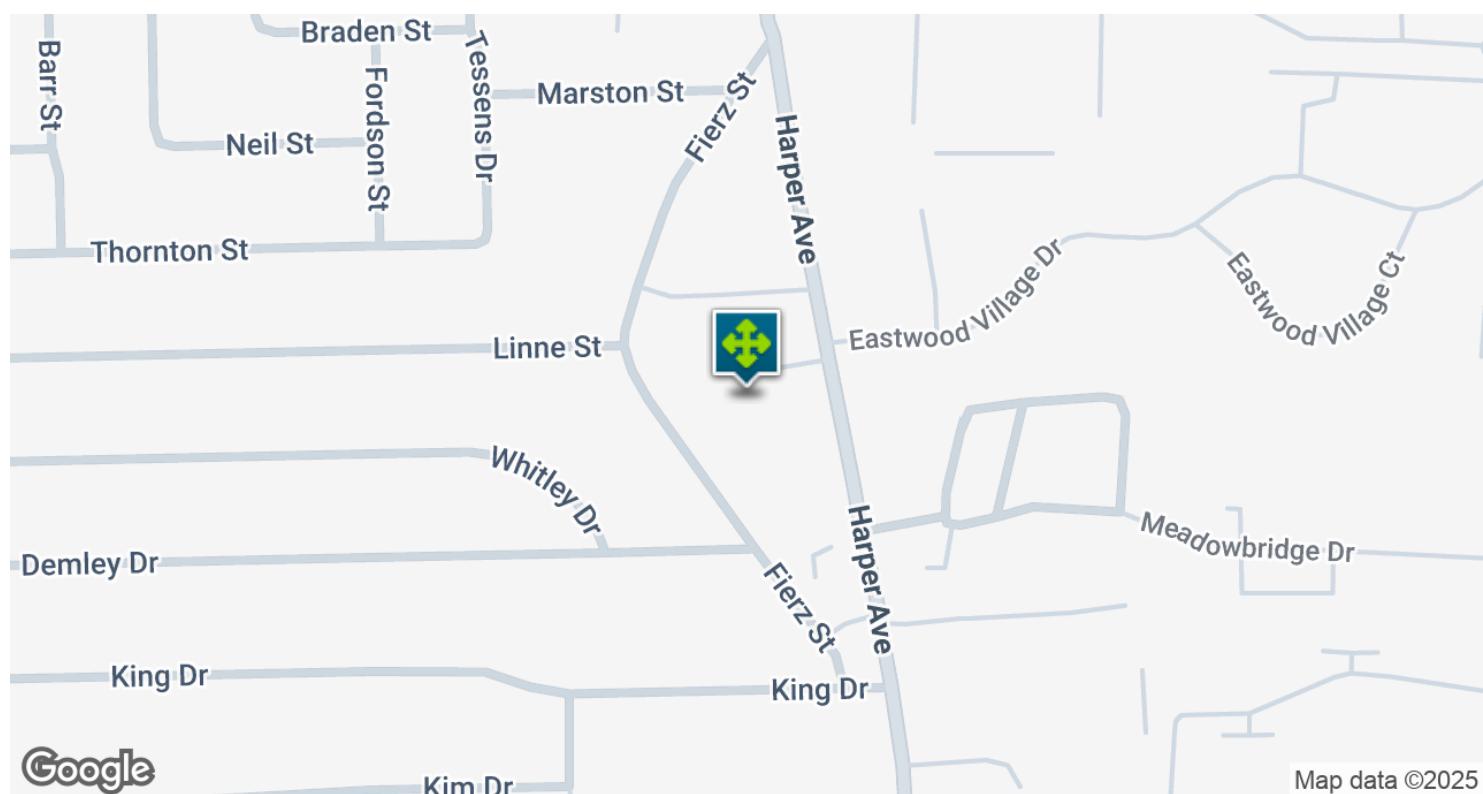
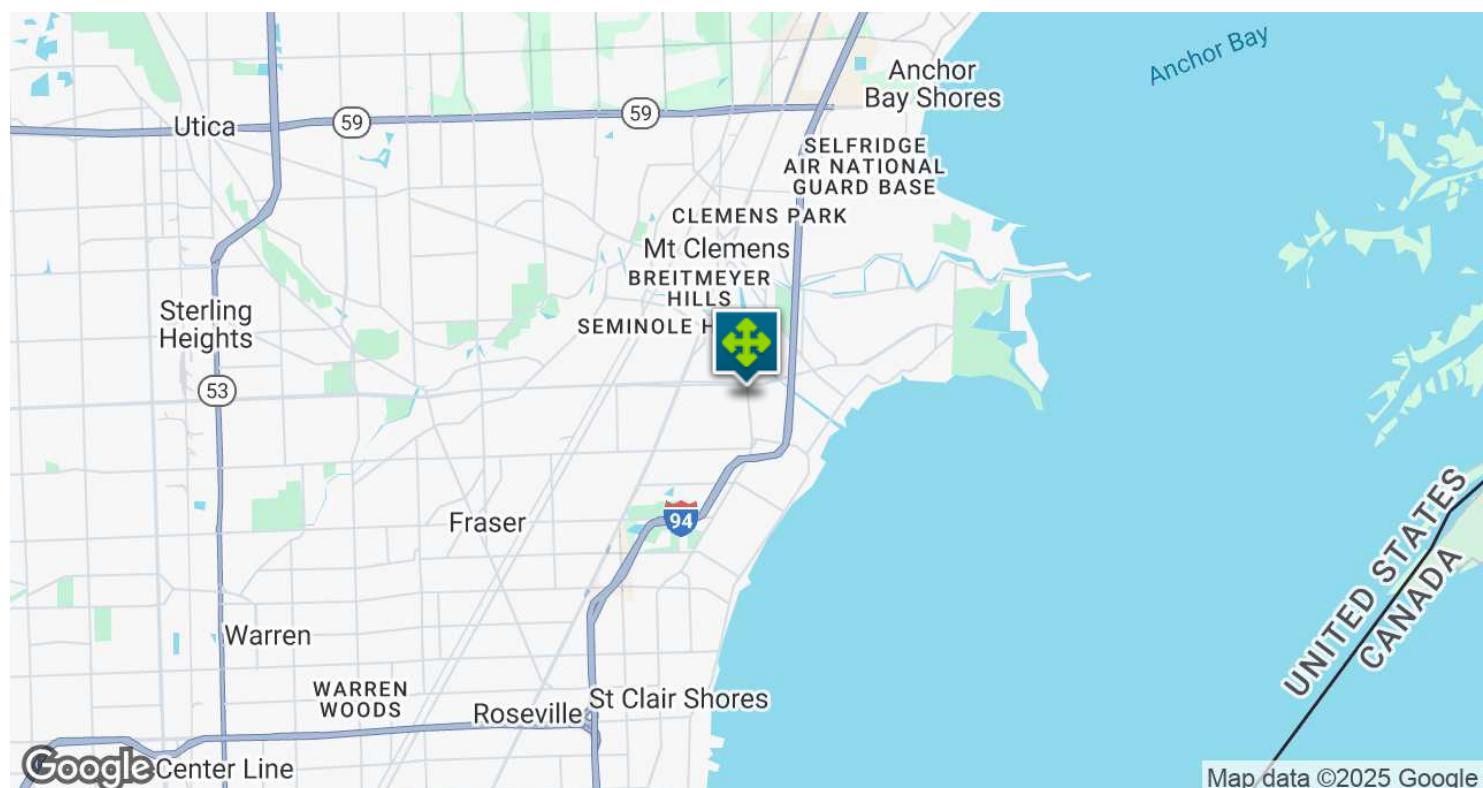
AERIAL MAP



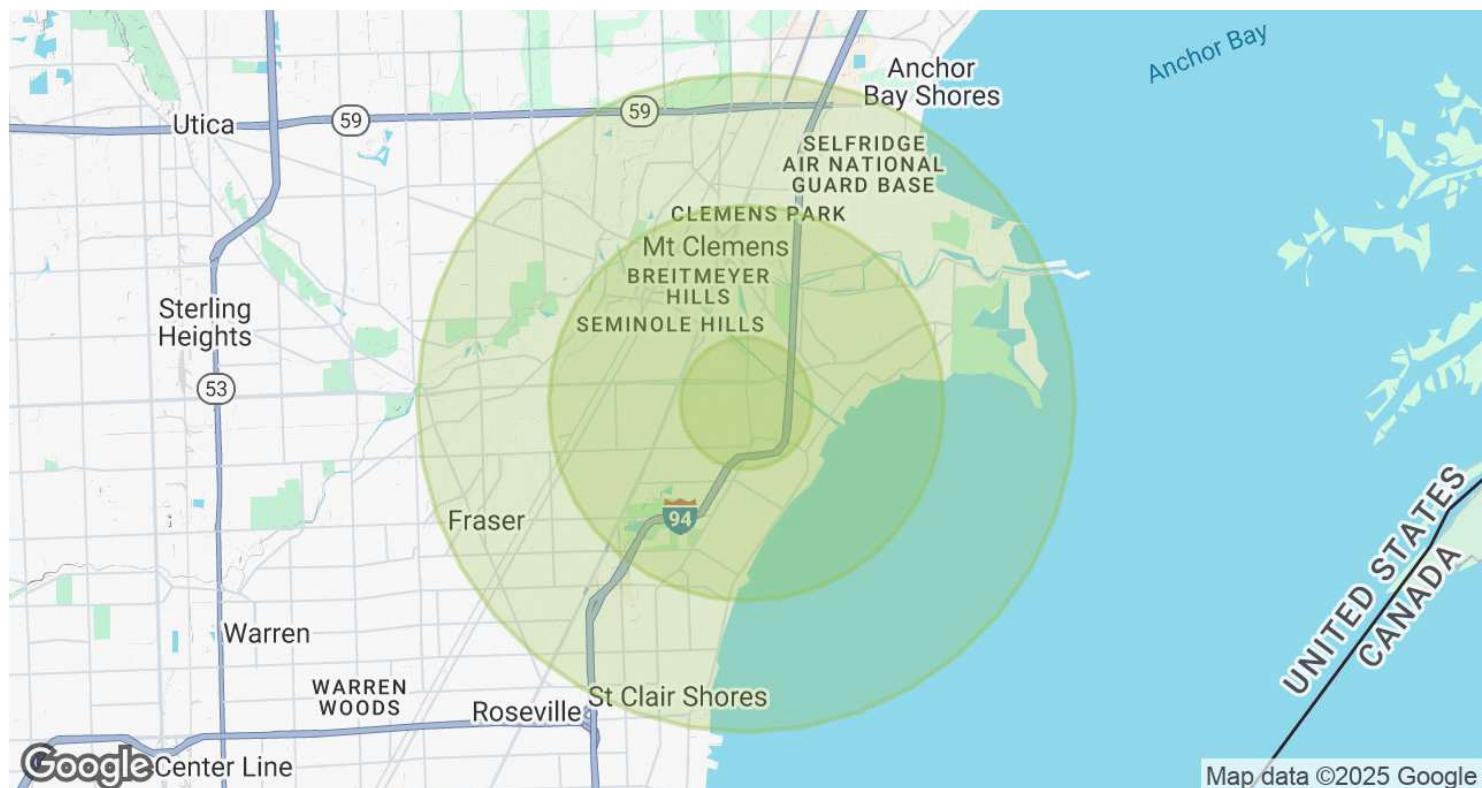
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,511	77,979	185,948
Average Age	42	43	43
Average Age (Male)	40	41	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,205	35,408	82,180
# of Persons per HH	2	2.2	2.3
Average HH Income	\$71,263	\$80,388	\$88,144
Average House Value	\$191,838	\$217,409	\$232,509

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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