



PILOT

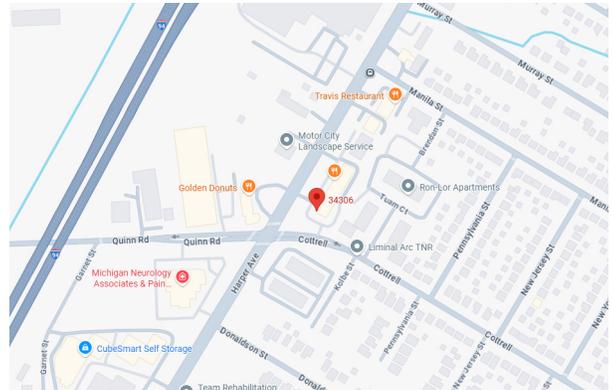
PROPERTY GROUP

34306-34360 HARPER AVE, CLINTON TWP, MI 48035

PROPERTY OVERVIEW:

- Shopping Center under new ownership/management.
- Improvements are underway – exterior paint, exterior lighting, and sealed/striped parking lot.
- Great location on well-traveled Harper Ave, easy access to I-94
- Surrounded by dense neighborhoods
- Unit is a clean “white-box”

Property Type: Retail
 Cross Streets: East side of Harper, at Quinn Rd.
 Total Square Footage: 19,603
 Building Name: LaHood Plaza
 Minimum Square Footage: 1,500
 Maximum Square Footage: 1,500
 Parcel Size: 2.46 Acres
 Year Built: 1994
 Zoning: B-1
 Parking Spaces: Ample
 Heat Type: Package heating and cooling
 Lease Rate: \$16.00/SF (\$2,000/month)
 Lease Type: Gross plus utilities



AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	38,583	188,605	704,063	2020 Households	17,813	82,576	286,305
2024 Population	39,241	188,706	699,155	2024 Households	18,187	82,640	283,909
2029 Population Projection	39,040	187,146	691,426	2029 Household Projection	18,105	81,948	280,674
Annual Growth 2020-2024	0.4%	0%	-0.2%	Annual Growth 2020-2024	1.1%	0.6%	0.5%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%	Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%
Median Age	41.3	42.3	40.9	Owner Occupied Households	11,009	55,951	196,094
Bachelor's Degree or Higher	20%	20%	22%	Renter Occupied Households	7,096	25,997	84,581
U.S. Armed Forces	3	138	380	Avg Household Size	2.1	2.2	2.4
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$475.6M	\$2.3B	\$8.2B

Population By Race			
	2 miles	5 miles	10 miles
White	27,200	140,971	475,622
Black	8,287	29,350	146,899
American Indian/Alaskan Native	31	160	598
Asian	682	3,230	26,010
Hawaiian & Pacific Islander	32	75	173
Two or More Races	3,010	14,920	49,854
Hispanic Origin	1,158	5,708	19,488

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$158,639	\$170,515	\$187,282
Median Year Built	1971	1968	1969

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$73,496	\$77,231	\$83,161
Median Household Income	\$60,240	\$62,263	\$65,002
< \$25,000	3,417	14,157	47,120
\$25,000 - 50,000	4,490	19,573	64,126
\$50,000 - 75,000	3,679	15,976	50,813
\$75,000 - 100,000	2,498	12,347	40,835
\$100,000 - 125,000	1,737	7,991	27,105
\$125,000 - 150,000	950	4,913	19,186
\$150,000 - 200,000	706	4,272	19,463
\$200,000+	710	3,410	15,264

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Cottrell Rd SW	17,758	2025	0.04 mi
Cottrell Rd	Cottrell St W	2,693	2025	0.04 mi
Quinn Rd	Garnet St W	3,778	2025	0.11 mi
Harper Ave	Donaldson St SW	18,003	2025	0.12 mi
Ford Freeway	Manila St E	98,626	2023	0.20 mi
I-94	Manila St E	100,345	2024	0.20 mi
I 94	Manila St	98,882	2025	0.20 mi
Ford Freeway	-	98,678	2024	0.20 mi
Harper Ave	Trombley St SW	23,645	2025	0.26 mi
I-94 OFF RAMP	Trombley St S	1,743	2024	0.29 mi

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ADDITIONAL PHOTOS



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