

OFFICE PROPERTY FOR LEASE

838 - 1,022 SF Prime Office Location in St Clair Shores

27365 HARPER AVE
SAINT CLAIR SHORES, MI 48081



838 - 1,022 SF offices - Move-in ready
Harper Ave frontage & exposure
Very well-maintained and managed building
Minutes from I-94 and I-696



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OFFERING SUMMARY

Available SF:	838 - 1,022 SF
Building Size:	5,739 SF
Lease Rate:	\$15.50 SF/yr (Gross + Utilities)
Zoning:	B-1
Year Built:	1979
Lot Size:	0.384 Acres
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	20,721

PROPERTY OVERVIEW

There are two move-in-ready office spaces to choose from at this well-maintained office building in St Clair Shores. The 838 SF suite is currently configured with a reception area, three (3) private offices, and a storage area. The 1,022 SF suite is currently configured with a large reception area, three (3) offices, a kitchenette and a file/storage area.

LOCATION OVERVIEW

Located on the west side of Harper Ave, just south of 11 Mile Rd in the heart of St. Clair Shores. Excellent location close to restaurants, business services, and quick access to I-94 and I-696.

PROPERTY HIGHLIGHTS

- 838 - 1,022 SF offices - Move-in ready
- Harper Ave frontage & exposure
- Very well-maintained and managed building
- Minutes from I-94 and I-696

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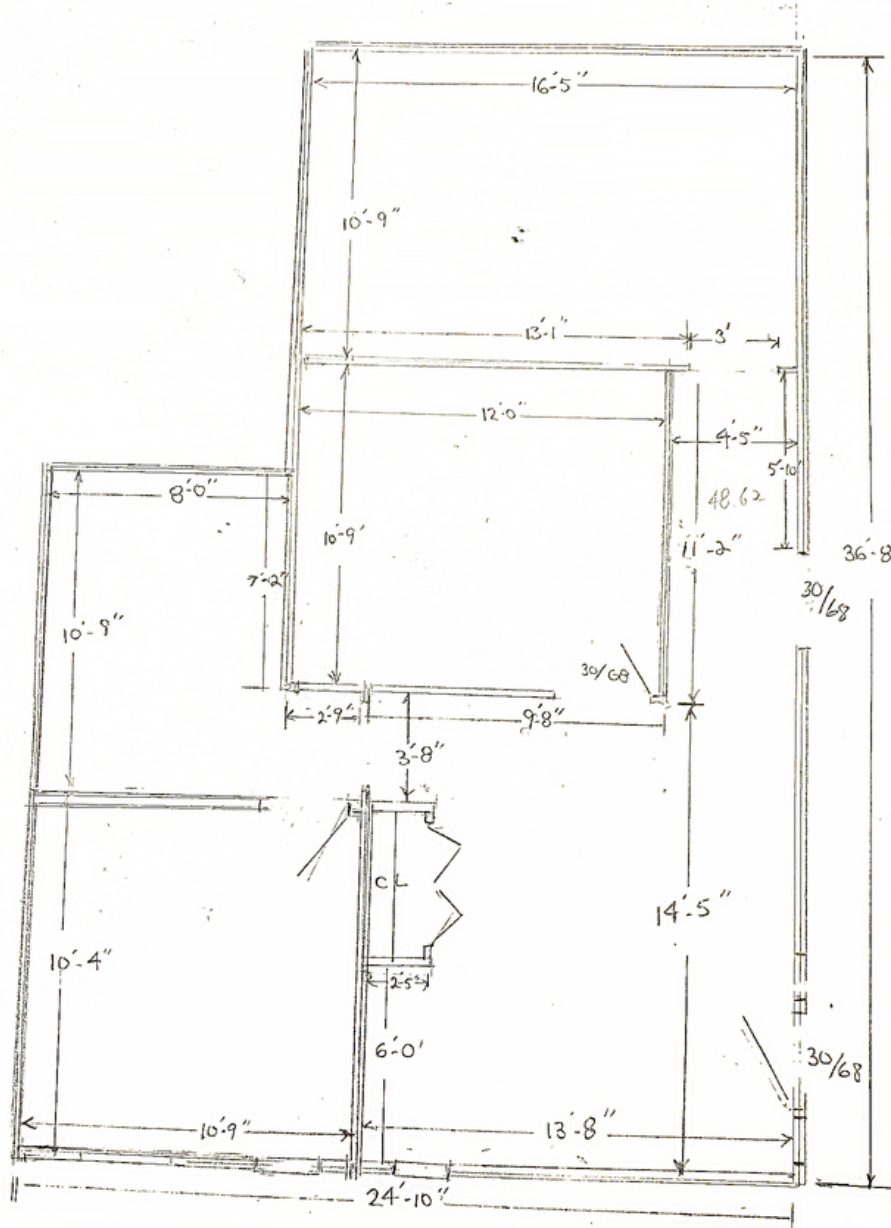
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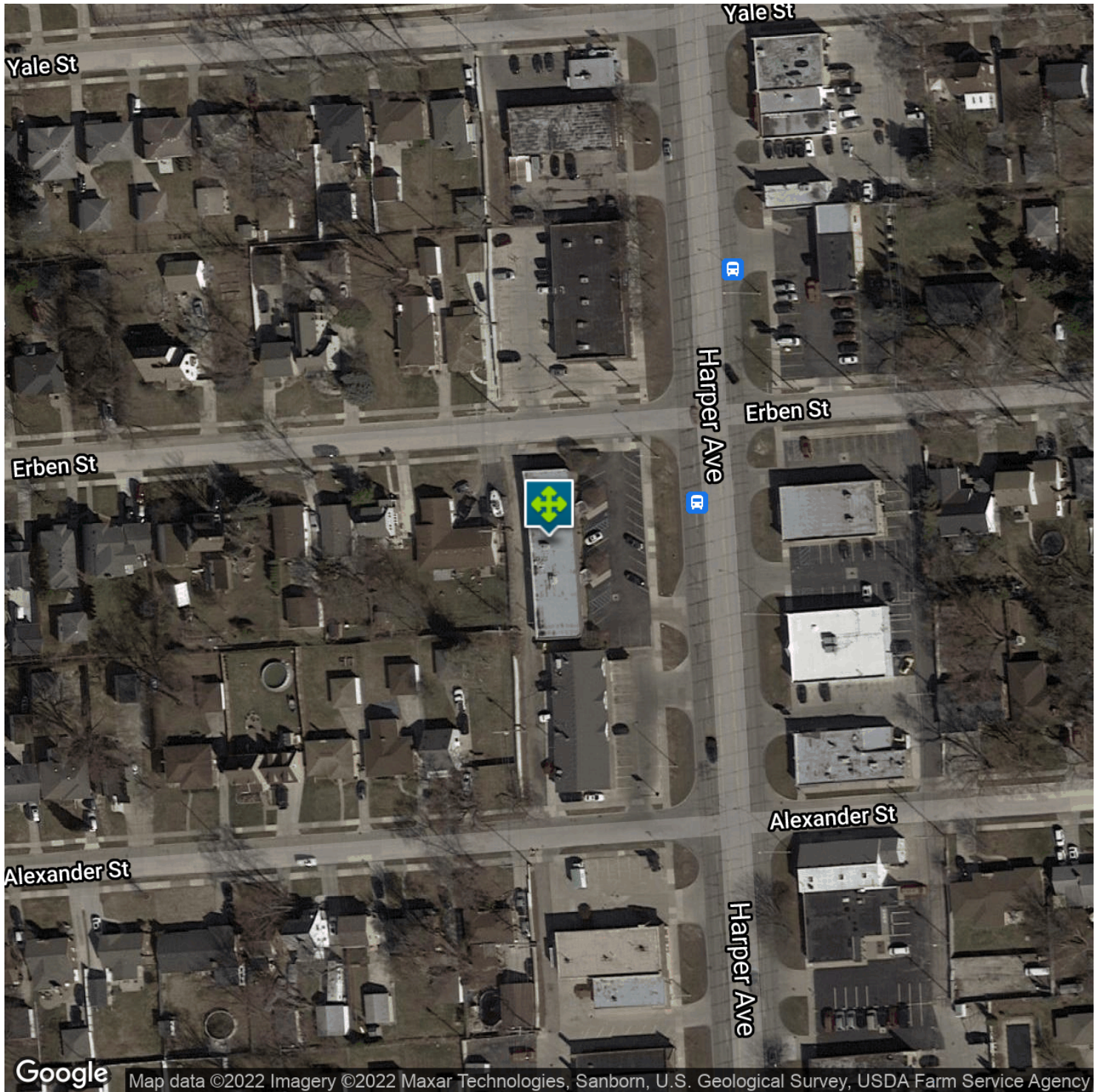
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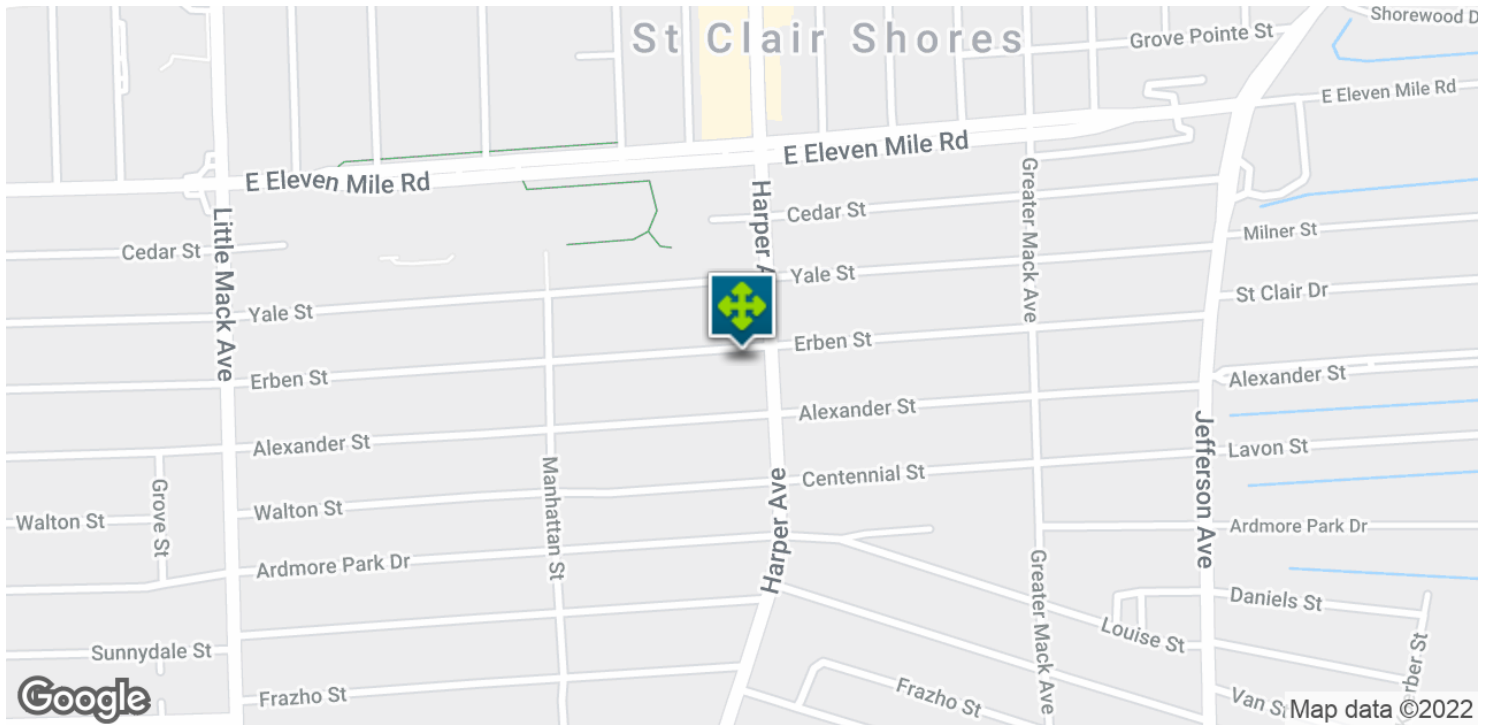
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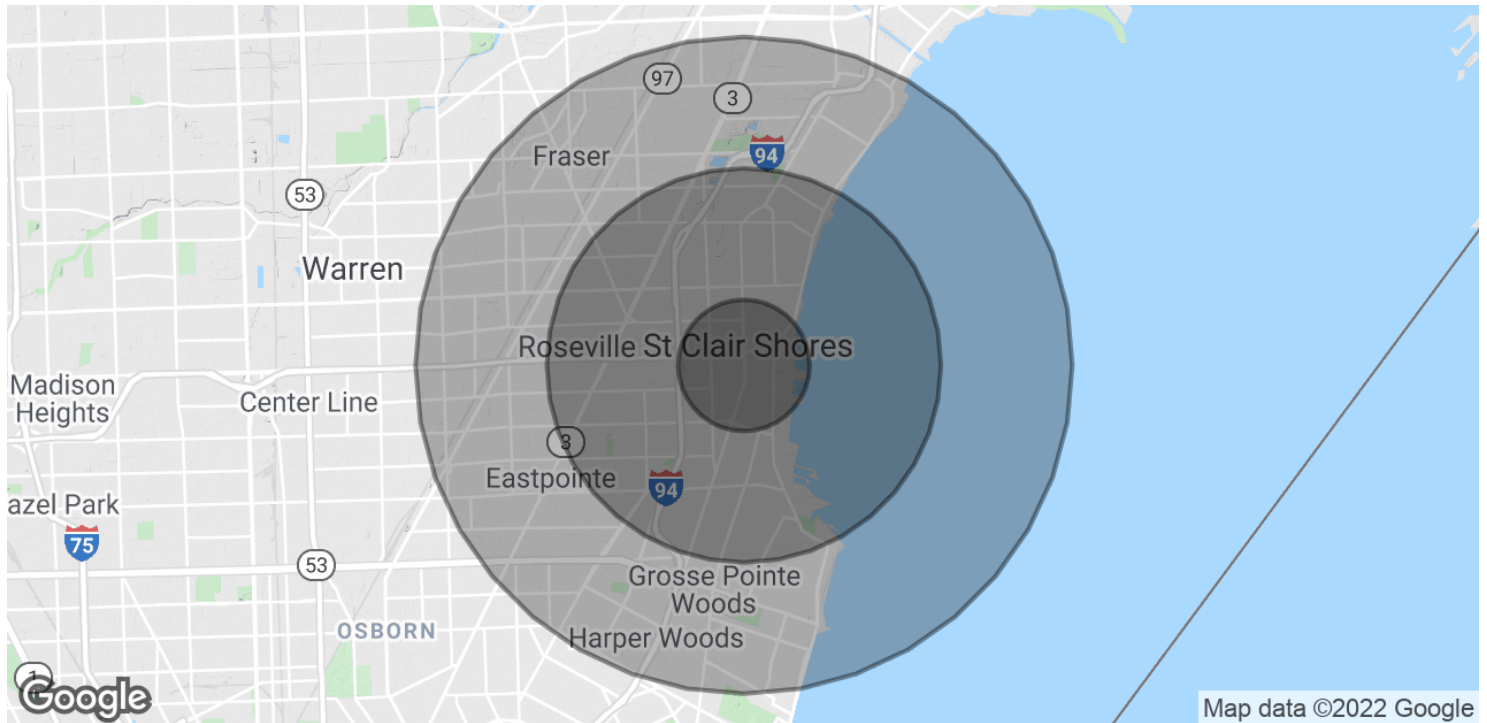


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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	13,066	98,835	254,965
Average Age	44.6	41.6	39.4
Average Age (Male)	44.1	40.0	37.8
Average Age (Female)	45.4	42.9	40.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,510	42,654	105,325
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$67,727	\$57,433	\$60,754
Average House Value	\$174,069	\$135,567	\$148,270

* Demographic data derived from 2010 US Census

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