

NEW DEVELOPMENT OPPORTUNITY



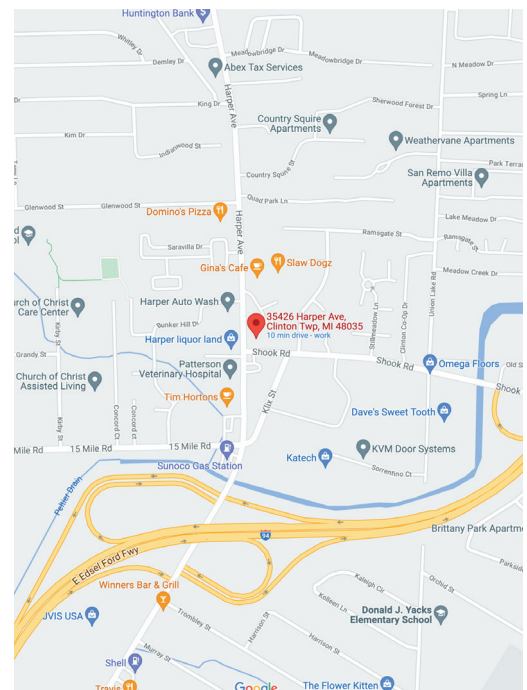
PILOT
PROPERTY GROUP

**NORTHEAST CORNER OF HARPER AVE AND SHOOK
35426 HARPER AVENUE, CLINTON TOWNSHIP**

PROPERTY OVERVIEW:

- 0.97 Acres
- Zoning: B-3 Regional Business
- At the intersection of Harper Avenue and Shook Road

Property Type: Retail
 Cross Streets: Harper Ave and Shook
 Minimum Sq. Ft. Available: 1,200 SF
 Maximum Sq. Ft. Available: 4,500 SF
 Lease Rate: TBD
 Lease Type: NNN
 Sale Price: Sale Possible
 Lot Size:97 Acres
 Zoning: B3



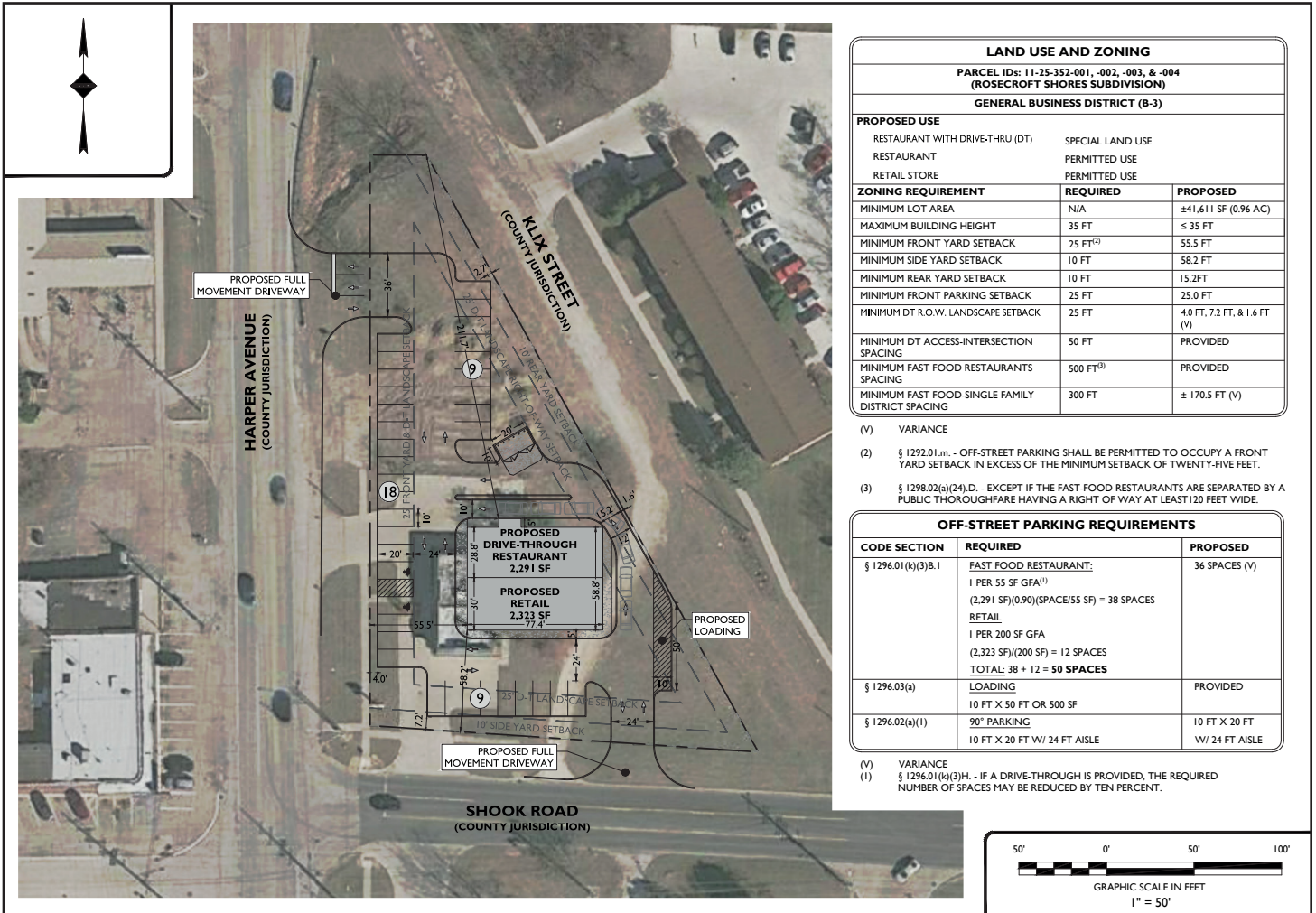
AGENT CONTACT INFO

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CONCEPTUAL SITE PLAN

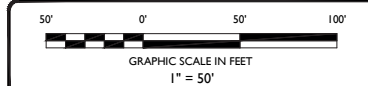


| LAND USE AND ZONING | | |
|---|-----------------------|------------------------------|
| PARCEL IDS: 11-25-352-001, -002, -003, & -004 (ROSECROFT SHORES SUBDIVISION) | | |
| GENERAL BUSINESS DISTRICT (B-3) | | |
| PROPOSED USE | | |
| RESTAURANT WITH DRIVE-THRU (DT) | SPECIAL LAND USE | |
| RESTAURANT | PERMITTED USE | |
| RETAIL STORE | PERMITTED USE | |
| ZONING REQUIREMENT | REQUIRED | PROPOSED |
| MINIMUM LOT AREA | N/A | ±41,611 SF (0.96 AC) |
| MAXIMUM BUILDING HEIGHT | 35 FT | ≤ 35 FT |
| MINIMUM FRONT YARD SETBACK | 25 FT ⁽¹⁾ | 55.5 FT |
| MINIMUM SIDE YARD SETBACK | 10 FT | 58.2 FT |
| MINIMUM REAR YARD SETBACK | 10 FT | 15.2 FT |
| MINIMUM FRONT PARKING SETBACK | 25 FT | 25.0 FT |
| MINIMUM DT R.O.W. LANDSCAPE SETBACK | 25 FT | 4.0 FT, 7.2 FT, & 1.6 FT (V) |
| MINIMUM DT ACCESS-INTERSECTION SPACING | 50 FT | PROVIDED |
| MINIMUM FAST FOOD RESTAURANTS SPACING | 500 FT ⁽¹⁾ | PROVIDED |
| MINIMUM FAST FOOD-SINGLE FAMILY DISTRICT SPACING | 300 FT | ± 170.5 FT (V) |

- (V) VARIANCE
- (2) § 1292.01.m. - OFF-STREET PARKING SHALL BE PERMITTED TO OCCUPY A FRONT YARD SETBACK IN EXCESS OF THE MINIMUM SETBACK OF TWENTY-FIVE FEET.
- (3) § 1298.02(a)(24).D. - EXCEPT IF THE FAST-FOOD RESTAURANTS ARE SEPARATED BY A PUBLIC THOROUGHFARE HAVING A RIGHT OF WAY AT LEAST 120 FEET WIDE.

| OFF-STREET PARKING REQUIREMENTS | | |
|---------------------------------|--|------------------------------|
| CODE SECTION | REQUIRED | PROPOSED |
| § 1296.01(k)(3)B.1 | FAST FOOD RESTAURANT: 1 PER 55 SF GFA ⁽¹⁾ (2,291 SF)/(0.90)(SPACE/55 SF) = 38 SPACES RETAIL: 1 PER 200 SF GFA (2,323 SF)/(200 SF) = 12 SPACES TOTAL: 38 + 12 = 50 SPACES | 36 SPACES (V) |
| § 1296.03(a) | LOADING 10 FT X 50 FT OR 500 SF | PROVIDED |
| § 1296.02(a)(1) | 90° PARKING 10 FT X 20 FT W/ 24 FT AISLE | 10 FT X 20 FT W/ 24 FT AISLE |

- (V) VARIANCE
- (1) § 1296.01(k)(3)H. - IF A DRIVE-THROUGH IS PROVIDED, THE REQUIRED NUMBER OF SPACES MAY BE REDUCED BY TEN PERCENT.



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DEMOGRAPHICS/TRAFFIC COUNTS

| Population | | | | Households | | | |
|--------------------------------|-----------|-----------|-----------|--|----------|----------|----------|
| | 2 mile | 5 mile | 10 mile | | 2 mile | 5 mile | 10 mile |
| 2010 Population | 37,279 | 173,623 | 652,537 | 2010 Households | 16,410 | 74,218 | 263,222 |
| 2021 Population | 40,253 | 181,233 | 670,011 | 2021 Households | 17,781 | 77,837 | 270,280 |
| 2026 Population Projection | 40,847 | 182,837 | 673,977 | 2026 Household Projection | 18,057 | 78,593 | 271,891 |
| Annual Growth 2010-2021 | 0.7% | 0.4% | 0.2% | Annual Growth 2010-2021 | 0.6% | 0.4% | 0.3% |
| Annual Growth 2021-2026 | 0.3% | 0.2% | 0.1% | Annual Growth 2021-2026 | 0.3% | 0.2% | 0.1% |
| Median Age | 40.7 | 42.1 | 41.1 | Owner Occupied Households | 10,896 | 53,725 | 201,069 |
| Bachelor's Degree or Higher | 17% | 19% | 22% | Renter Occupied Households | 7,161 | 24,869 | 70,822 |
| U.S. Armed Forces | 3 | 122 | 417 | Avg Household Size | 2.3 | 2.3 | 2.5 |
| | | | | Avg Household Vehicles | 2 | 2 | 2 |
| | | | | Total Specified Consumer Spending (\$) | \$460M | \$2.2B | \$8B |
| Population By Race | | | | Income | | | |
| | 2 mile | 5 mile | 10 mile | | 2 mile | 5 mile | 10 mile |
| White | 28,873 | 141,507 | 512,680 | Avg Household Income | \$66,541 | \$72,882 | \$78,970 |
| Black | 9,312 | 30,803 | 115,358 | Median Household Income | \$56,195 | \$58,966 | \$62,944 |
| American Indian/Alaskan Native | 157 | 697 | 2,275 | < \$25,000 | 3,708 | 14,222 | 44,056 |
| Asian | 788 | 3,208 | 22,807 | \$25,000 - 50,000 | 4,229 | 18,288 | 61,960 |
| Hawaiian & Pacific Islander | 20 | 72 | 187 | \$50,000 - 75,000 | 3,992 | 16,464 | 53,680 |
| Two or More Races | 1,103 | 4,946 | 16,705 | \$75,000 - 100,000 | 2,441 | 11,294 | 38,601 |
| Hispanic Origin | 1,072 | 5,112 | 17,287 | \$100,000 - 125,000 | 1,613 | 7,427 | 27,430 |
| | | | | \$125,000 - 150,000 | 725 | 4,236 | 17,595 |
| | | | | \$150,000 - 200,000 | 764 | 3,421 | 16,051 |
| | | | | \$200,000+ | 309 | 2,482 | 10,905 |
| Housing | | | | | | | |
| | 2 mile | 5 mile | 10 mile | | | | |
| Median Home Value | \$157,739 | \$165,088 | \$173,006 | | | | |
| Median Year Built | 1972 | 1970 | 1969 | | | | |

| Traffic | | | | |
|-------------------|------------------|----------------|------------|------------------------|
| Collection Street | Cross Street | Traffic Volume | Count Year | Distance from Property |
| Harper Ave | Shook Rd N | 23,022 | 2018 | 0.10 mi |
| Harper Ave | Shook Rd N | 22,558 | 2020 | 0.10 mi |
| Klix Street | Harper Ave SW | 7,009 | 2020 | 0.15 mi |
| Klix St | Harper Ave SW | 7,816 | 2018 | 0.15 mi |
| Harper Ave | 15 Mile Rd S | 24,977 | 2017 | 0.15 mi |
| Klix St | Harper Ave SW | 7,017 | 2017 | 0.16 mi |
| Shook Rd | Stillmeadow Ln E | 15,436 | 2018 | 0.16 mi |
| Shook Road | Stillmeadow Ln E | 13,418 | 2020 | 0.16 mi |
| 15 Mile Rd | Harper Ave E | 13,638 | 2017 | 0.17 mi |
| Harper Ave | 15 Mile Rd N | 25,175 | 2020 | 0.18 mi |

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