

FREESTANDING OFFICE BUILDING FOR SALE OR LEASE



PILOT

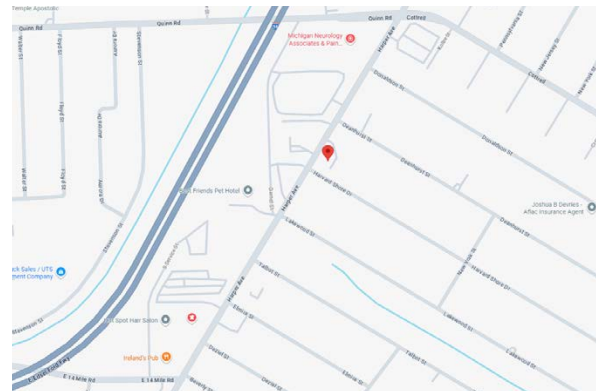
PROPERTY GROUP

33830 HARPER AVE, CLINTON TOWNSHIP, MI 48035

PROPERTY OVERVIEW:

- Beautiful freestanding office building with exceptional curb appeal.
- Convenient location with easy access to I-94, 696, and Metro Parkway.
- Abundant natural light-expansive window line and multiple sky lights.
- Server room with dedicated mini split.

Property Type: Office
Cross Streets: East side of Harper, Just North of 14 Mile Rd
Total Square Footage: 7,275
Available Square Footage: 7,275
Parcel Size: 0.954 Acres
Year Built: 1994
Zoning: OS-1
Parking Spaces: 40
Property Taxes: 2024 - \$11,879.30 (\$1.63/SF)
Lease Rate: \$15.00/SF
Lease Type: NNN
Sale Price: \$1,200,000.00



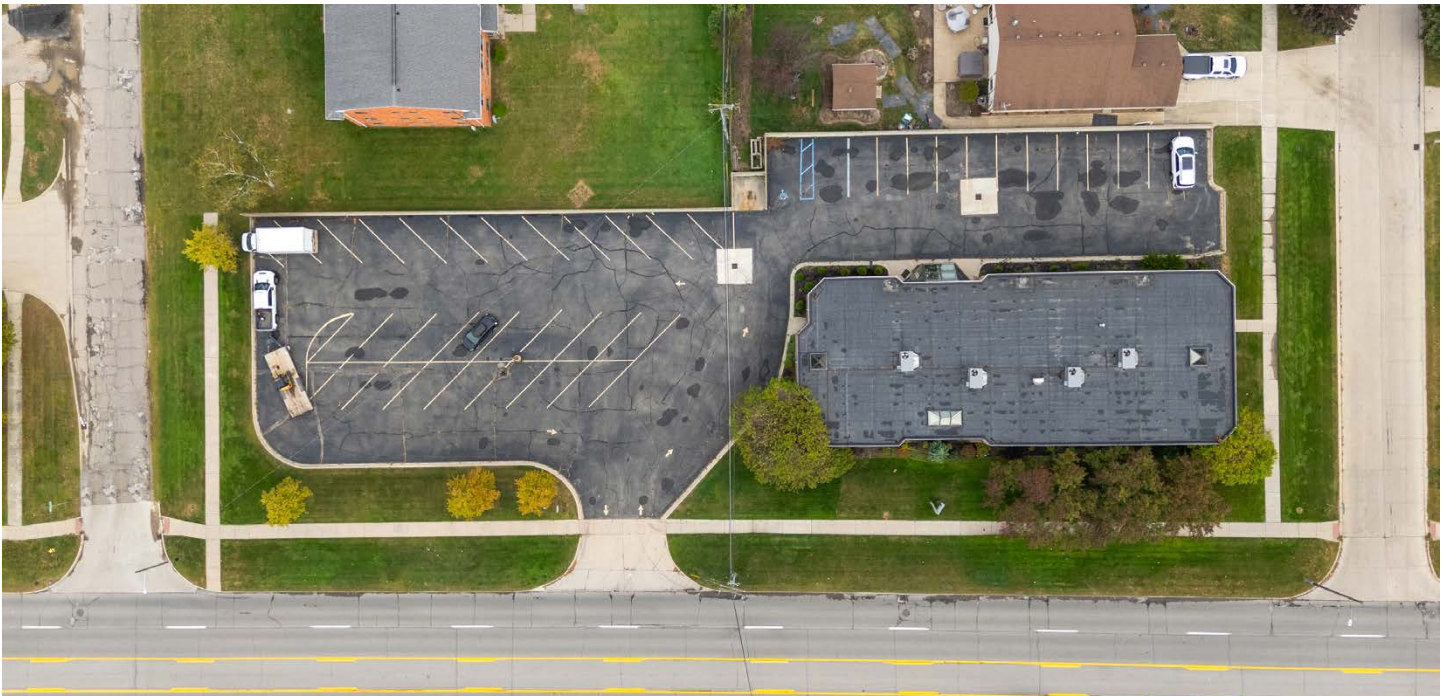
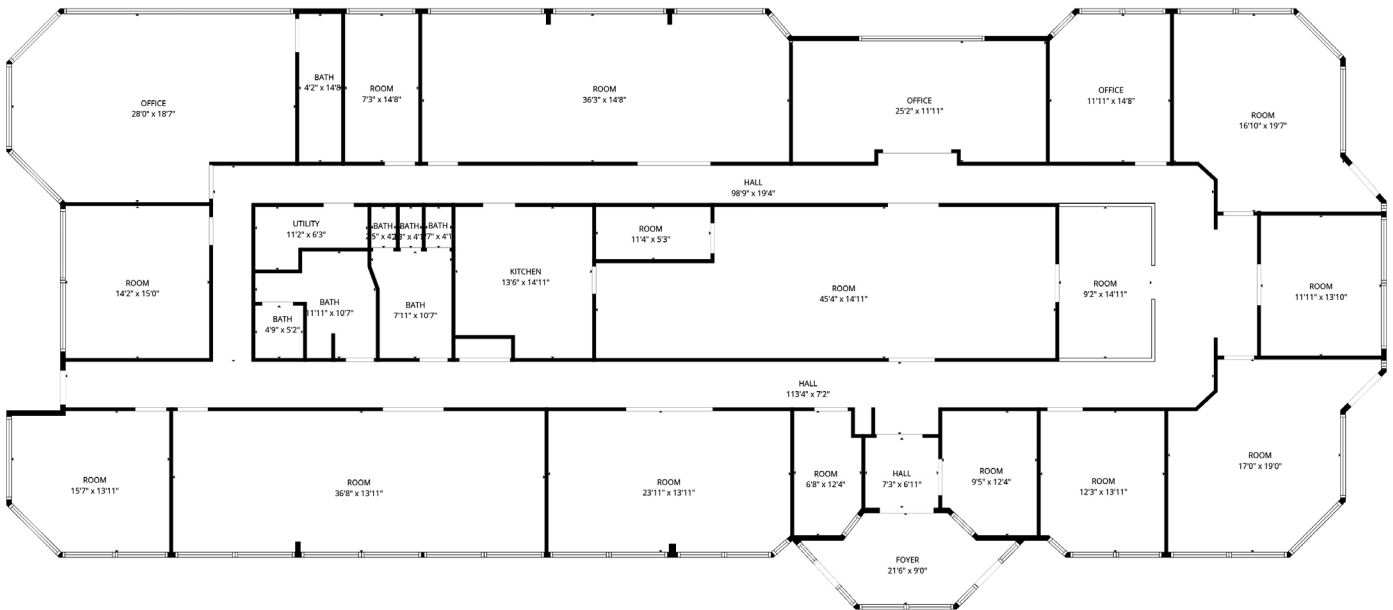
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FLOOR PLAN



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DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	41,197	196,931	719,437
2024 Population	41,575	196,305	716,624
2029 Population Projection	41,300	194,540	709,010
Annual Growth 2020-2024	0.2%	-0.1%	-0.1%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%
Median Age	41.1	42.2	40.8
Bachelor's Degree or Higher	20%	20%	22%
U.S. Armed Forces	4	154	378

Population By Race			
	2 miles	5 miles	10 miles
White	29,138	146,309	479,650
Black	8,378	30,717	158,156
American Indian/Alaskan Native	33	168	629
Asian	710	3,530	27,377
Hawaiian & Pacific Islander	33	75	176
Two or More Races	3,283	15,505	50,636
Hispanic Origin	1,269	5,895	19,678

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$158,067	\$168,829	\$185,788
Median Year Built	1969	1967	1969

Households			
	2 miles	5 miles	10 miles
2020 Households	18,713	86,026	291,656
2024 Households	18,966	85,737	289,920
2029 Household Projection	18,853	84,949	286,711
Annual Growth 2020-2024	0.9%	0.5%	0.5%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%
Owner Occupied Households	11,833	57,987	199,840
Renter Occupied Households	7,020	26,962	86,870
Avg Household Size	2.1	2.2	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$502.1M	\$2.4B	\$8.4B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$74,590	\$76,976	\$82,722
Median Household Income	\$60,665	\$62,245	\$64,376
< \$25,000	3,426	14,706	48,910
\$25,000 - 50,000	4,702	20,263	66,003
\$50,000 - 75,000	3,831	16,689	51,706
\$75,000 - 100,000	2,641	12,824	41,328
\$100,000 - 125,000	1,844	8,292	27,363
\$125,000 - 150,000	999	5,111	19,343
\$150,000 - 200,000	728	4,399	19,728
\$200,000+	793	3,456	15,538

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ADDITIONAL PHOTOS



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