



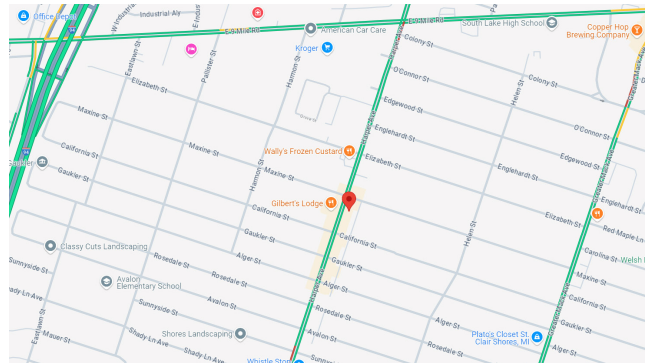
PILOT

PROPERTY GROUP

22332 HARPER AVE, SAINT CLAIR SHORES, MI 48080

PROPERTY OVERVIEW:

- Open floor plan unit, former boutique- showroom, 2 changing rooms, storage/utility area, and restroom
- Great location near affluent Grosse Pointe Communities
- Easy Access to 8 Mile Rd, I-94, and 696
- Professional Landlord



Property Type: Office/Retail
 Cross Streets: East side of Harper between 8 and 9 Mile
 Total Square Footage: 1,248
 Minimum Square Footage: 1,248
 Maximum Square Footage: 1,248
 Zoning: B-1
 Lease Rate: \$15.00/SF (\$1,560.00 Month)
 Lease Type: Gross

AGENT CONTACT INFO

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Matching the right people to the right place.

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DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2020 Population	66,735	282,370	756,840	2020 Households	28,548	112,569	305,792
2024 Population	62,912	286,351	775,656	2024 Households	26,867	113,237	312,914
2029 Population Projection	61,462	283,337	769,553	2029 Household Projection	26,234	111,893	310,393
Annual Growth 2020-2024	-1.4%	0.4%	0.6%	Annual Growth 2020-2024	-0.6%	0.5%	0.9%
Annual Growth 2024-2029	-0.5%	-0.2%	-0.2%	Annual Growth 2024-2029	-0.5%	-0.2%	-0.2%
Median Age	41.8	38.7	39.5	Owner Occupied Households	19,544	74,455	196,142
Bachelor's Degree or Higher	28%	20%	20%	Renter Occupied Households	6,690	37,438	114,252
U.S. Armed Forces	48	103	347	Avg Household Size	2.3	2.5	2.4
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	41,245	141,206	398,799	Avg Household Income	\$84,813	\$75,564	\$71,616
Black	16,436	121,019	283,666	Median Household Income	\$66,850	\$55,946	\$52,912
American Indian/Alaskan Native	48	295	939	< \$25,000	4,529	23,273	72,264
Asian	895	4,844	39,509	\$25,000 - 50,000	5,417	27,882	77,152
Hawaiian & Pacific Islander	7	51	145	\$50,000 - 75,000	4,993	20,919	55,960
Two or More Races	4,281	18,936	52,599	\$75,000 - 100,000	3,962	14,308	38,681
Hispanic Origin	1,788	6,671	18,340	\$100,000 - 125,000	2,368	9,258	24,655
Housing							
	2 mile	5 mile	10 mile	\$125,000 - 150,000	2,266	6,087	15,634
Median Home Value	\$163,878	\$143,313	\$150,868	\$150,000 - 200,000	1,873	5,834	15,132
Median Year Built	1955	1955	1958	\$200,000+	1,459	5,676	13,437

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Maxine St N	19,122	2022	0.02 mi
Harper Ave	Gaukler St S	19,725	2022	0.09 mi
California St	Harper Ave W	1,584	2022	0.10 mi
California St	Harper Ave E	1,173	2022	0.11 mi
Harper Ave	Shady Lane Ave S	19,684	2020	0.34 mi
Harper Ave	Shady LnAve S	17,831	2022	0.34 mi
Shady Lane Ave	Harper Ave W	1,146	2022	0.37 mi
E 9 Mile Rd	Elaine St E	31,123	2018	0.37 mi
Shady Lane Ave	Harper Ave E	1,614	2022	0.38 mi
Harper Ave	Colony St S	23,041	2022	0.38 mi

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