

# REALCOM REALTY, INC.

**For Sale or Build to Suit**

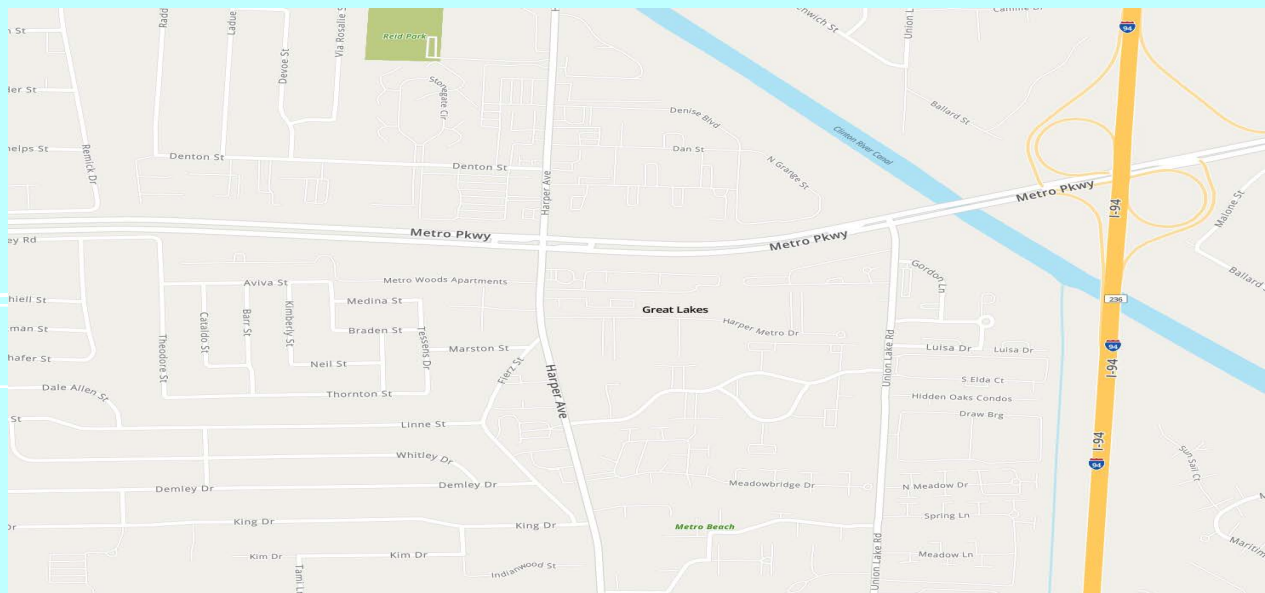
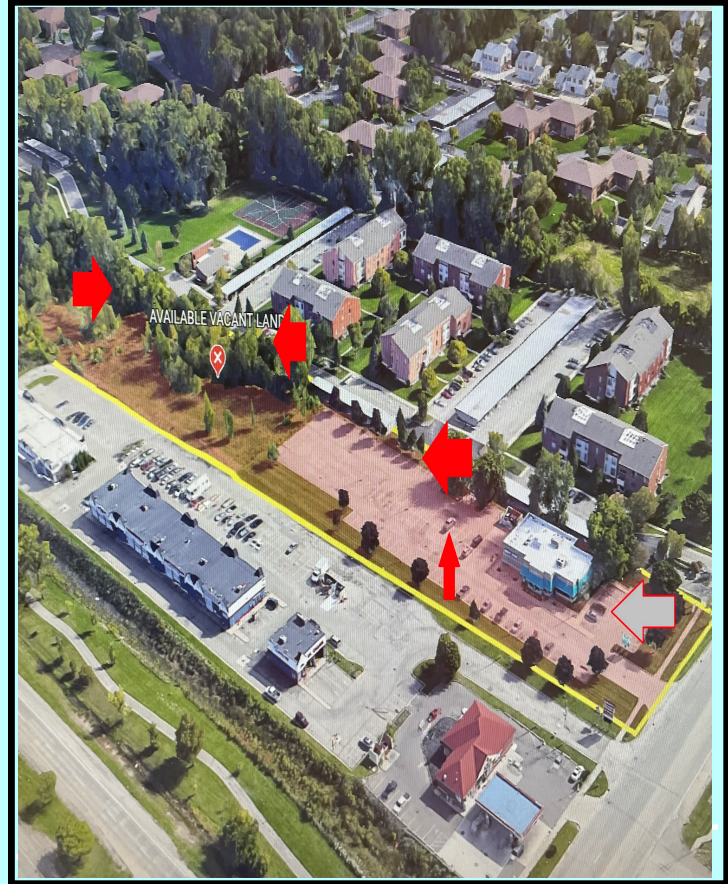
16 Mile Road & Harper Ave

Clinton Twp., MI

**Approximately 6 Acres  
Available  
Excellent Traffic Counts**

Advantages:

**Premier Location, Approved  
Retail, Restaurant, & Entertainment  
Space**



**Contact: Realcom Realty, Inc.**

email: [raymo1674@aol.com](mailto:raymo1674@aol.com)

586.665.7391 ph.

## **SITE DETAIL**

### **New Development Opportunity in Clinton Twp.**

- Freestanding building with up to 4,884 SF available on Approx. 6 Acres of land. located on the SEC of Harper Ave.
- High traffic counts with approximately 30,000+ vehicles per day.
- Site provides great visibility.
- This site is a great opportunity for any retail/office user to take advantage of.
- Build to suit or ground lease opportunities are also available.
- All Utilities Available
- Zoning: “B-2” General Commercial District

*Contact: Realcom Realty, Inc.*  
email: raymo1674@aol.com  
586.665.7391 ph.

## **NEIGHBORHOOD ANALYSIS**

Delineation: The subject neighborhood is situated in the eastern portion of Clinton Township. Clinton Township is situated in eastern Macomb County and is bound by Mt. Clemens on the north; the cities of Fraser, Roseville, and St. Clair Shores on the south; Harrison Township on the east; and the city of Sterling Heights on the west.

Clinton Township Demographic Information: The following information is provided by the Southeast Michigan Council of Governments (SEMCOG) Community Profile for Clinton Township.

### **Clinton Township Population and Households**

Estimate 2035 Projection

Total Population 95,648 94,889 109,687

Households 40,299 42,902 48,027

Avg. Household Size 2.35 2.19 2.25

The total population in Clinton Township, as of July 2021, is similar to the 2020 Census count, and is projected to increase by 15.6% by 2035. The number of households is up 6.5% from the 2020 Census count, and is projected to increase by 11.9% by 2035.

Overall, Clinton Township is an established and stable community with modest growth projected over the next 25-30 years.

***Contact: Realcom Realty, Inc.***

**email: raymo1674@aol.com**

**586.665.7391 ph.**