



PILOT

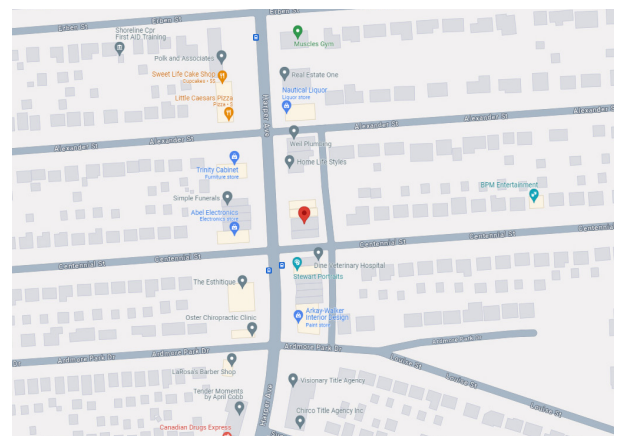
PROPERTY GROUP

27202 HARPER AVE., SAINT CLAIR SHORES, MI 48081

PROPERTY OVERVIEW:

- Former group fitness space- layout comprised of waiting area, small office, restroom, and 2 large studios.
- Harper Ave frontage and signage.
- Easy Access to 696 and I-94.
- Tenant is responsible for snow removal and grass cutting.

Property Type: Retail/Office
 Cross Streets: East side of Harper, bet. 10 and 11 Mile
 Total Square Footage: 2,768
 Frontage: 34'
 Parcel Size: 0.216 Acres
 Year Built: 1953
 Zoning: B-1
 Parking Spaces: Approx. 9
 Lease Rate: ~~\$12.00~~ \$11.00
 Lease Type: Modified Gross



AGENT CONTACT INFO

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DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	48,876	249,156	773,644
2023 Population	47,969	248,305	768,843
2028 Population Projection	47,673	248,260	769,658
Annual Growth 2010-2023	-0.1%	0%	0%
Annual Growth 2023-2028	-0.1%	0%	0%
Median Age	43.7	41.1	40.1
Bachelor's Degree or Higher	19%	20%	20%
U.S. Armed Forces	32	32	321
Population By Race			
	2 mile	5 mile	10 mile
White	41,494	178,158	459,886
Black	4,186	56,203	256,407
American Indian/Alaskan Native	179	922	2,639
Asian	823	5,880	28,916
Hawaiian & Pacific Islander	16	55	196
Two or More Races	1,271	7,088	20,798
Hispanic Origin	1,087	6,246	18,601
Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$153,057	\$141,949	\$148,762
Median Year Built	1955	1957	1960

Households			
	2 mile	5 mile	10 mile
2010 Households	20,803	102,016	306,297
2023 Households	20,420	101,888	305,468
2028 Household Projection	20,291	101,892	305,810
Annual Growth 2010-2023	-0.1%	0%	-0.1%
Annual Growth 2023-2028	-0.1%	0%	0%
Owner Occupied Households	16,429	76,808	212,003
Renter Occupied Households	3,862	25,084	93,807
Avg Household Size	2.3	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$591.1M	\$2.9B	\$8.3B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$76,089	\$75,635	\$72,723
Median Household Income	\$64,658	\$60,008	\$55,320
< \$25,000	3,293	17,444	63,416
\$25,000 - 50,000	4,100	24,097	76,023
\$50,000 - 75,000	4,482	21,707	57,737
\$75,000 - 100,000	3,361	13,697	38,483
\$100,000 - 125,000	2,406	10,161	26,744
\$125,000 - 150,000	1,288	5,702	16,184
\$150,000 - 200,000	939	5,276	14,609
\$200,000+	551	3,805	12,273

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Centennial St N	35,118	2018	0.05 mi
Harper Ave	Frazho St S	18,000	2022	0.18 mi
Frazho St	Harper Ave E	1,077	2022	0.23 mi
Harper Ave	Lakeshire St N	18,315	2022	0.24 mi
Harper Ave	Cedar St S	18,781	2022	0.25 mi
11 MILE RD	E 11 Mile Rd W	15,696	2022	0.29 mi
East 11 Mile Road	E 11 Mile Rd W	18,174	2022	0.29 mi
East 11 Mile Road	Harper Ave W	7,810	2022	0.30 mi
E 11 Mile Rd	Harper Ave W	6,745	2022	0.30 mi
E 11 Mile Rd	Manhattan St W	13,460	2022	0.36 mi

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ADDITIONAL PHOTOS



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