

## FREESTANDING OFFICE BUILDING



# PILOT

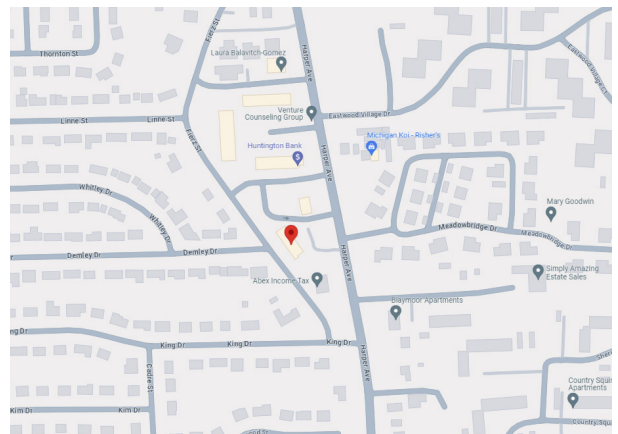
PROPERTY GROUP

**36175 HARPER AVE, CLINTON TOWNSHIP, MI 48035**

### PROPERTY OVERVIEW:

- Freestanding Office/Medical building.
- Currently configured as a single user building, ownership is open to split.
- Easy Access to Metro Parkway and I-94.
- Modified Gross - Tenant(s) responsible for landscaping and snow removal.

Property Type:	Office/Medical
Cross Streets:	West side of Harper, South of Metro Parkway
Total Square Footage:	5,700
Minimum Square Footage:	2,700
Maximum Square Footage:	5,700
Lot Size:	0.788 Acres
Year Built:	1998
Zoning:	OS-1
Parking Spaces:	Approx. 32
Property Taxes:	2023: \$21,293.12 (\$3.74/SF)
Lease Rate:	\$15.95/SF
Lease Type:	Modified Gross
Sale Price:	\$750,000.00 (\$131.58/SF)



### AGENT CONTACT INFO

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### DEMOGRAPHICS

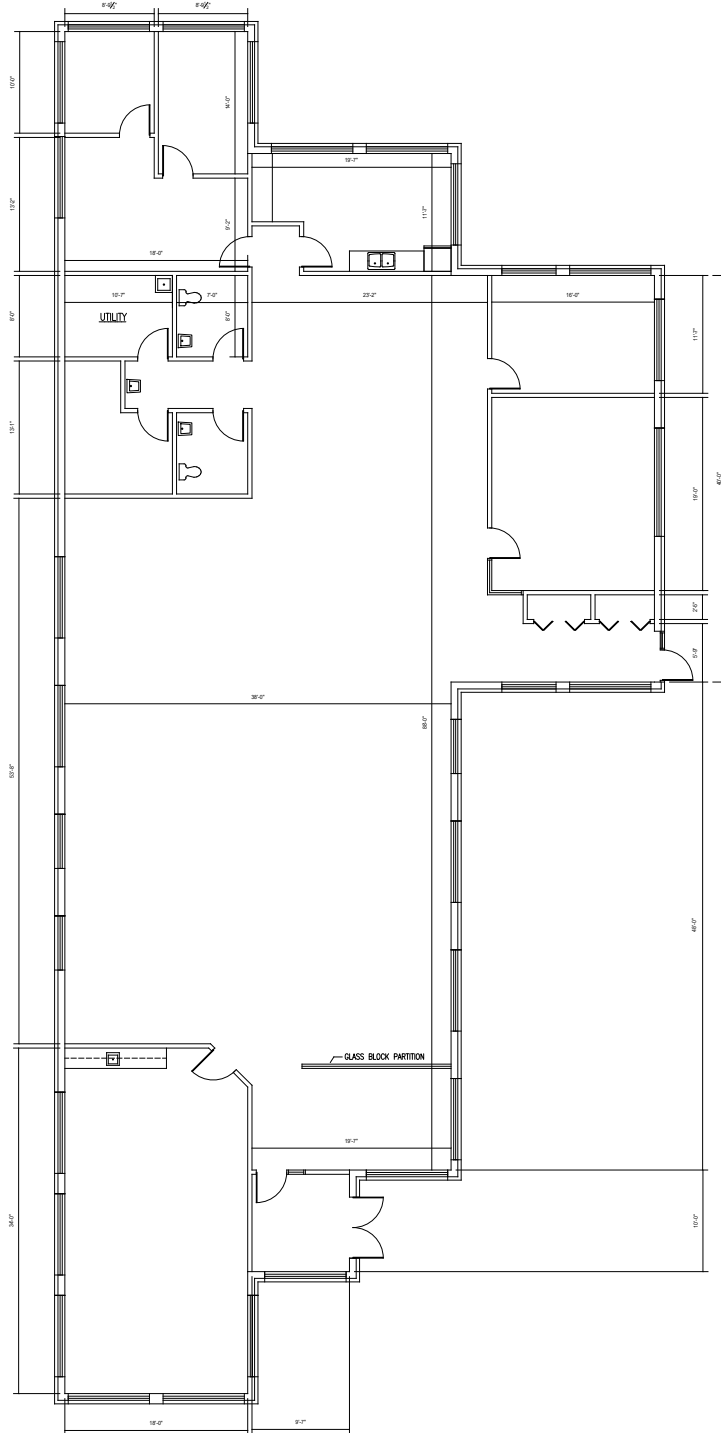
Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	40,567	177,097	651,430	2010 Households	17,718	75,840	282,819
2023 Population	40,934	180,927	671,672	2023 Households	18,093	78,102	271,883
2028 Population Projection	40,894	181,160	674,447	2028 Household Projection	18,115	78,305	273,118
Annual Growth 2010-2023	0.1%	0.2%	0.2%	Annual Growth 2010-2023	0.2%	0.2%	0.3%
Annual Growth 2023-2028	0%	0%	0.1%	Annual Growth 2023-2028	0%	0.1%	0.1%
Median Age	41.4	42.6	41.7	Owner Occupied Households	11,005	53,373	204,249
Bachelor's Degree or Higher	17%	19%	23%	Renter Occupied Households	7,110	24,932	68,869
U.S. Armed Forces	9	147	390	Avg Household Size	2.2	2.3	2.5
<b>Population By Race</b>				<b>Income</b>			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	28,557	139,478	515,936	Avg Household Income	\$71,167	\$75,192	\$81,679
Black	10,200	31,935	110,335	Median Household Income	\$59,384	\$60,267	\$65,328
American Indian/Alaskan Native	155	701	2,282	< \$25,000	3,551	12,954	42,413
Asian	787	3,553	25,002	\$25,000 - 50,000	4,161	19,205	60,836
Hawaiian & Pacific Islander	24	82	227	\$50,000 - 75,000	3,922	15,792	51,957
Two or More Races	1,213	5,179	17,890	\$75,000 - 100,000	2,528	11,010	38,154
Hispanic Origin	1,176	5,462	18,626	\$100,000 - 125,000	1,658	8,310	29,620
<b>Housing</b>				\$125,000 - 150,000	917	4,661	19,166
	2 mile	5 mile	10 mile	\$150,000 - 200,000	878	3,286	17,803
Median Home Value	\$161,350	\$167,066	\$178,685	\$200,000+	478	2,883	11,933
Median Year Built	1970	1972	1970				

### TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Fierz St S	17,718	2022	0.06 mi
Harper Ave	Metro Woods Apartment S	15,620	2022	0.34 mi
Glenwood St	Tami Ln W	934	2022	0.35 mi
Union Lake Road	Spring Ln S	4,693	2022	0.38 mi
Union Lake Road	-	4,901	2019	0.38 mi
UNION LAKE RD	Spring Ln S	4,075	2022	0.38 mi
16 Mile Rd	Harper Ave W	25,302	2022	0.39 mi
16 Mile Rd	Harper Ave E	2,435	2022	0.39 mi
Metropolitan Pkwy	Harper Ave E	22,067	2022	0.42 mi
Harper Ave	Grange St N	13,938	2022	0.43 mi

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## FLOORPLAN



36175 HARPER AVE, CLINTON TWP, MI  
APPROX 5,700 SQ FT

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**ADDITIONAL PHOTOS**



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