

OFFICE PROPERTY // FOR SALE / LEASE

LANDMARK PROFESSIONAL BUILDING ON THE NAUTICAL MILE

24055 JEFFERSON AVENUE
ST. CLAIR SHORES, MI 48080



- High-end office finishes & buildout
- Landlord can finish suites to suit
- Updated and well-maintained facilities
- Elevator access to second floor
- Prime location on Jefferson Ave on the "Nautical Mile"
- Ample on-site parking for tenants and clients
- Close proximity to local amenities and services
- Convenient access to I-94/I-696 Expressways

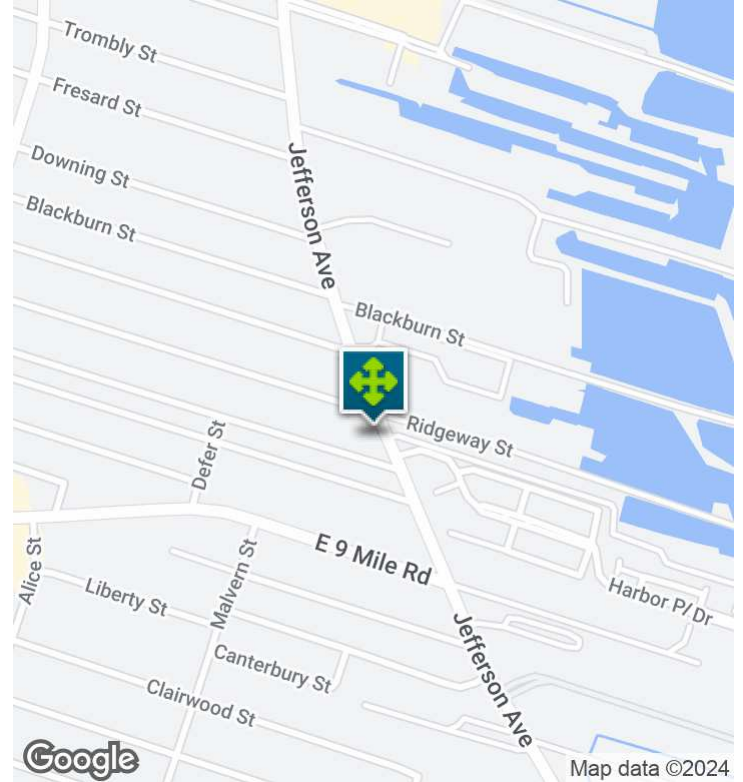


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EXECUTIVE SUMMARY



Sale Price	\$2,500,000
Lease Rate	\$25.50 SF/YR (GROSS)

OFFERING SUMMARY

Building Size:	20,800 SF
Available SF:	3,000 SF
Lot Size:	1.32 Acres
Price / SF:	\$120.19
Year Built:	1978
Renovated:	2019
Zoning:	Commercial
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	17,861

PROPERTY OVERVIEW

Premier office/medical building located on the Nautical Mile for sale or lease. Excellent visibility on Jefferson Ave. Monument and building signage is also available. There is currently a 3,000 SF office suite for lease on the first floor. The space features eight (8) private offices, two reception areas, several admin stations, a conference room, an open work area, a coffee bar, a break room and storage.

LOCATION OVERVIEW

Just a short distance from Lake St. Clair, the location provides a picturesque setting for work and leisure. Nearby points of interest include the bustling Nautical Mile, renowned for its assortment of dining and entertainment options. With convenient access to major expressways, such as I-94 and I-696, the area is well-connected to the broader Detroit metropolitan area.



P.A. COMMERCIAL
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PROPERTY DETAILS

Lakeshore Office Bldg.
24055

Sale Price	\$2,500,000
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Lease Rate	\$25.50 SF/YR
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LOCATION INFORMATION

Street Address	24055 Jefferson Avenue
City, State, Zip	St. Clair Shores, MI 48080
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	Ridgeway and Jefferson Ave
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94

BUILDING INFORMATION

Building Size	20,800 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Average Floor Size	10,400 SF
Year Built	1978
Year Last Renovated	2019
Gross Leasable Area	6,600 SF
Construction Status	Existing

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Commercial
Lot Size	1.32 Acres
APN #	14-27-478-051
Corner Property	No
Traffic Count	17861
Traffic Count Street	Jefferson Ave
Amenities	Elevator, Bus Line, High-end Finishes throughout, Drive-thru
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	2.98
Number of Parking Spaces	62

UTILITIES & AMENITIES

Number of Elevators	1
Gas / Propane	Yes



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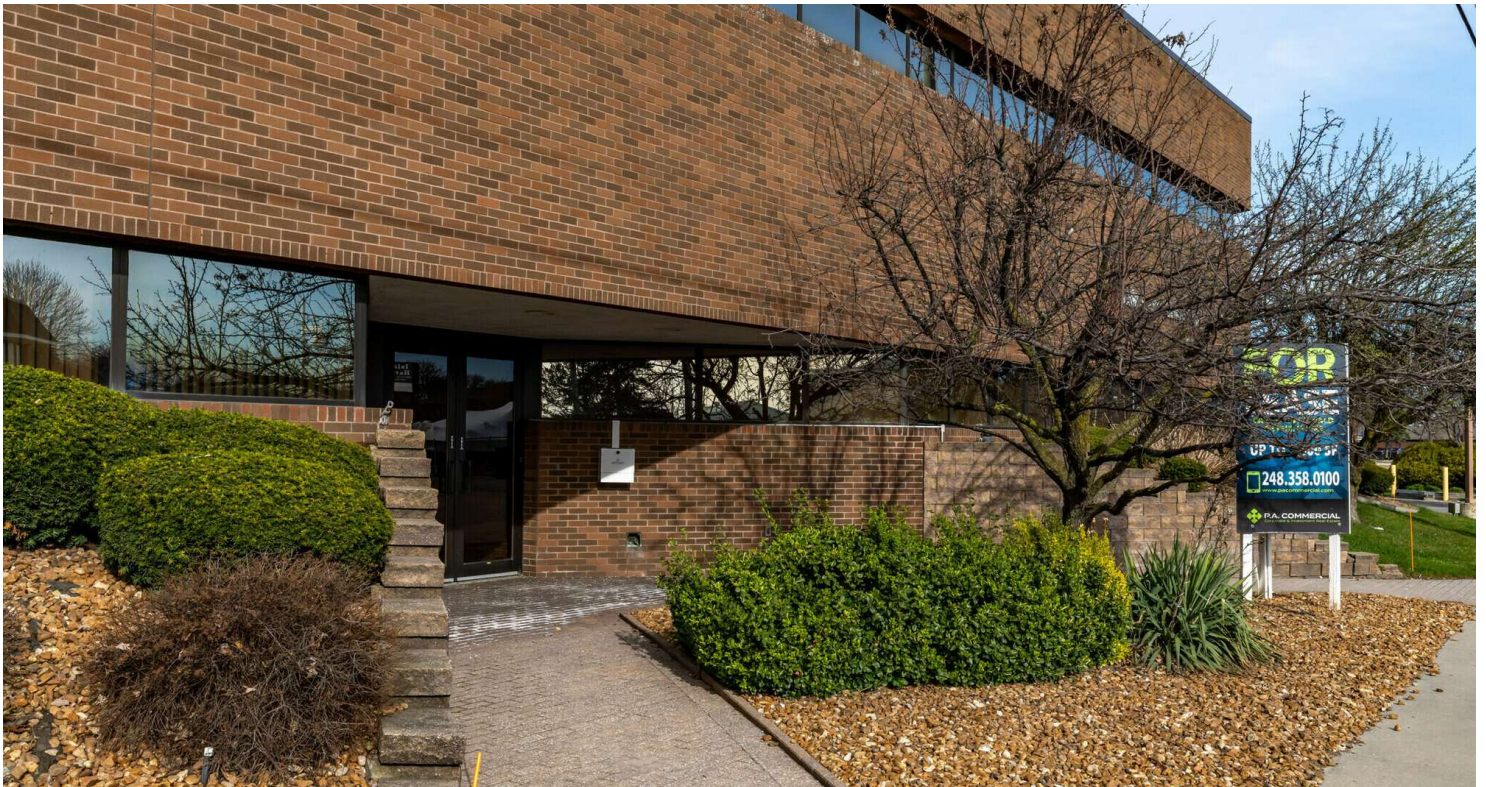
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ADDITIONAL PHOTOS



SUITE 102 // FLOOR PLAN

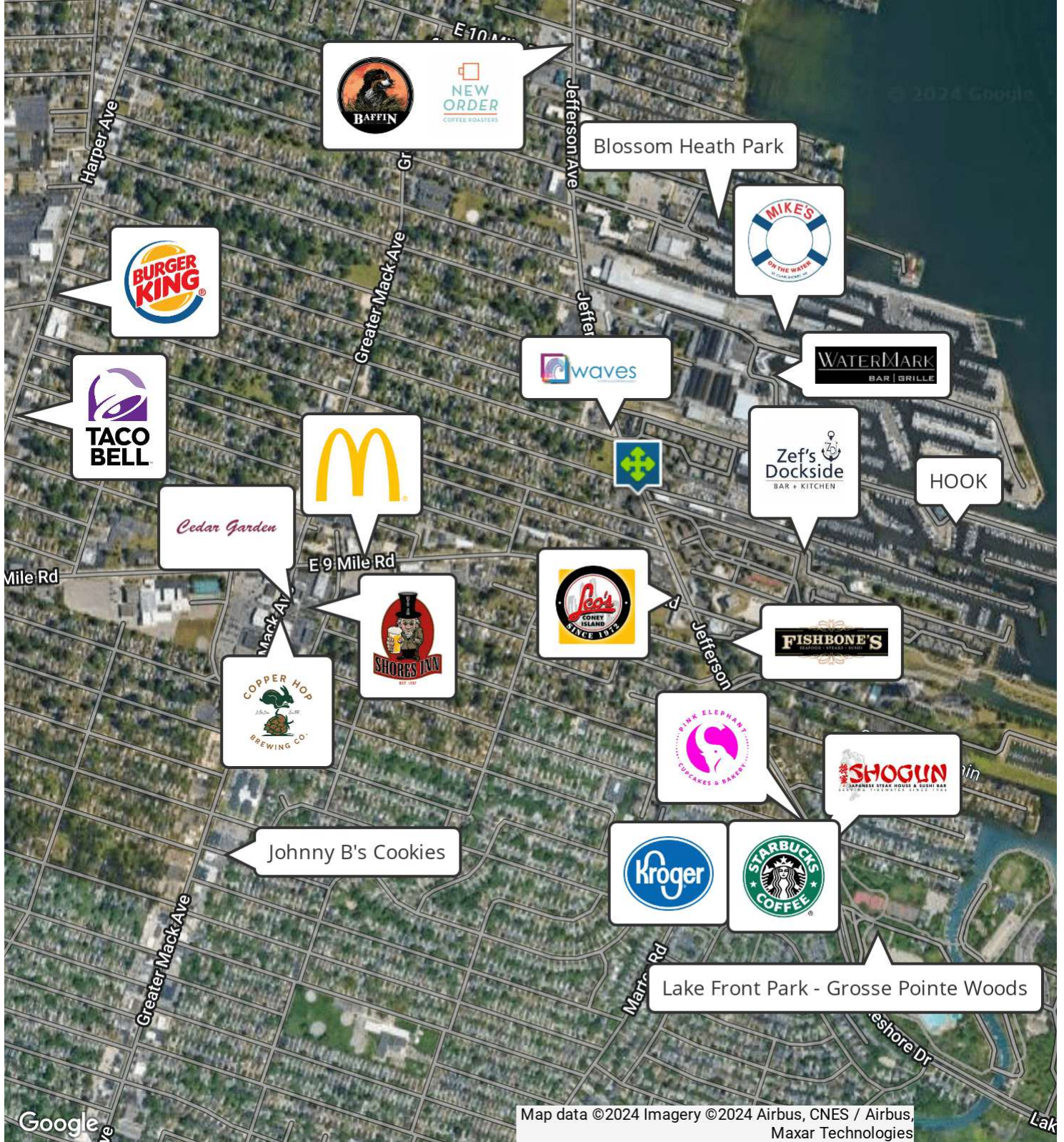


24055 JEFFERSON RD
ST. CLAIR SHORES, MI

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RETAILER MAP

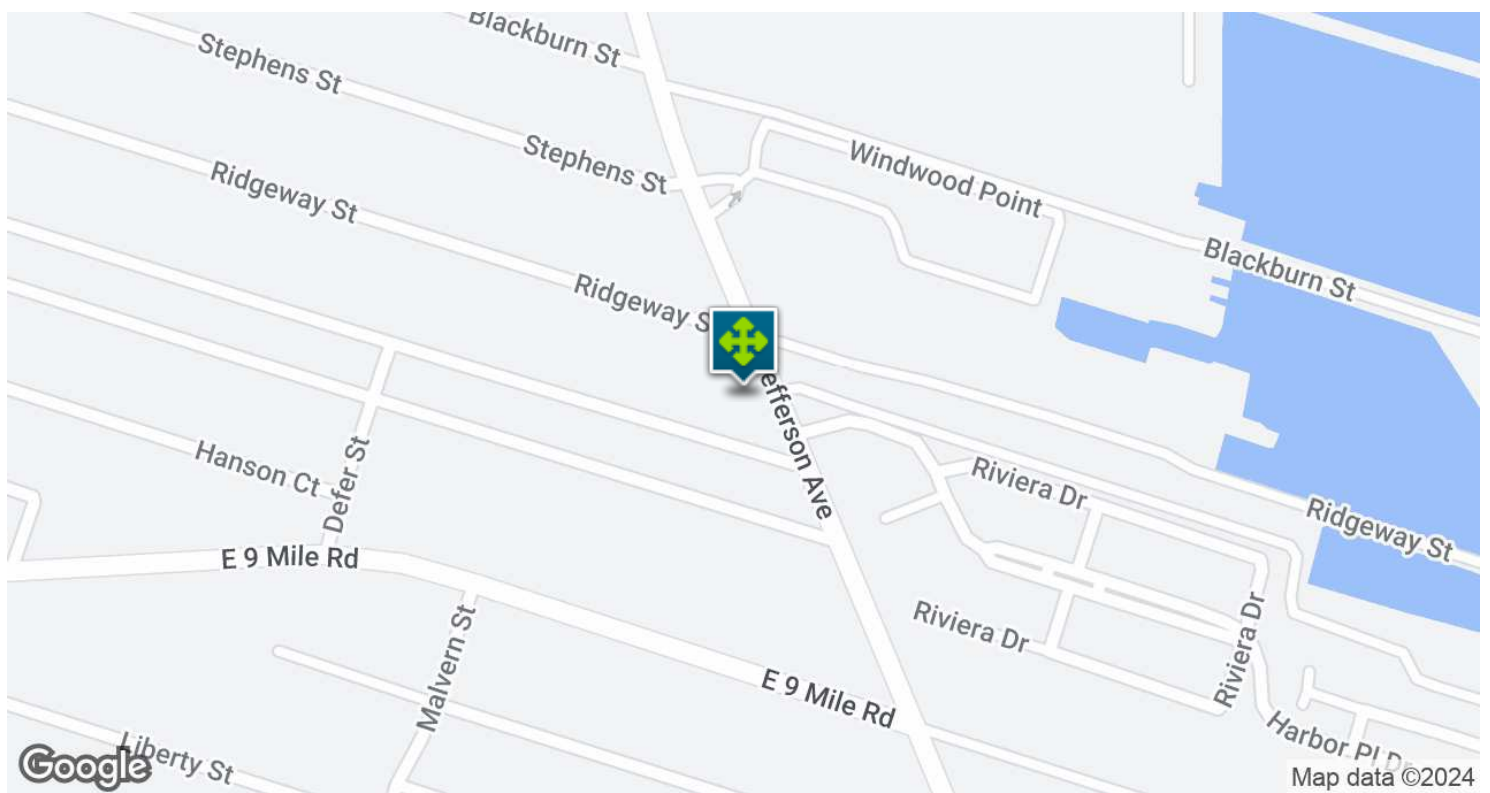
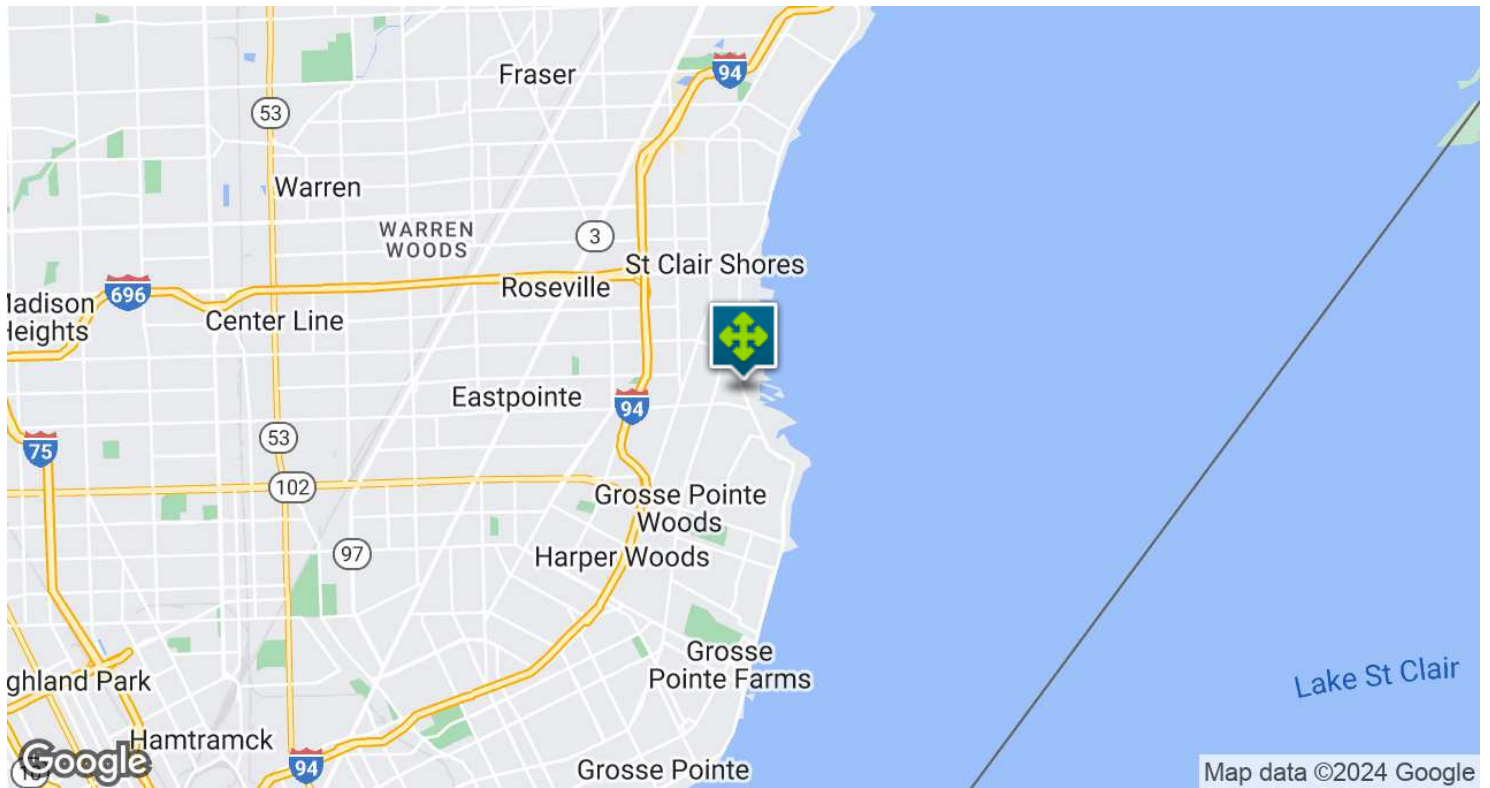
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LOCATION MAP

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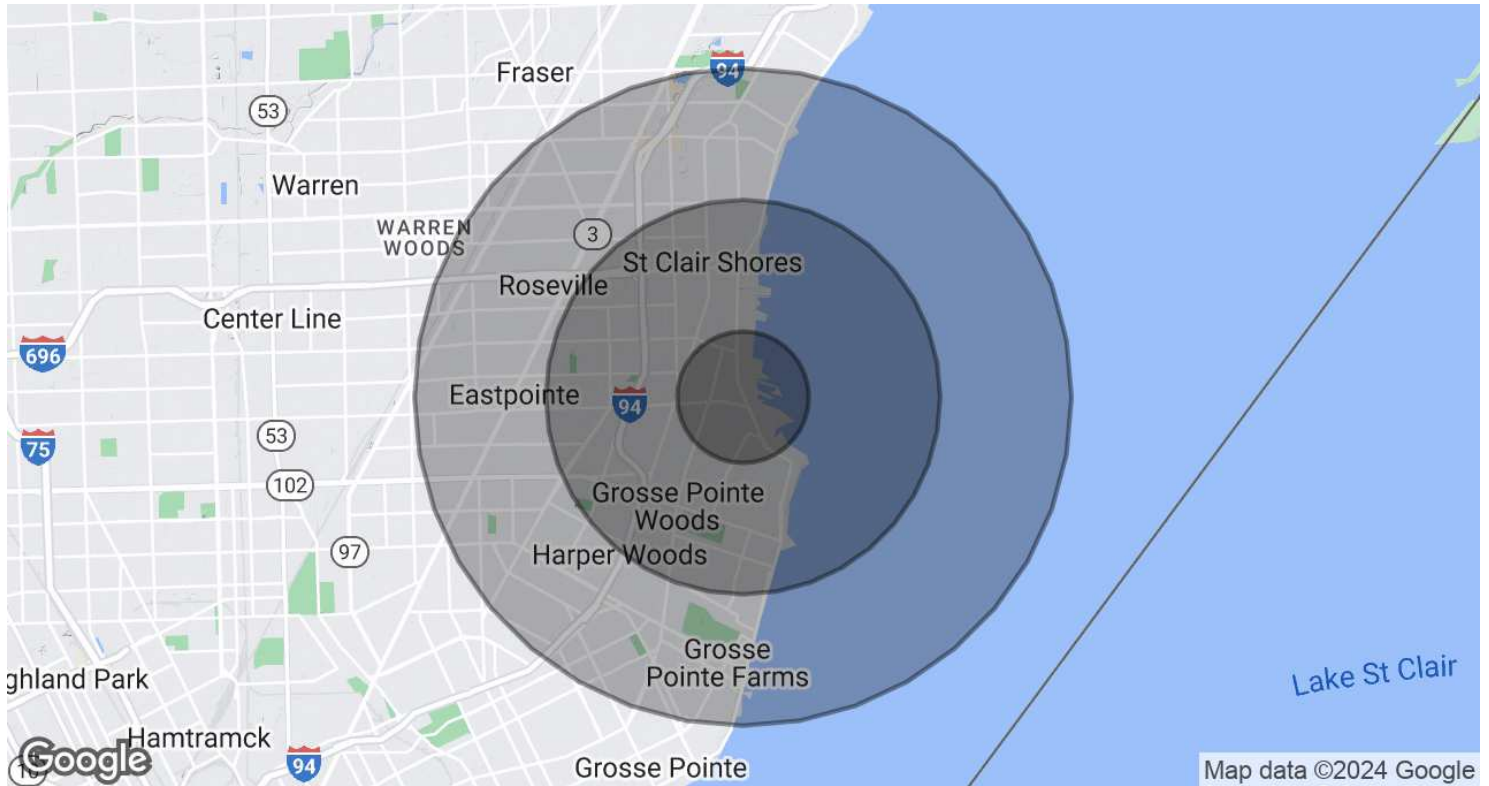


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,772	79,737	223,339
Average Age	42.7	42.7	39.5
Average Age (Male)	40.0	41.2	37.7
Average Age (Female)	44.8	44.1	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,618	33,551	90,353
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$58,314	\$72,519	\$64,527
Average House Value	\$161,921	\$189,495	\$163,575

2020 American Community Survey (ACS)

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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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