



**FREESTANDING BUILDING**



# PILOT

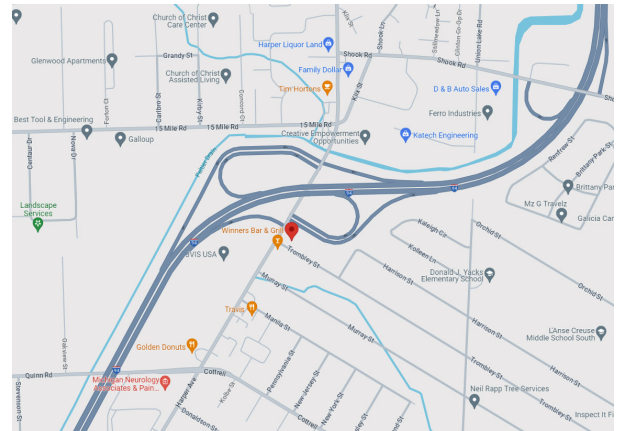
PROPERTY GROUP

**DRIVE-THRU AVAILABLE**  
**3564 HARPER AVE, CLINTON TOWNSHIP, MI 48035**

**PROPERTY OVERVIEW:**

- Easy Access to I-94, seconds to I-94 East and West on ramps.
  - Drive-Thru available.
  - Potential uses include: office, medical, retail, restaurant.
  - Newer roof and HVAC.
- \*Deed Restriction prohibits property as being used as a bank or credit union.

Property Type:	Office/Retail
Cross Streets:	East side of Harper, South of 15 Mile Road
Total Square Footage:	2,528
Frontage:	160' on Harper
Parcel Size:	0.49 Acres
Year Built:	1980
Zoning:	B3
Parking Spaces:	25 +/-
Property Taxes:	2023: \$7,607.91 (\$3.01/SF)
Lease Rate:	\$9.00 PSF
Lease Type:	NNN
Sale Price:	\$395,000.00 (\$156.25/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	37,751	181,271	672,042	2010 Households	16,651	77,210	269,776
2023 Population	38,606	182,556	689,684	2023 Households	17,240	78,147	277,861
2028 Population Projection	38,664	182,310	692,410	2028 Household Projection	17,303	78,106	279,063
Annual Growth 2010-2023	0.2%	0.1%	0.2%	Annual Growth 2010-2023	0.2%	0.1%	0.2%
Annual Growth 2023-2028	0%	0%	0.1%	Annual Growth 2023-2028	0.1%	0%	0.1%
Median Age	41.2	42.6	41.3	Owner Occupied Households	10,529	54,738	205,527
Bachelor's Degree or Higher	17%	19%	22%	Renter Occupied Households	6,774	23,368	73,537
U.S. Armed Forces	1	112	379	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	27,658	142,382	506,822	Avg Household Income	\$70,664	\$74,203	\$79,717
Black	8,814	30,572	136,277	Median Household Income	\$58,298	\$59,968	\$63,415
American Indian/Alaskan Native	147	689	2,370	< \$25,000	3,211	13,236	45,422
Asian	798	3,480	25,473	\$25,000 - 50,000	4,197	18,918	63,824
Hawaiian & Pacific Islander	19	79	216	\$50,000 - 75,000	3,930	16,283	53,285
Two or More Races	1,170	5,354	18,526	\$75,000 - 100,000	2,328	10,861	38,595
Hispanic Origin	1,142	5,408	18,872	\$100,000 - 125,000	1,519	8,214	29,415
<b>Housing</b>				\$125,000 - 150,000	782	4,672	18,685
	2 mile	5 mile	10 mile	\$150,000 - 200,000	802	3,373	17,031
Median Home Value	\$155,426	\$161,192	\$172,900	\$200,000+	472	2,590	11,602
Median Year Built	1971	1968	1968	<b>Total Specified Consumer Spending (\$)</b>			
					\$449.3M	\$2.2B	\$8.1B

### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Trombley St SW	22,251	2022	0.03 mi
I-94 OFF RAMP	Trombley St S	1,517	2020	0.05 mi
Harper Ave	I- 94 NE	20,715	2022	0.08 mi
I-94 OFF LOOP	Kolleen Ln E	3,363	2022	0.14 mi
Harper Ave	I- 94 SW	24,643	2022	0.15 mi
I-94 OFF RAMP	Klix St N	701	2020	0.17 mi
Harper Ave	Klix St N	1,171	2020	0.17 mi
Kaleigh Cir	Kolleen Ln SE	4,131	2022	0.18 mi
I-94 ON RAMP	Kolleen Ln SE	4,036	2022	0.18 mi
Harper Ave	Klix St NE	22,202	2022	0.19 mi

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## ADDITIONAL PHOTOS



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