

FREESTANDING OFFICE/RETAIL



PILOT

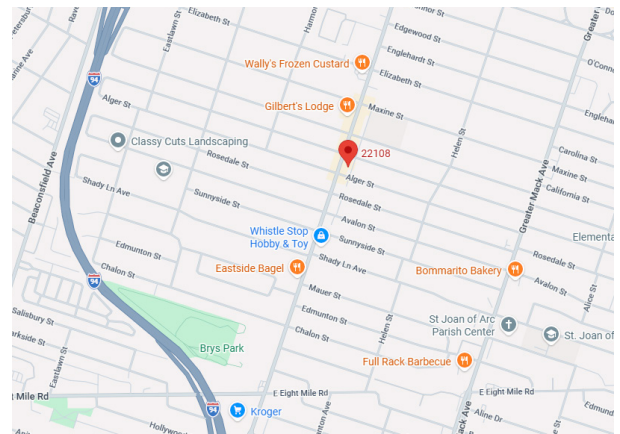
PROPERTY GROUP

22108 HARPER AVE., SAINT CLAIR SHORES, MI 48080

PROPERTY OVERVIEW:

- Attractive Freestanding Office/Retail Building on Harper Ave.
- Professional Ownership - will complete improvements for qualified tenants.
- Former Pathology Lab - Waiting/reception, large open workspace, two restrooms and small kitchenette.
- Easy Access to I-94 and close to Grosse Pointe Communities.

Property Type:	Office/Retail
Cross Streets:	East side of Harper, at Alger
Total Square Footage:	1,623
Parcel Size:	0.075 Acres
Zoning:	B-1
Parking Spaces:	6
Lease Rate:	\$2,400/month (\$17.75/SF)
Lease Type:	Modified Gross
	Tenant pays utilities and CAM
Sale Price:	\$245,000



AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	66,731	282,872	754,067	2020 Households	28,460	112,497	305,016
2025 Population	63,243	288,446	776,142	2025 Households	26,937	113,962	313,683
2030 Population Projection	62,871	291,235	785,896	2030 Household Projection	26,784	114,961	317,730
Annual Growth 2020-2025	-1.0%	0.4%	0.6%	Annual Growth 2020-2025	-0.5%	0.6%	0.8%
Annual Growth 2025-2030	-0.1%	0.2%	0.3%	Annual Growth 2025-2030	-0.1%	0.2%	0.3%
Median Age	42.1	39.2	39.8	Owner Occupied Households	19,941	76,297	199,858
Bachelor's Degree or Higher	29%	21%	20%	Renter Occupied Households	6,843	38,664	117,872
U.S. Armed Forces	34	100	411	Avg Household Size	2.3	2.5	2.4
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending	\$776.1M	\$3B	\$8.1B
Population By Race				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	40,494	139,931	393,287	Avg Household Income	\$93,203	\$82,756	\$78,123
Black	17,471	123,760	286,965	Median Household Income	\$72,047	\$62,482	\$58,626
American Indian/Alaskan Native	144	722	2,079	< \$25,000	3,908	21,752	66,923
Asian	967	5,189	41,976	\$25,000 - 50,000	5,241	24,794	69,423
Hawaiian & Pacific Islander	35	173	360	\$50,000 - 75,000	4,939	21,174	57,805
Two or More Races	4,133	18,671	51,475	\$75,000 - 100,000	3,402	13,578	36,457
Hispanic Origin	1,901	7,181	19,547	\$100,000 - 125,000	3,258	11,432	30,834
				\$125,000 - 150,000	1,879	7,297	17,304
Housing				\$150,000 - 200,000	2,325	6,835	18,312
	2 miles	5 miles	10 miles	\$200,000+	1,983	7,099	16,626
Median Home Value	\$188,053	\$163,851	\$173,609				
Median Year Built	1955	1954	1958				

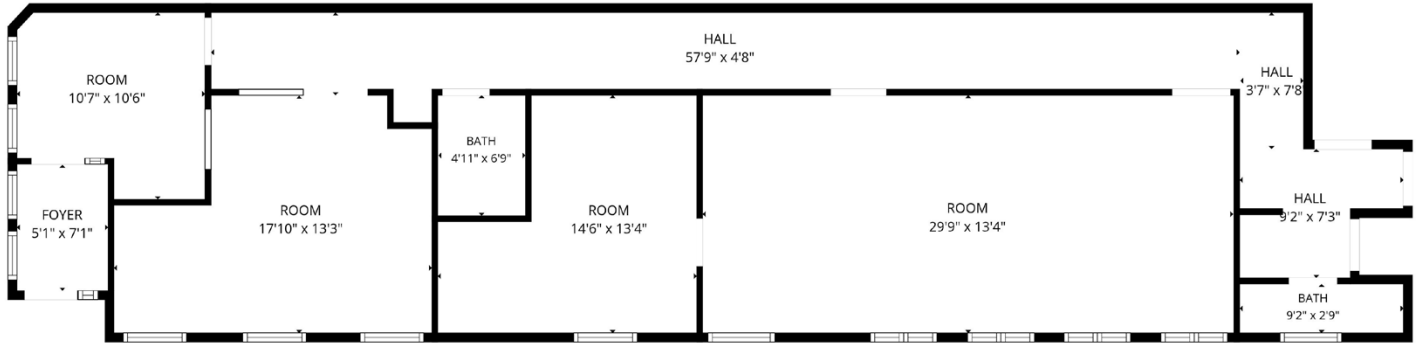
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Gaukler St S	21,188	2025	0.05 mi
California St	Harper Ave W	1,714	2025	0.11 mi
Harper Ave	Maxine St N	20,620	2025	0.12 mi
California St	Harper Ave E	1,262	2025	0.12 mi
Harper Ave	Shady Lane Ave S	19,684	2020	0.21 mi
Harper Ave	Shady LnAve S	19,083	2025	0.21 mi
Shady Lane Ave	Harper Ave W	1,250	2025	0.23 mi
Shady Lane Ave	Harper Ave E	1,694	2025	0.25 mi
Harper Ave	Mauer St SW	20,259	2025	0.28 mi
E 9 Mile Rd	Alger St	17,663	2025	0.46 mi

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FLOORPLAN



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ADDITIONAL PHOTOS



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