

FOR SALE



Saint Clair Shores, MI

23707-23709 JEFFERSON AVE

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PROPERTY OVERVIEW

PROPERTY INFORMATION

| | |
|--------------------------|-----------------------------------|
| Property Address | 23707–23709 Jefferson Ave |
| City/State | Saint Clair Shores, MI |
| Building Size (Existing) | 1,600 SF |
| Land Size (Combined) | .40 Acres |
| Parking | 12 Spaces |
| Zoning | CLD (Commercial Limited District) |

PROPERTY HIGHLIGHTS

- 0.40 acres of land available along Jefferson Ave, just south of 9 Mile Road in St. Clair Shores.
- Features an existing 1,600 SF structure, providing immediate functionality, adaptive reuse potential, or an efficient redevelopment starting point.
- Prime waterfront corridor location with strong visibility, steady traffic, and seamless access to surrounding residential neighborhoods.
- Joint sale of two adjoining parcels, giving buyers the opportunity to configure the combined site for a wide range of commercial or mixed-use possibilities.
- Positioned within a high-income residential market, surrounded by local businesses and lakeside amenities, ensuring a stable and consistent customer draw.

DEMOGRAPHICS (5-MILE RADIUS)



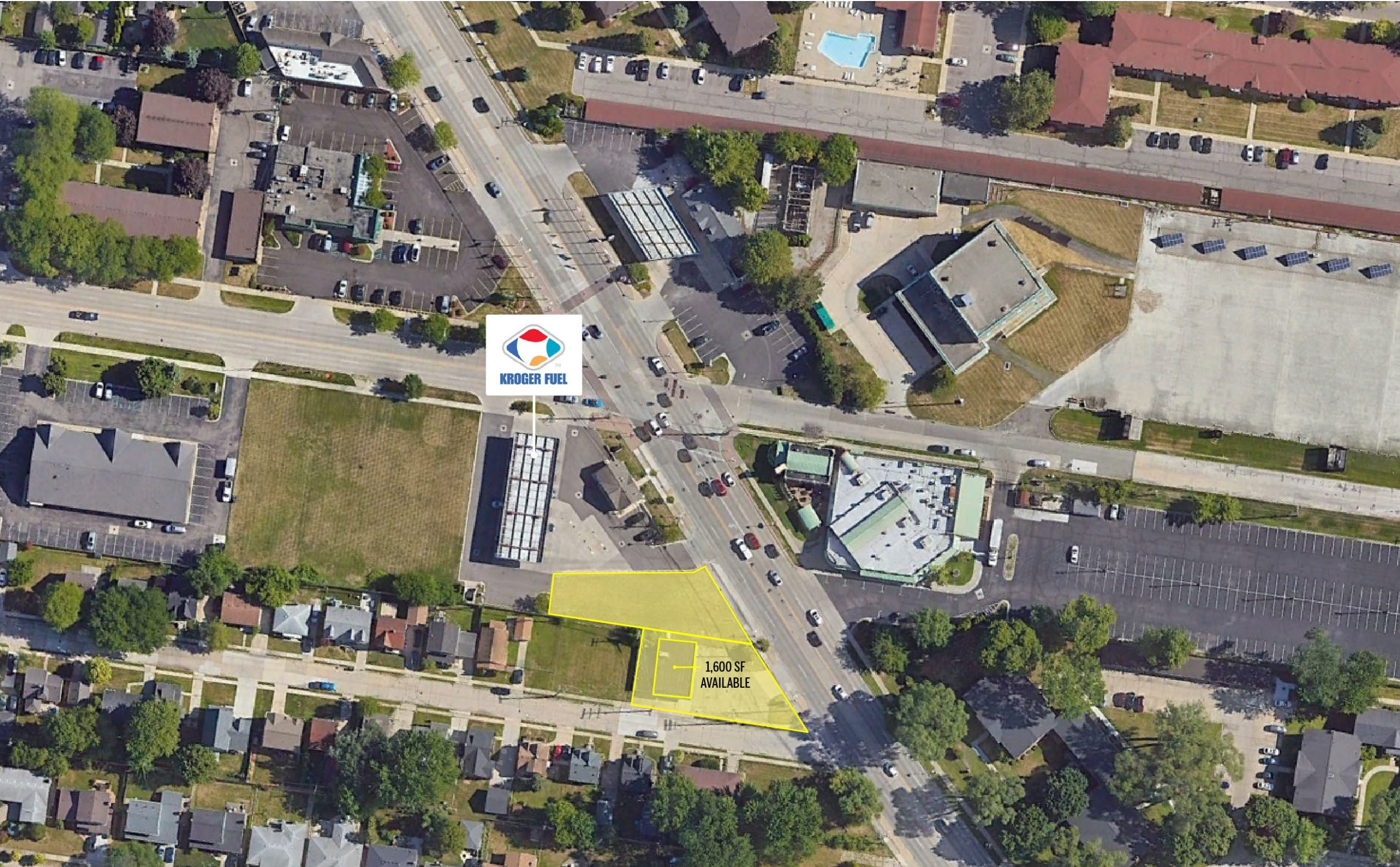
AREA TENANTS



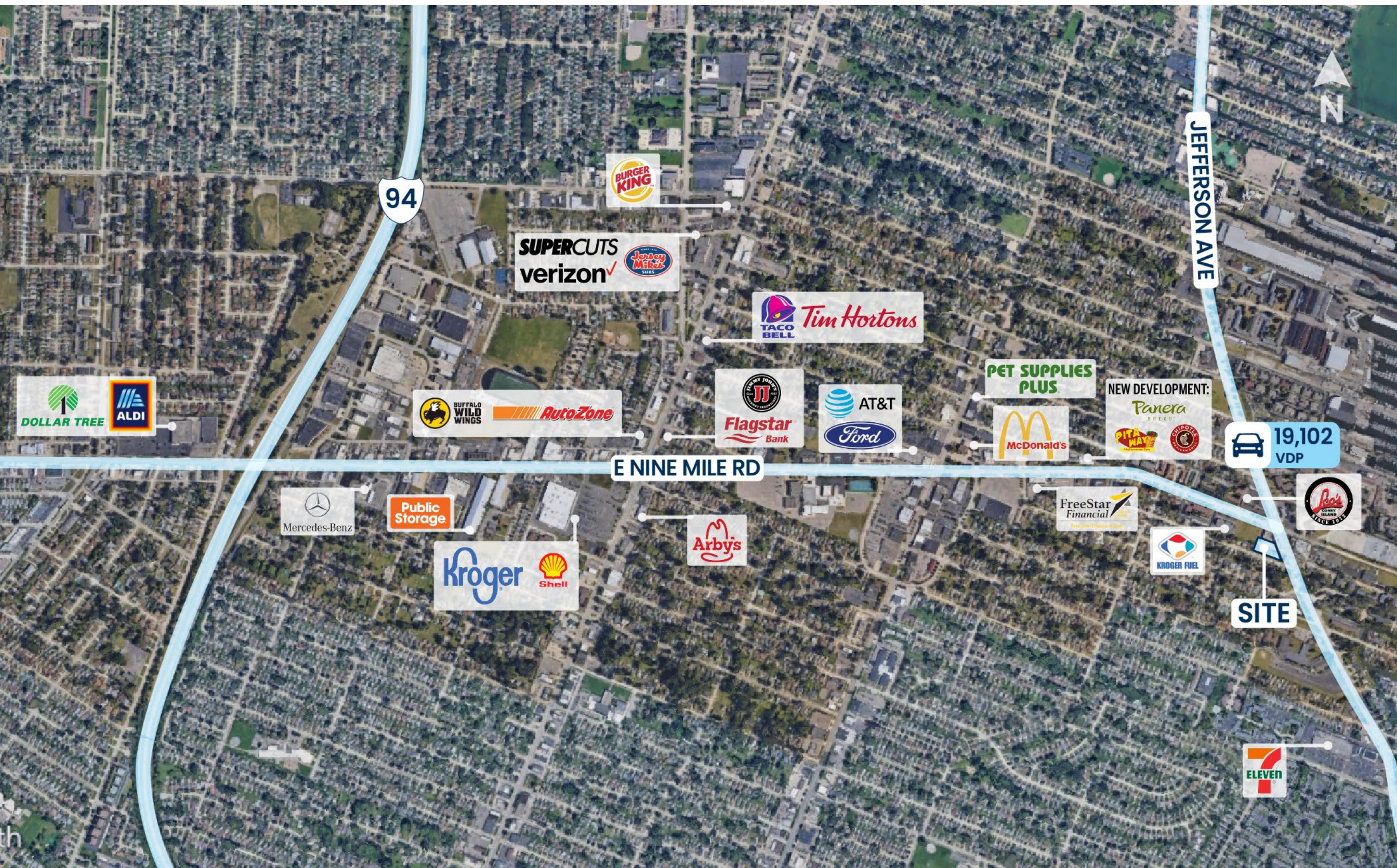
PHOTOS



AERIAL VIEW



1,600 SF
AVAILABLE



DEMOGRAPHICS

| POPULATION | 1 MILES | 3 MILES | 5 MILES |
|----------------------------|----------|----------|----------|
| 2020 Population | 12,090 | 85,984 | 232,610 |
| 2024 Population | 11,753 | 80,901 | 227,205 |
| 2029 Population Projection | 11,588 | 78,993 | 223,325 |
| Annual Growth 2020-2024 | -0.7% | -1.5% | -0.6% |
| Annual Growth 2024-2029 | -0.3% | -0.5% | -0.3% |
| HOUSEHOLDS | | | |
| 2020 Households | 6,136 | 36,806 | 94,442 |
| 2024 Households | 5,958 | 34,583 | 91,820 |
| 2029 Household Projection | 5,871 | 33,756 | 90,178 |
| Annual Growth 2020-2024 | -0.2% | -0.6% | -0.1% |
| Annual Growth 2024-2029 | -0.3% | -0.5% | -0.4% |
| Avg Household Size | 1.90 | 2.30 | 2.40 |
| Avg Household Vehicles | 2.00 | 2.00 | 2.00 |
| HOUSEHOLD INCOME | | | |
| Avg Household Income | \$78,879 | \$90,176 | \$78,509 |
| Median Household Income | \$63,655 | \$70,544 | \$59,101 |

| HOUSING DETAILS | 1 MILES | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| Median Home Value | \$176,570 | \$173,410 | \$150,051 |
| Median Year Built | 1957 | 1955 | 1955 |
| Owner Occupied Households | 4,182 | 26,229 | 61,616 |
| Renter Occupied Households | 1,689 | 7,527 | 28,562 |
| HOUSING COMPOSITION | | | |
| 1-Person Households | 2,701 | 11,662 | 29,629 |
| 2-Person Households | 1,897 | 11,355 | 27,999 |
| 3-Person Households | 666 | 5,264 | 14,766 |
| 4-Person Households | 483 | 3,954 | 10,972 |
| 5-Person Households | 153 | 1,628 | 5,108 |
| 6-Person Households | 46 | 516 | 2,114 |
| 7-Person Households | 11 | 205 | 1,232 |
| EMPLOYMENT | | | |
| Civilian Employed | 5,957 | 41,048 | 111,904 |
| Civilian Unemployed | 134 | 1,461 | 4,917 |
| Civilian Non-Labor Force | 4,013 | 24,539 | 65,970 |

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