

FOR LEASE

LAKESHORE PLAZA

30110-30128 HARPER AVE, ST CLAIR SHORES, MI 48082

1,368 SF
AVAILABLE

1,375 SF
AVAILABLE

5,447 SF
AVAILABLE



PROPERTY DETAILS

LOCATION: 30110-30128 Harper Ave
St Clair Shores, MI 48082

PROPERTY TYPE: Shopping Center

DATE AVAILABLE: Immediately

RENT: \$15.00/SF

NNN EXPENSE: \$5.70/SF

BUILDING SIZE: 23,230 SF

LOT SIZE: 1.89 AC

AVAILABLE SPACE: 1,368 SF
1,375 SF
5,447 SF

TRAFFIC COUNT: Harper Ave (22,717 CPD)
13 Mile Rd (19,260 CPD)

\$15.00/SF

RENT

\$5.70/SF

NNN

EXCLUSIVELY LISTED BY:



LOUIS J. CIOTTI
Managing Director
lcriotti@landmarkcres.com
248 488 2620



ANTHONY J. VITALE
Director
avitale@landmarkcres.com
248 488 2620



SCOTT J. SONENBERG
Director
ssonenberg@landmarkcres.com
248 488 2620

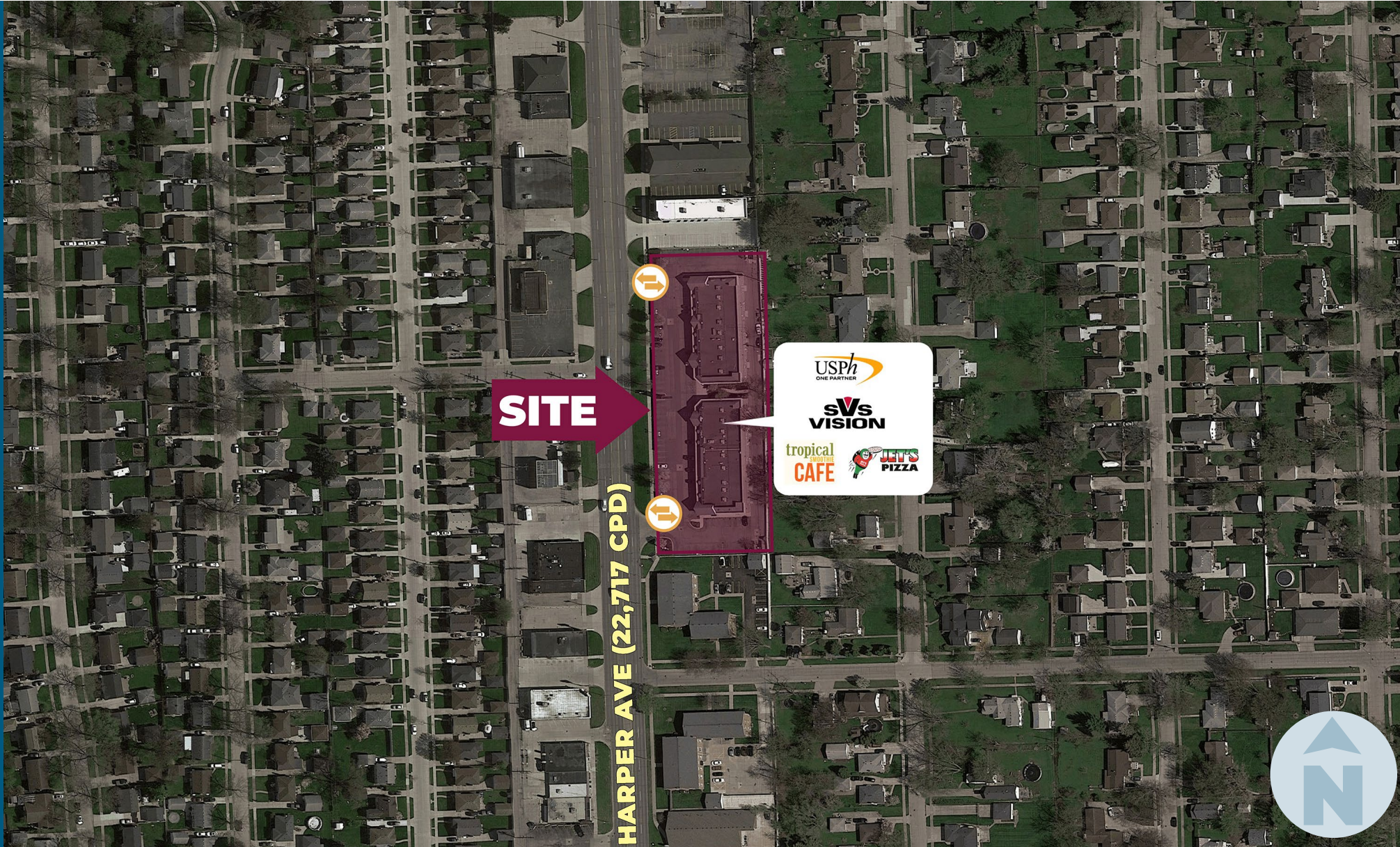
TENANT ROSTER



HIGHLIGHTS

- Highly Visible Center with Signage on Harper Ave
- Great Accessibility Along Heavily Traveled Harper Avenue (22,717 CPD)
- Former Gym Space Available
- Join Notable Retailers

MICRO AERIAL



MACRO AERIAL



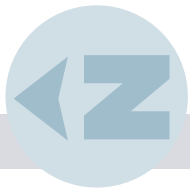
SITE PLAN



LAKESHORE PLAZA

30110-30128 Harper Ave,
St Clair Shores, MI 48082

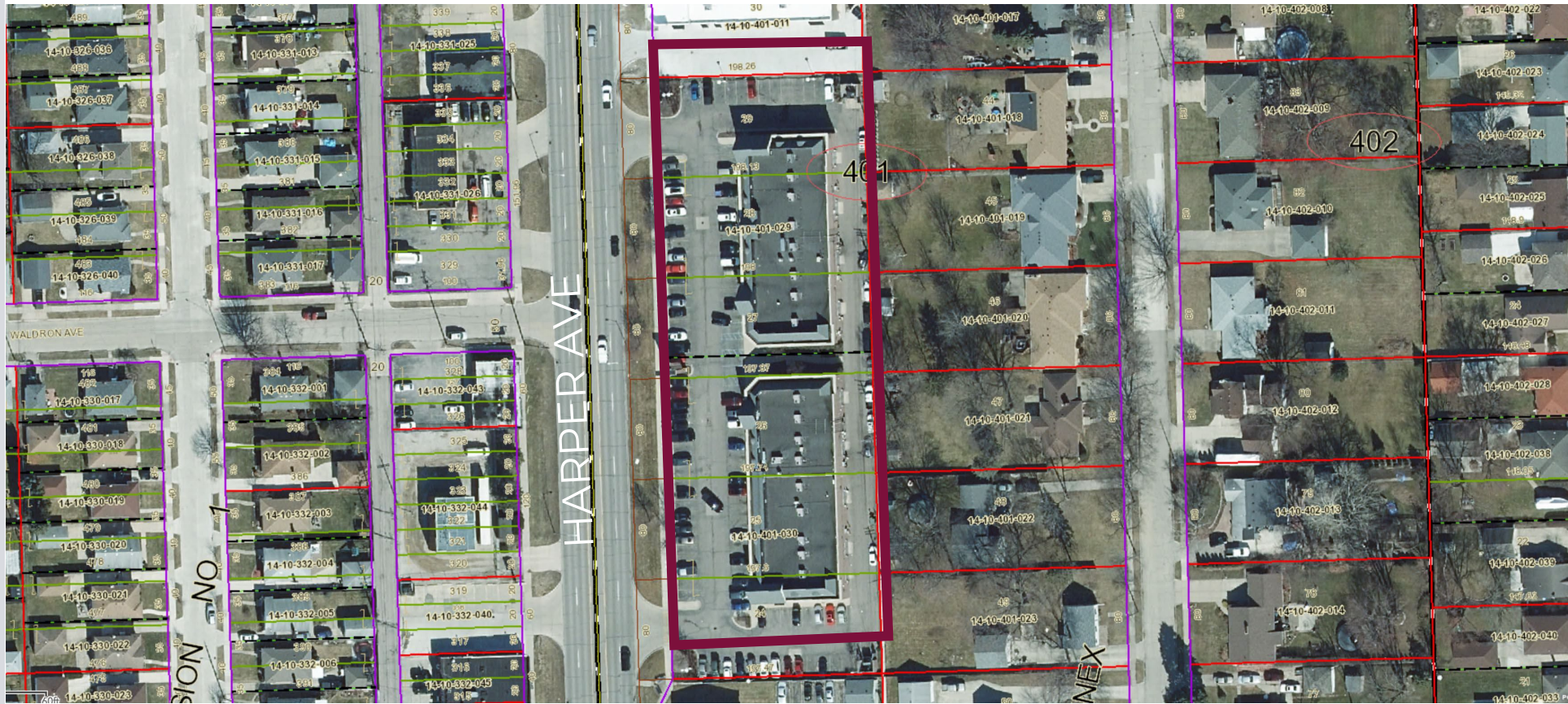
UNIT	SIZE	TENANT
30128	1,368 SF	VACANT
30128	1,512 SF	Belsono
30126	2,880 SF	Med Spa
30126	1,440 SF	Jimmy's Coney
30122	1,600 SF	US Physical Therapy
30120	1,292 SF	Magic Nails
30120	1,894 SF	SVS Vision
30118	1,318 SF	Gearheads
30116	1,460 SF	Wild Bill's Tobacco
30116	1,375 SF	VACANT
30114	1,512 SF	Jet's Pizza
30114	1,753 SF	Tropical Smoothie
30110	5,447 SF	VACANT



PLAT

LAKESHORE PLAZA

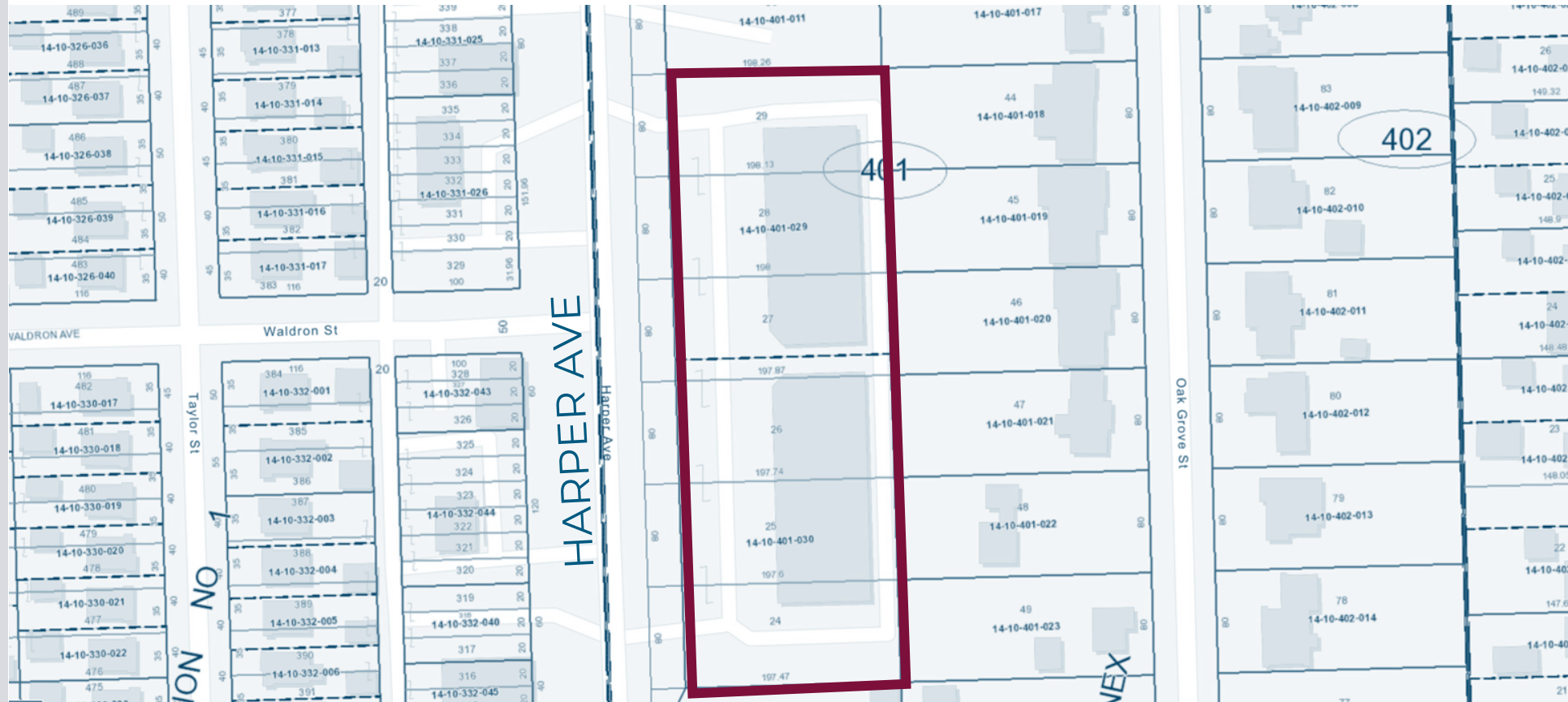
30110-30128 Harper Ave,
St Clair Shores, MI 48082



PLAT

LAKESHORE PLAZA

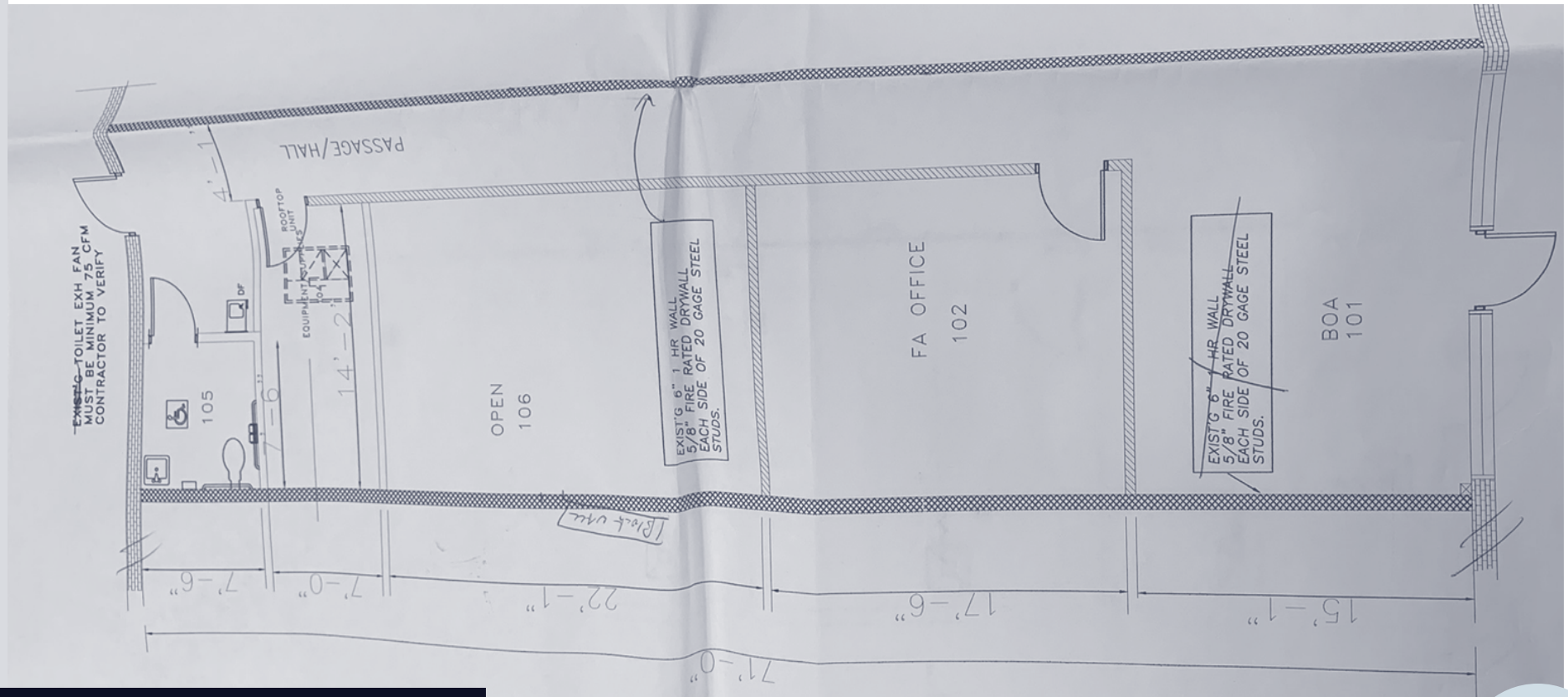
30110-30128 Harper Ave,
St Clair Shores, MI 48082



FLOOR PLAN

LAKESHORE PLAZA

30110-30128 Harper Ave,
St Clair Shores, MI 48082



*Floor Plan for the 1,368 SF Vacancy on the North End Cap



PICTURES



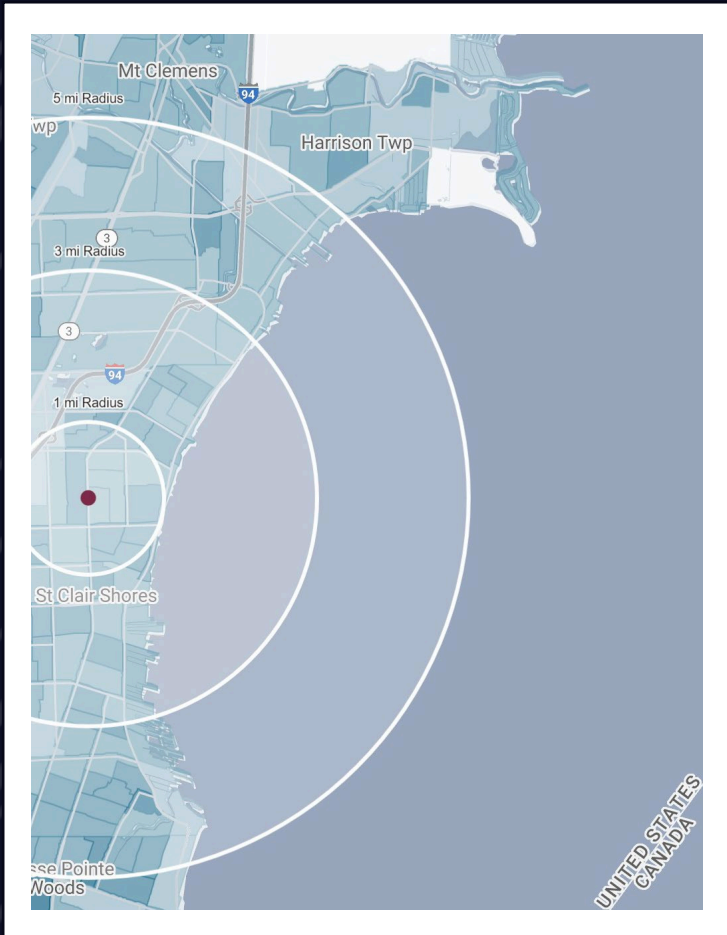
LAKESHORE PLAZA

30110-30128 Harper Ave,
St Clair Shores, MI 48082



SIGNAGE | HARPER AVE

DEMOGRAPHICS



LAKESHORE PLAZA

30110-30128 Harper Ave
St Clair Shores, MI 48082

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2022 Estimated Population	15,560	97,240	249,571
2027 Projected Population	15,653	97,340	249,371
2020 Census Population	15,694	98,030	251,363
2010 Census Population	15,600	98,172	249,280
Projected Annual Growth 2022 to 2027	0.1%	-	-
Historical Annual Growth 2010 to 2022	-	-	-

HOUSEHOLDS

2022 Estimated Households	6,953	42,372	108,150
2027 Projected Households	7,090	43,010	109,449
2020 Census Households	6,954	42,405	108,166
2010 Census Households	6,697	41,299	105,325
Projected Annual Growth 2022 to 2027	0.4%	0.3%	0.2%
Historical Annual Growth 2010 to 2022	0.3%	0.2%	0.2%

RACE

2022 Est. White	87.3%	77.1%	73.0%
2022 Est. Black	6.9%	15.8%	19.7%
2022 Est. Asian or Pacific Islander	1.2%	1.8%	2.4%
2022 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2022 Est. Other Races	4.4%	5.1%	4.7%

INCOME

2022 Est. Average Household Income	\$81,073	\$76,683	\$76,528
2022 Est. Median Household Income	\$73,331	\$62,921	\$63,694
2022 Est. Per Capita Income	\$36,249	\$33,498	\$33,233

BUSINESS

2022 Est. Total Businesses	465	3,238	8,136
2022 Est. Total Employees	5,146	31,882	79,396

CONTACT US



**LOUIS J.
CIOTTI**

Managing Director

lciotti@landmarkcres.com

248 488 2620



**ANTHONY J.
VITALE**

Director

avitale@landmarkcres.com

248 488 2620



**SCOTT J.
SONENBERG**

Director

ssonenberg@landmarkcres.com

248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.