

1,200 - 2,727 SF  
RETAIL



FOR SALE



## 29350 HARPER AVENUE ST. CLAIR SHORES, MI 48081

### PROPERTY DESCRIPTION

Prime owner-user opportunity at 29350 Harper Ave in St. Clair Shores. This 5,627 SF commercial building offers excellent visibility along a high-traffic corridor and is zoned B-3, allowing for a wide range of uses including retail, office, and service businesses. The property features two vacant units, providing immediate occupancy with additional space for expansion or income potential. Ideal for businesses looking to own and customize their space in a strong commercial location.

### PROPERTY HIGHLIGHTS

- Perfectly Located Retail Building For Sale on Harper Avenue in Saint Clair Shores, MI
- ±5,627 SF Commercial Building well positioned along Harper Avenue.
- B-3 Zoning supports a wide variety of uses including Retail, Office, Medical, Service, and Automotive.
- Immediate Access to I-94, I-696, and 9 Mile Rd, providing strong regional access.
- Surrounded by established Retailers, Restaurants, and Service Businesses (Nino Salvaggio, Shores Shopping Center, Macomb Mall, Kroger, Sam's Club, Meijer, The Home Depot) that Generate Steady Traffic.
- Harper Avenue Consistently Carries 20,000 to 30,000+ Vehicles Per Day, Making it One of the Primary Commercial arteries in St. Clair Shores.

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**NAI Farbman**  
Commercial Real Estate Services, Worldwide.

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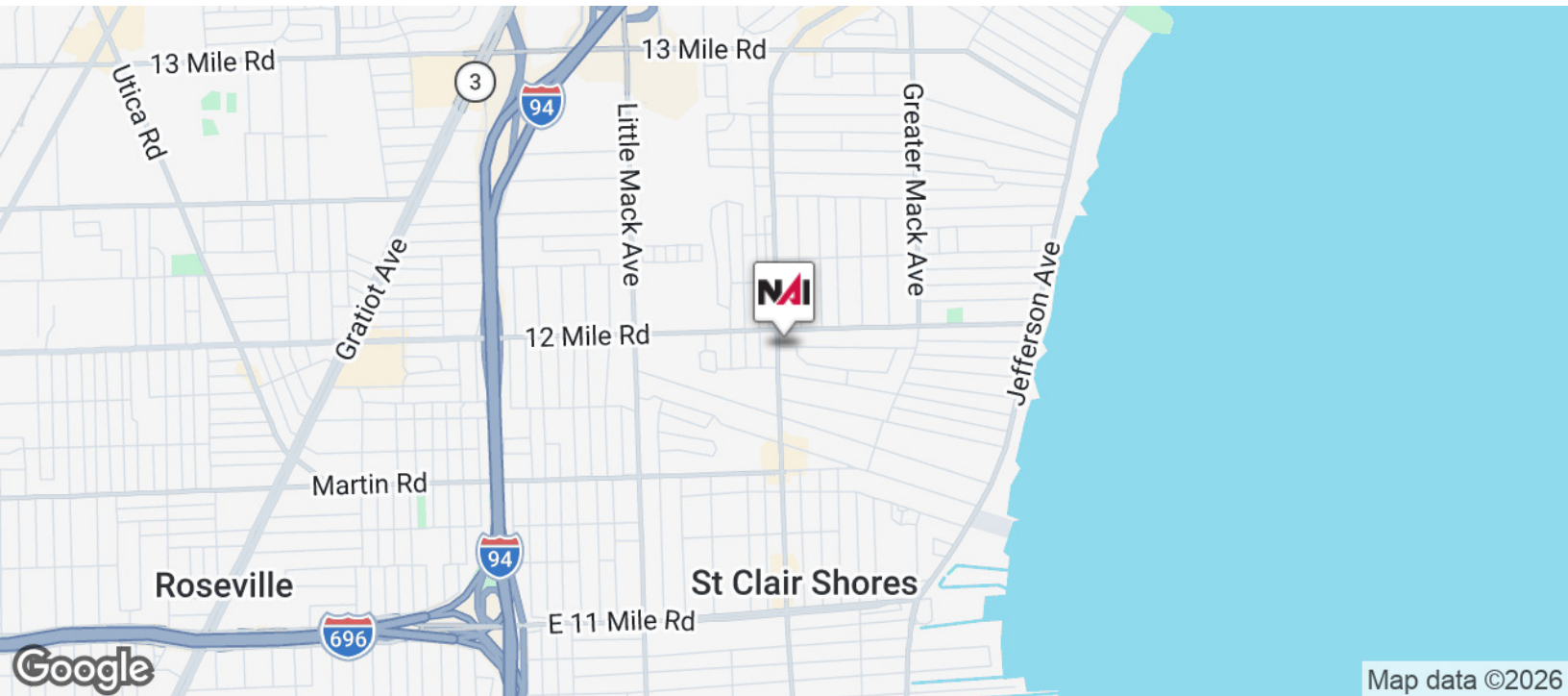
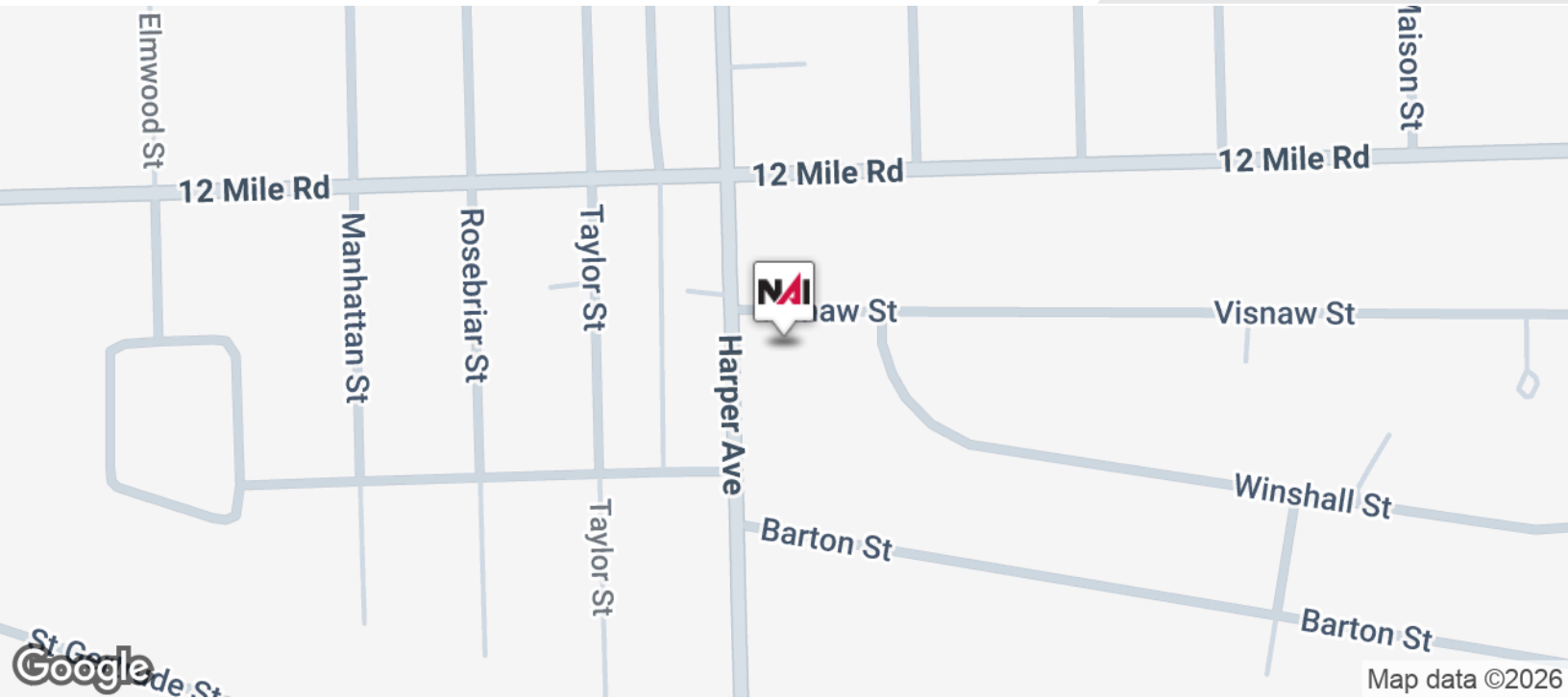
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## FOR SALE

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,561	96,835	249,269
Average Age	43.5	42.0	41.7
Average Age (Male)	43.7	40.7	40.2
Average Age (Female)	43.5	43.5	43.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,721	43,582	110,135
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$86,330	\$83,503	\$84,769
Average House Value	\$200,611	\$186,337	\$191,648

2023 American Community Survey (ACS)



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