

FORMER RIVERVIEW EAST HIGH SCHOOL

301 N. 6TH STREET, ST. CLAIR, MI 48079



EXCLUSIVELY
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PROPERTY SITE

FORMER RIVERVIEW EAST HIGH SCHOOL



PROPERTY OVERVIEW

PROPERTY: Former Riverview East High School

ADDRESS: 301 N. 6th Street
St. Clair, MI 48079

PROPERTY TYPE: Mixed Use



UNPRICED

PRICE

76,300 SF

BLDG SIZE

4 AC

LAND SIZE

The Former Riverview East High School was originally constructed in 1921, with additions in 1952 and 1989. The building contains approximately 76,300 square feet on three floors, plus a full-size basement. To meet the growing needs of the Saint Clair community, the property is in an excellent position to be redeveloped into a community center with apartment units. The first-floor space includes two gymnasiums and a 580-seat auditorium, with the potential for day care, yoga, cycling studios, and more. The multi-family aspect of the redevelopment could include up to 14, 29, and 21 units on the first, second and third floors, respectively.

Comprised of four city blocks, the property covers approximately four acres. Its central location offers a prime setting for all of St. Clair, positioned within a short walk to the downtown riverfront, retail, recreation and community resources.

St. Clair, Michigan is a city in St. Clair County and part of the Detroit-Warren-Dearborn MSA. St. Clair County is home to approximately 160,000 residents and is roughly 50 miles northeast of Detroit. The city of St. Clair is located on the St. Clair River and has approximately 5,470 residents. The city is home to Cargill Salt, who operate a large solution salt mine and evaporation center. The St. Clair Power Plant and Belle River Power Plant are also within a few miles of the city, which are important industries and employers for the area. The main industries in St. Clair include manufacturing, energy generation & distribution, warehouse, logistics, and distribution.

INVESTMENT HIGHLIGHTS

REDEVELOPMENT OPPORTUNITY

- Potential for a community center and 64 apartment units

HUGE VALUE-ADD POTENTIAL

- Redevelopment and lease-up

EXCELLENT LOCATION

- Only a few blocks from the downtown riverfront, retail and community resources

IDEAL TIMING

- Many new development projects ongoing in St. Clair

MOTIVATED SELLER

- Reserve pricing set well below replacement cost



**REDEVELOPMENT
OPPORTUNITY**

**VALUE-ADD
POTENTIAL**

**EXCELLENT
LOCATION**

**IDEAL
TIMING**

**MOTIVATED
SELLER**

VIEW WEST



VIEW SOUTH



VIEW EAST



ACE
Hardware

DOLLAR TREE

SUBWAY

Manly Howitz
CONCRETE CONTRACTORS

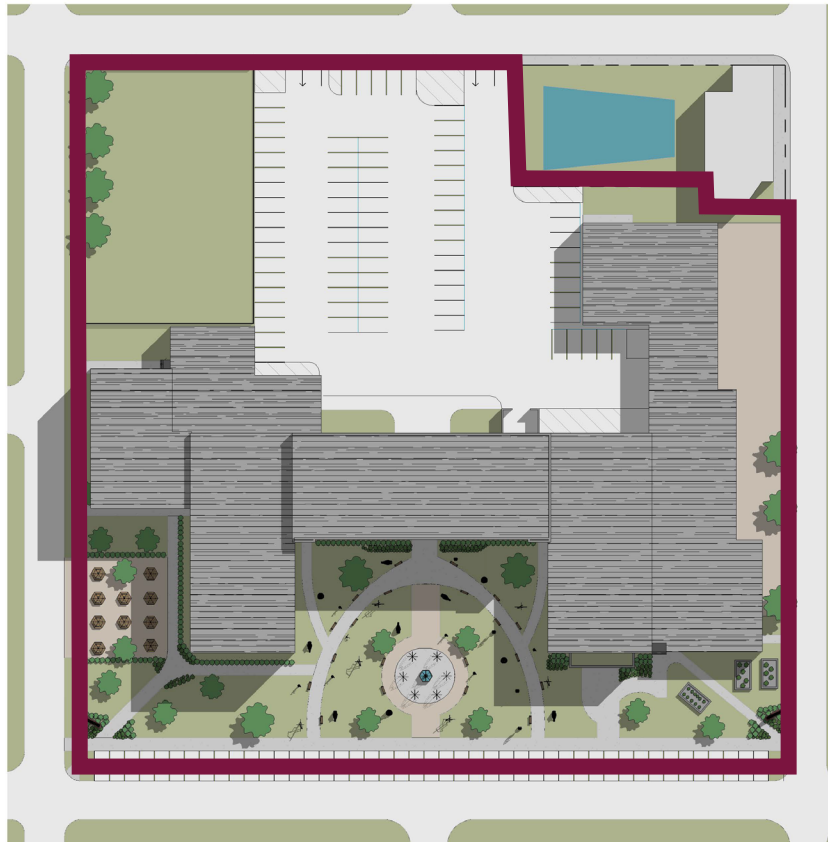
ORCHARD ST

N 6TH ST

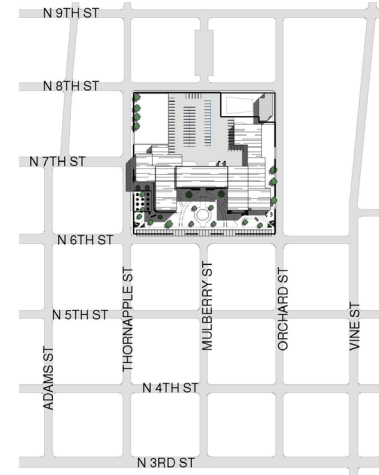
THORNAPPLE ST

SITE PLAN

FORMER RIVERVIEW EAST HIGH SCHOOL



① SITE PLAN
1" = 60'-0"



② VICINITY MAP
1" = 300'-0"

TOTAL FLOOR AREA	
Name	Existing Floor Area
FIRST FLOOR	51,382 SF
SECOND FLOOR	15,004 SF
THIRD FLOOR	9,980 SF
Grand total	76,366 SF

UNITS

(3) EFFICIENCY UNITS
(16) 1-BR UNITS
(12) 2-BR UNITS

TOTAL: 30 UNITS

(43 BEDS)

SITE INFORMATION

152,535 SF = 3.5 ACRES

FRONT PARKING: 45 SPACES
REAR PARKING: 77 SPACES

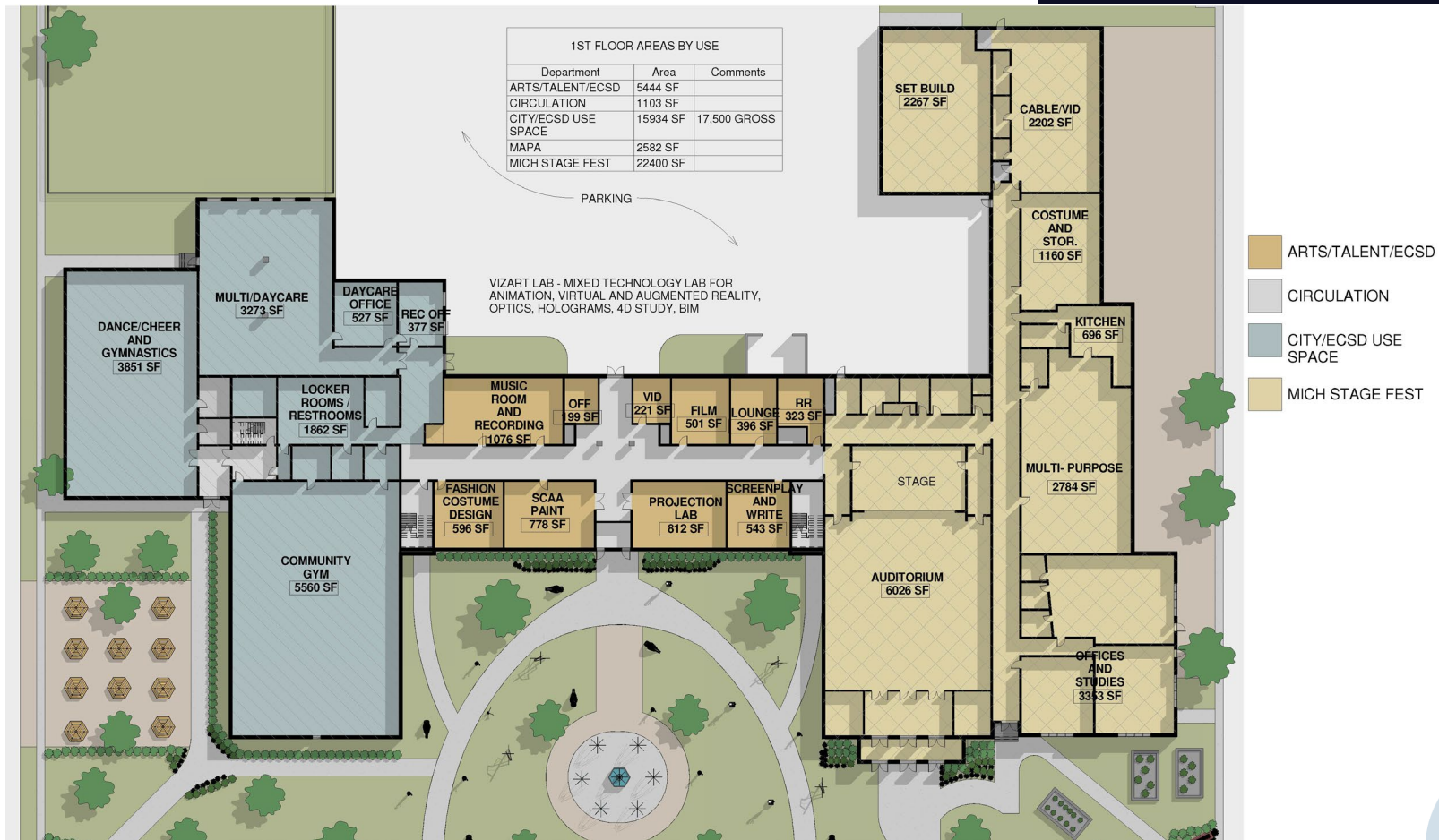
TOTAL PARKING: 122 SPACES



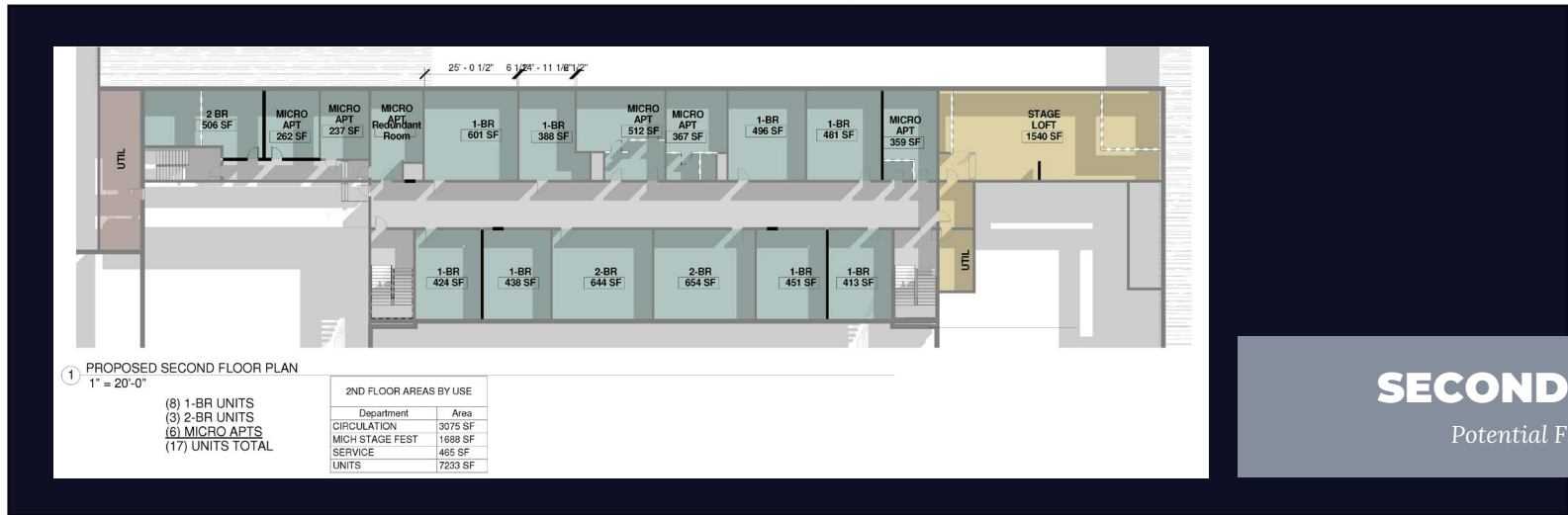
POTENTIAL FLOOR PLAN

FIRST FLOOR

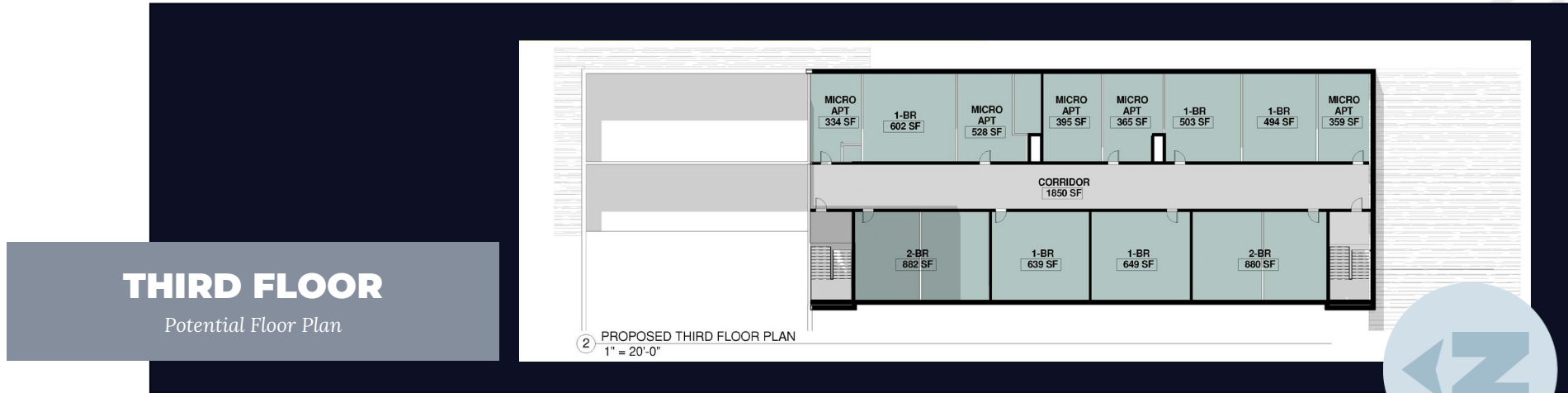
Potential Floor Plan



POTENTIAL FLOOR PLANS



SECOND FLOOR
Potential Floor Plan



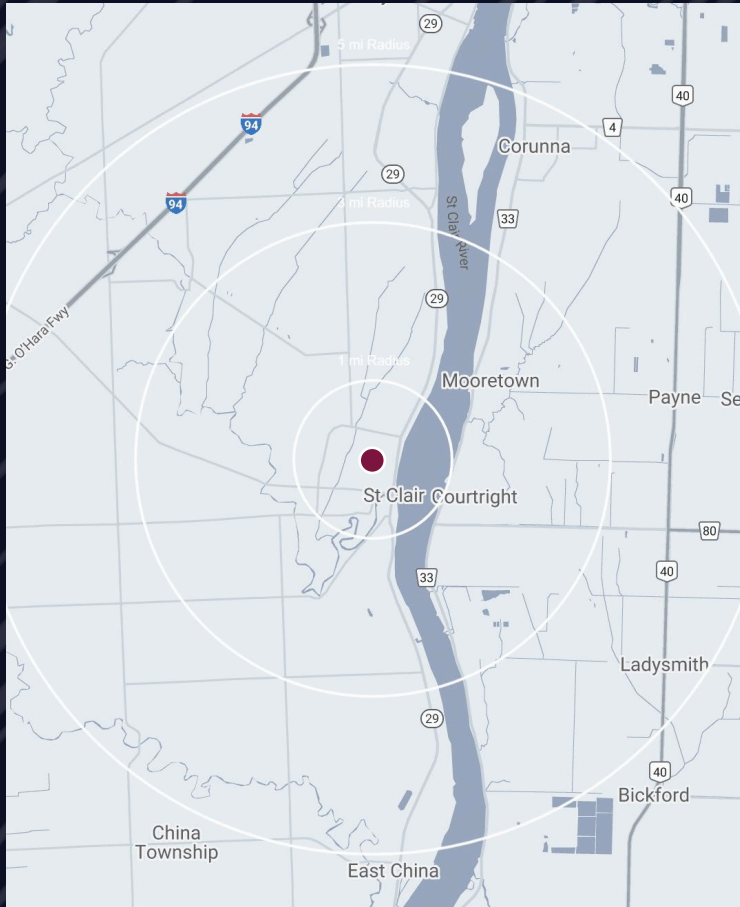
THIRD FLOOR
Potential Floor Plan



MACRO AERIAL



DEMOGRAPHICS



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301 N. 6th Street
St. Clair, MI 48079

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	4,924	10,436	15,609
2028 Projected Population	4,658	10,117	15,313
2020 Census Population	4,984	10,614	15,807
2010 Census Population	4,998	10,378	15,623
Projected Annual Growth 2023 to 2028	-1.1%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2023	-0.1%	-	-
HOUSEHOLDS			
2023 Estimated Households	2,180	4,543	6,796
2028 Projected Households	2,053	4,372	6,613
2020 Census Households	2,190	4,584	6,817
2010 Census Households	2,095	4,244	6,478
Projected Annual Growth 2023 to 2028	-1.2%	-0.8%	-0.5%
Historical Annual Growth 2010 to 2023	0.3%	0.5%	0.4%
RACE			
2023 Est. White	94.0%	93.6%	93.6%
2023 Est. Black	1.0%	1.0%	1.1%
2023 Est. Asian or Pacific Islander	0.8%	1.0%	1.0%
2023 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2023 Est. Other Races	4.1%	4.1%	4.1%
INCOME			
2023 Est. Average Household Income	\$109,861	\$116,478	\$111,676
2023 Est. Median Household Income	\$81,264	\$81,186	\$77,730
2023 Est. Per Capita Income	\$48,675	\$50,734	\$48,716
BUSINESS			
2023 Est. Total Businesses	159	309	451
2023 Est. Total Employees	1,663	4,178	7,220

CONTACT US



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CONFIDENTIALITY DISCLAIMER

Landmark Commercial Real Estate Services, LLC ("BROKER") has been retained by the Owner to sell the 100% fee simple title of this asset. The Broker is the exclusive agent for the sale of this asset. The Broker has prepared the Property Information with information provided by the Owner, from sources deemed to be reliable. The Potential Purchaser will conduct its own due diligence of The Property, independently and without reliance upon BROKER of the Owner. Information furnished herein, the Offering Memorandum (the "OM") is intended solely for the Potential Purchaser and its affiliates ("Recipients") for its review of the acquisition of the Former Riverview East High School at 301 N. 6th Street, St. Clair, MI 48079 ("Property").

All information in the OM ("Confidential Information") shall be deemed confidential. Confidential Information shall not include any information which is generally available to the public or which becomes available to the Recipients on a non-confidential basis from a source that is or was under no obligation not to disclose such information.

In consideration of Broker and disclosure of the confidential information, the recipient shall not at any time, attempt in any manner to deal directly in any manner or circumvent Broker.

Unless otherwise agreed in writing or required by law, the Recipients will not use, disclose, or reveal any Confidential Information for any purpose other than in connection with the proposed transaction to any persons or entities other than those employees, officers, directors, bankers, advisors, representatives, or agents (collectively, "Representatives") who clearly need such access to perform their employment, fiduciary or contractual duties to the Recipient and to actively and directly participate in the evaluation of the Confidential Information. Additionally, Recipients shall not directly contact anyone directly associated with the Property without the express written consent of the Owner or Broker.

Recipients agree not to contact or initiate contact with the Tenants, at any time, either directly or indirectly. Unless such approval is specifically granted in written from the Owner or Broker.

This agreement shall be governed by the laws of the Michigan, and in any action brought to enforce the terms hereof, Recipients hereby irrevocably consents to jurisdiction and venue in the Circuit Court for the County of Oakland, State of Michigan, or the United States District Court, whichever the Owner may elect. The invalidity or unenforceability of any provision of this agreement as applied to a particular occurrence or circumstance shall not affect the validity of or enforceability of any of the other provisions of this agreement or the applicability of such provisions as the case may be. This agreement shall inure to the benefit of and may be enforced by the Owner and its successors and assigns and shall be binding on the Recipients, its officers, directors, partners, agents, members, representatives and successors in interest. If any portion of this agreement becomes the subject of litigation or arbitration, the prevailing party in such suit or proceeding shall be entitled to reimbursement for its reasonable costs, expenses and attorney's fees incurred, including those incurred in connection with any appeals. A copy of this agreement delivered by facsimile transmission shall be binding on both parties.

Cooperating Broker Policy

Unless otherwise agreed in writing, neither Owner nor BROKER will pay a brokerage fee to, or share a brokerage commission with Recipient (the "Potential Purchaser"), or a related and/or affiliated party to such Recipient, attempting to act as a cooperating broker. In addition, neither the Owner nor BROKER will pay a brokerage fee to, or share a brokerage commission with, a cooperating broker representing the Recipient. The Recipient may elect to be have a cooperating broker represent them in the transaction at their own expense, unless otherwise agreed in writing by BROKER.