

EXTREMELY CLEAN SPACE



PILOT

PROPERTY GROUP

AVAILABLE FOR SALE OR LEASE 29921-29923 HARPER AVE, SAINT CLAIR SHORES, MI 48082

LEASE OVERVIEW:

1,200 SF set up as front office/showroom with workspace in the rear.
2 parking spaces (4 double stacked).
Tenant is responsible for lawn and snow.

SALE OPPORTUNITY:

2,400 SF total- set up as (2) 1,200 SF units.
One unit is leased through January 2028 to an established pet training studio
Ideal for an owner/user occupant in the available space with income-generating tenant next door.
Both spaces very clean/recently remodeled.

Do Not Disturb the existing Tenants.

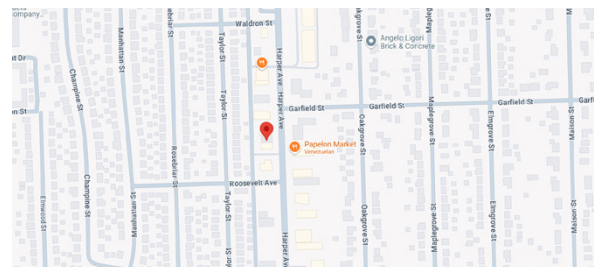
Sale is subject to Seller finding a suitable 1031 exchange opportunity.

Lease Rate:\$14.00/SF

Lease Type:Gross

Sale Price:\$295,000.00 (\$122.92/SF)

Property Type:	Retail/Office
Cross Streets:	Harper Ave, just North of 12 Mile Road
Total Square Footage:	2,400
Minimum Square Footage:	1,200
Maximum Square Footage:	2,400
Parcel Size:	0.092 Acres
Year Built:	1956
	Remodeled in 2019
Zoning:	B-1
Parking Spaces:	4 dedicated parking (8 stacked)



AGENT CONTACT INFO

JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

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DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2020 Population	47,419	253,870	791,866	2020 Households	21,030	109,146	319,572
2024 Population	45,687	248,121	798,861	2024 Households	20,213	106,721	321,437
2029 Population Projection	44,970	244,831	791,472	2029 Household Projection	19,881	105,294	318,290
Annual Growth 2020-2024	-0.9%	-0.6%	0.2%	Annual Growth 2020-2024	-0.4%	0.1%	0.6%
Annual Growth 2024-2029	-0.3%	-0.3%	-0.2%	Annual Growth 2024-2029	-0.3%	-0.3%	-0.2%
Median Age	43.4	41.6	40.2	Owner Occupied Households	15,476	73,957	213,694
Bachelor's Degree or Higher	21%	20%	21%	Renter Occupied Households	4,405	31,337	104,596
U.S. Armed Forces	12	77	358	Avg Household Size	2.2	2.3	2.4
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$575.6M	\$2.9B	\$8.9B
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	37,771	174,720	478,399	Avg Household Income	\$78,795	\$76,998	\$78,606
Black	3,845	48,634	229,908	Median Household Income	\$64,447	\$61,757	\$59,628
American Indian/Alaskan Native	29	198	784	< \$25,000	2,794	18,329	61,599
Asian	587	5,922	34,943	\$25,000 - 50,000	5,107	25,318	76,042
Hawaiian & Pacific Islander	13	95	173	\$50,000 - 75,000	3,937	21,036	57,419
Two or More Races	3,443	18,554	54,654	\$75,000 - 100,000	2,937	15,302	43,220
Hispanic Origin	1,205	6,815	20,880	\$100,000 - 125,000	2,396	10,074	28,576
				\$125,000 - 150,000	1,290	6,817	19,178
Housing				\$150,000 - 200,000	961	5,588	19,095
	2 mile	5 mile	10 mile	\$200,000+	790	4,257	16,308
Median Home Value	\$159,417	\$157,536	\$172,431				
Median Year Built	1957	1962	1964				

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Roosevelt Ave N	19,177	2022	0.12 mi
E 12 Mile Rd	Harper Ave E	14,439	2022	0.22 mi
E 12 Mile Rd	Oakgrove St E	10,630	2022	0.23 mi
Harper Ave	Visnaw St S	20,697	2022	0.25 mi
Harper Ave	Jewell St N	21,151	2022	0.28 mi
Jewell St	Taylor St W	339	2022	0.30 mi
E 12 Mile Rd	Elmgrove St E	7,803	2022	0.31 mi
Harper Ave	Jewell St S	20,591	2022	0.31 mi
E 12 Mile Rd	Rymal St W	17,868	2022	0.35 mi
E 12 Mile Rd	Elmwood Ct E	17,125	2016	0.35 mi

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ADDITIONAL PHOTOS



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