

RETAIL PROPERTY // FOR LEASE

EXCEPTIONAL RETAIL & OFFICE SPACE AVAILABLE W/ GREAT HARPER AVE FRONTAGE!

24000 - 24090 HARPER AVE
ST CLAIR SHORES, MI 48080

PRICE IMPROVEMENT!



- 1,275 - 4,500 SF of retail and office space available
- High-visibility location on Harper Ave - 17,000 vehicles per day
- Building signage and 254' of frontage for maximum exposure
- Ample parking for convenience - 159 spaces
- Versatile layout to suit various businesses
- Prime commercial location for business success
- Easy access to I-94 and I-696 Expressways



P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate

**\$10 SF/YR
(NNN)**

OFFERING SUMMARY

Building Size:	31,111 SF
Available SF:	1,275 - 4,500 SF
Lot Size:	2.07 Acres
Number of Units:	8
Year Built:	1955
Zoning:	B-3
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	17,000

PROPERTY OVERVIEW

This desirable retail, office, and flex property offers a spacious and versatile layout suitable for a wide range of businesses. With high visibility, ample parking, and excellent signage opportunities, it's an ideal location to maximize your business' exposure. The modern design and well-maintained premises provide a professional setting for your operations. There are currently two (2) retail units available from 1,275 SF to up to 4,500 SF to accommodate a variety of needs. Additionally, the property's convenient location on Harper Ave ensures ease of transportation for retail clientele and employees. Don't miss this opportunity to elevate your business in this sought-after location.

LOCATION OVERVIEW

This area is home to a variety of popular attractions and conveniences, including the Nautical Mile and Lake St. Clair, creating a charming and inviting atmosphere for retail businesses. Nearby points of interest include Kroger, well-established dining destinations, entertainment venues, and downtown St. Clair Shores, attracting a steady flow of locals and visitors alike. The area surrounding the location offers a dynamic and diverse consumer base, presenting an excellent opportunity for tenants to thrive and grow.



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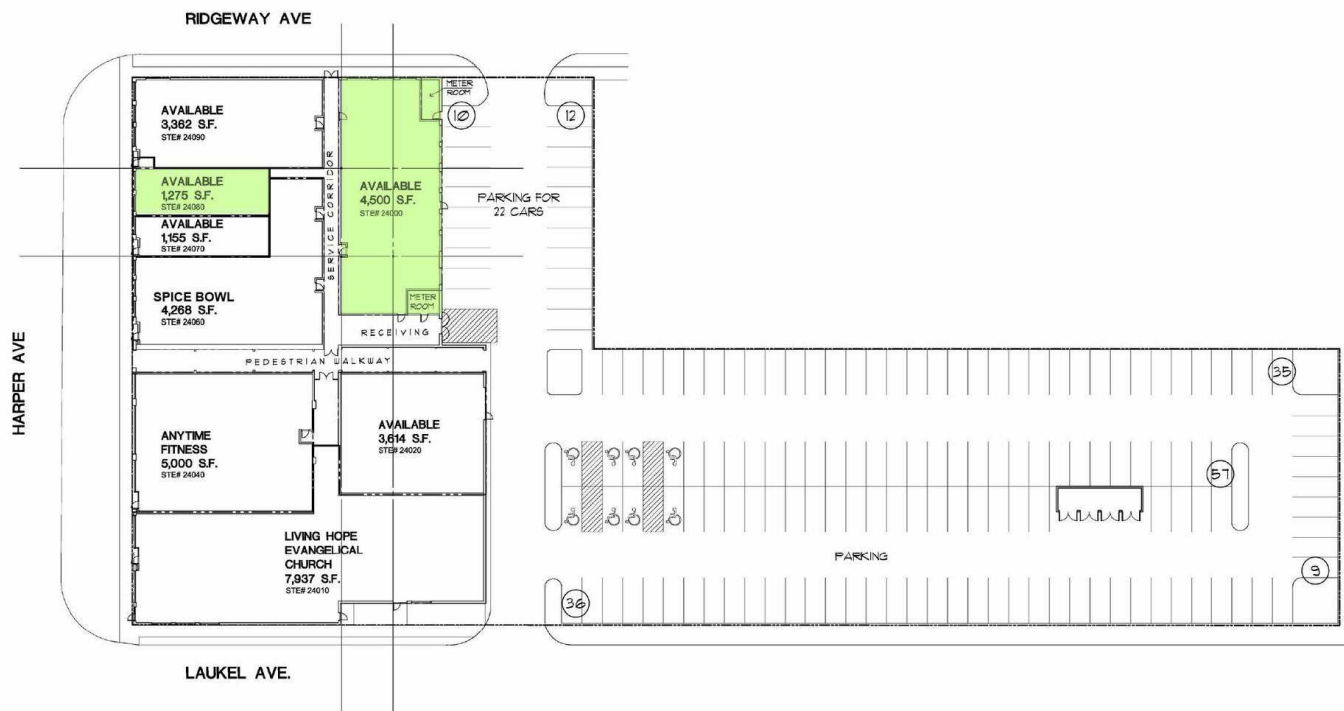
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24000 - 24090 HARPER AVE, ST CLAIR SHORES, MI 48080 // FOR LEASE LEASE SPACES



LEASE INFORMATION

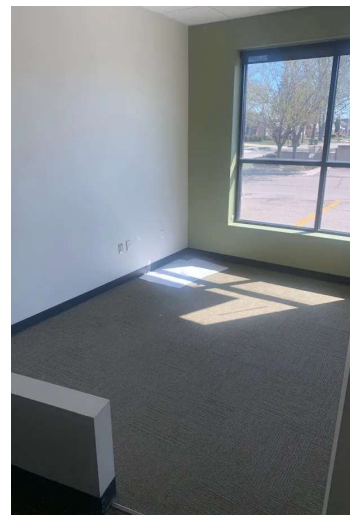
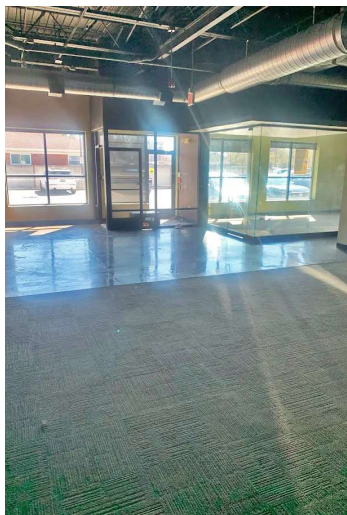
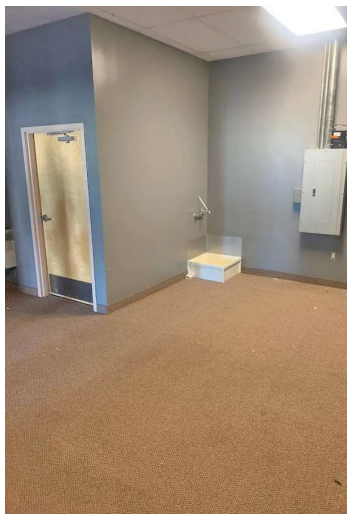
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,275 - 4,500 SF	Lease Rate:	\$10 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
24000 Harper Ave	Available	4,500 SF	NNN	\$10.00 SF/yr
24080 Harper Ave	Available	1,275 SF	NNN	\$10.00 SF/yr

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ADDITIONAL PHOTOS



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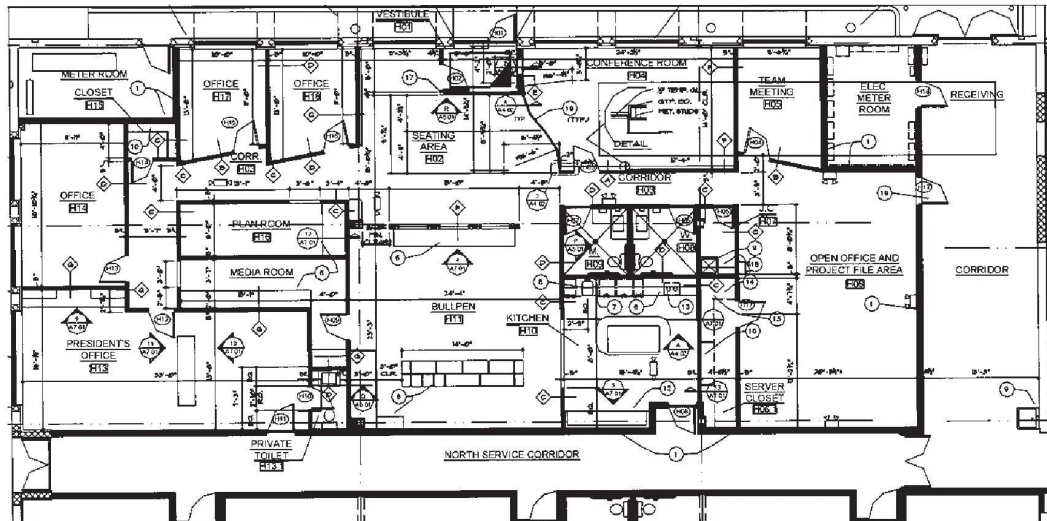
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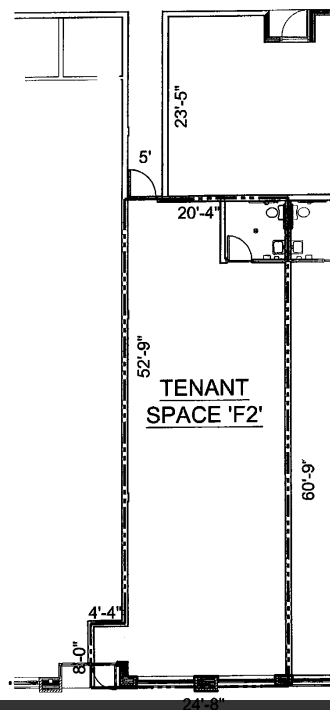
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FLOOR PLANS



24000 Harper Ave | 4,500 SF



24080 Harper Ave | 1,275 SF



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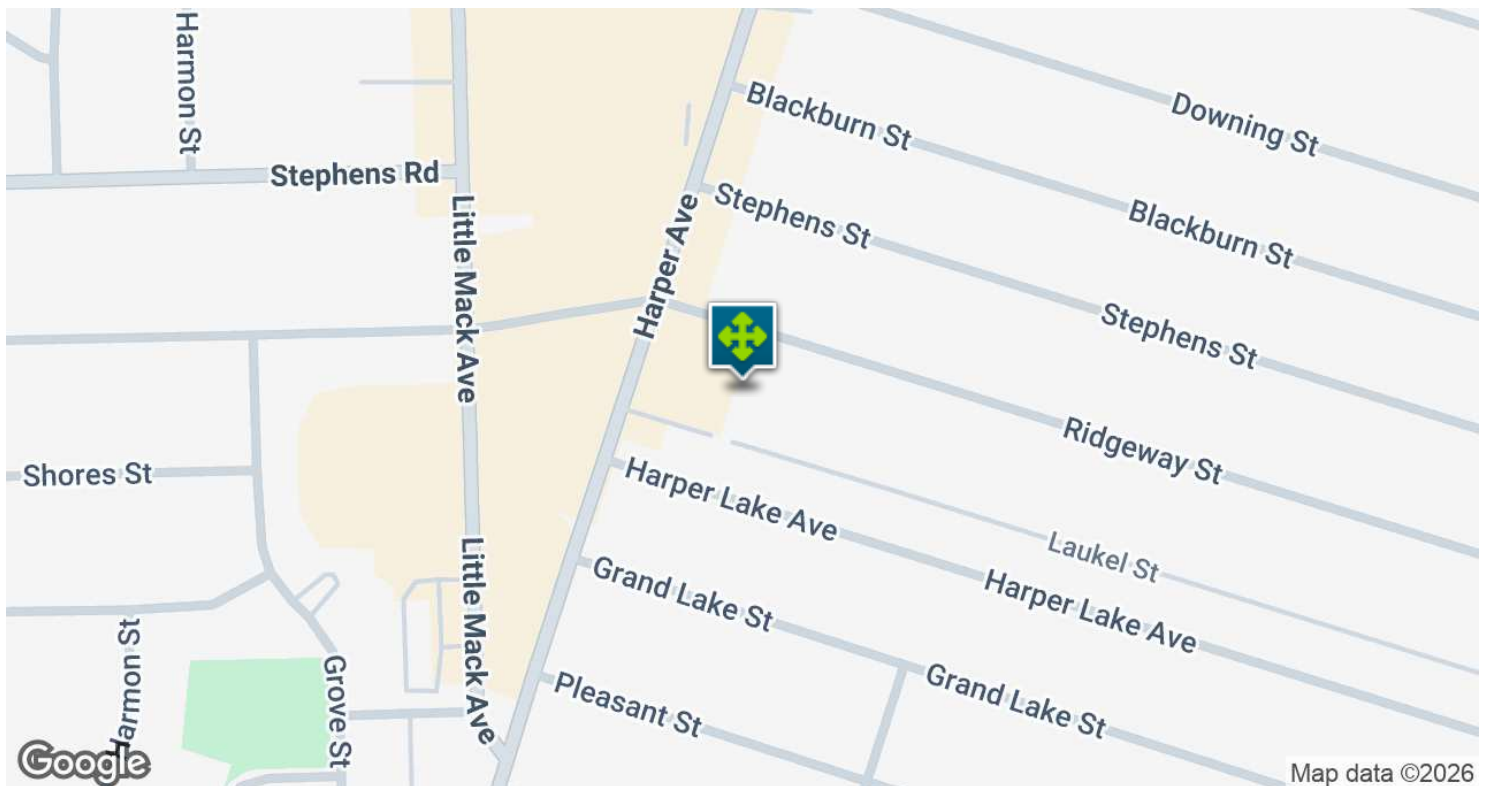
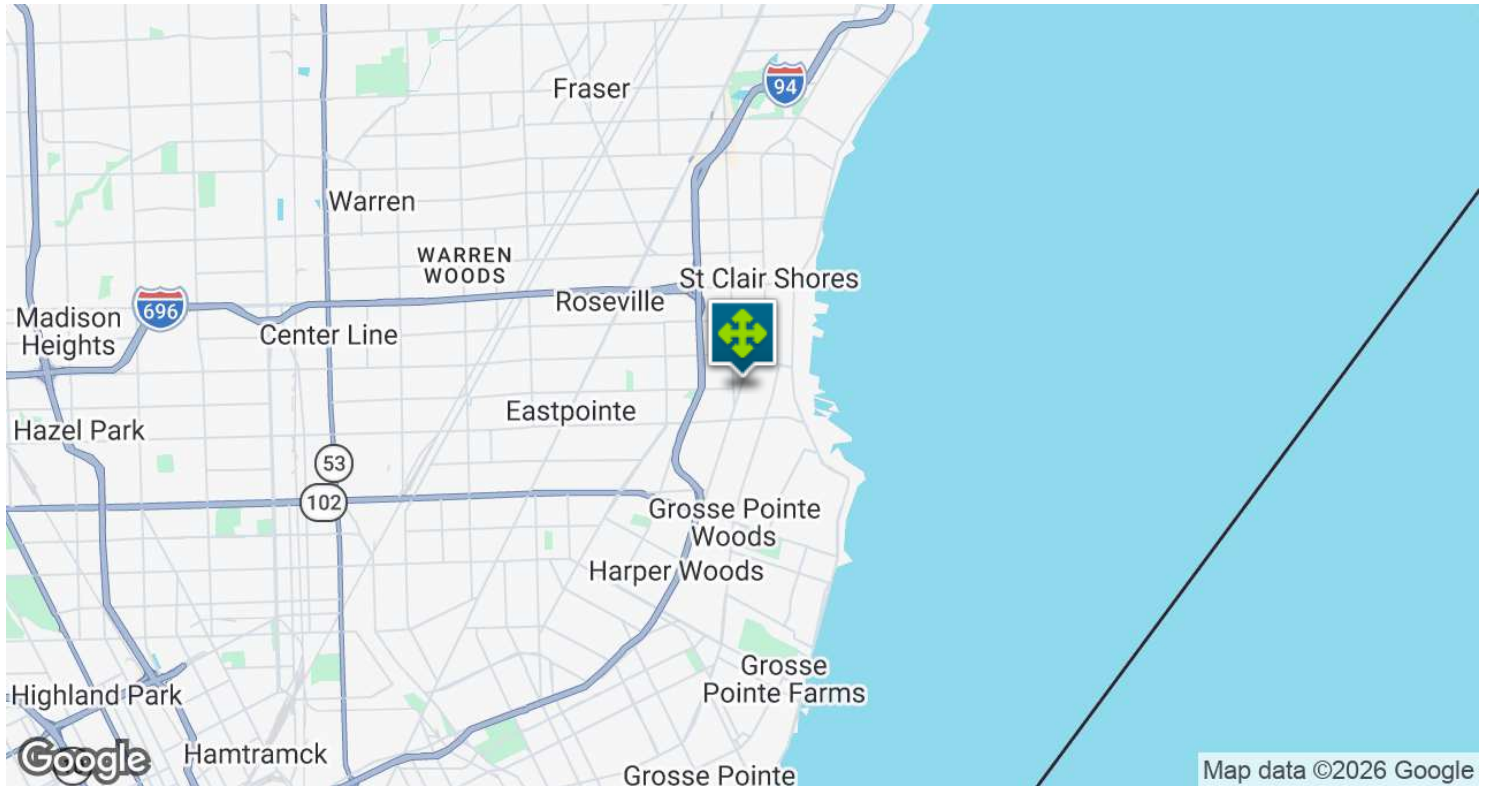
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RETAILER MAP



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LOCATION MAP



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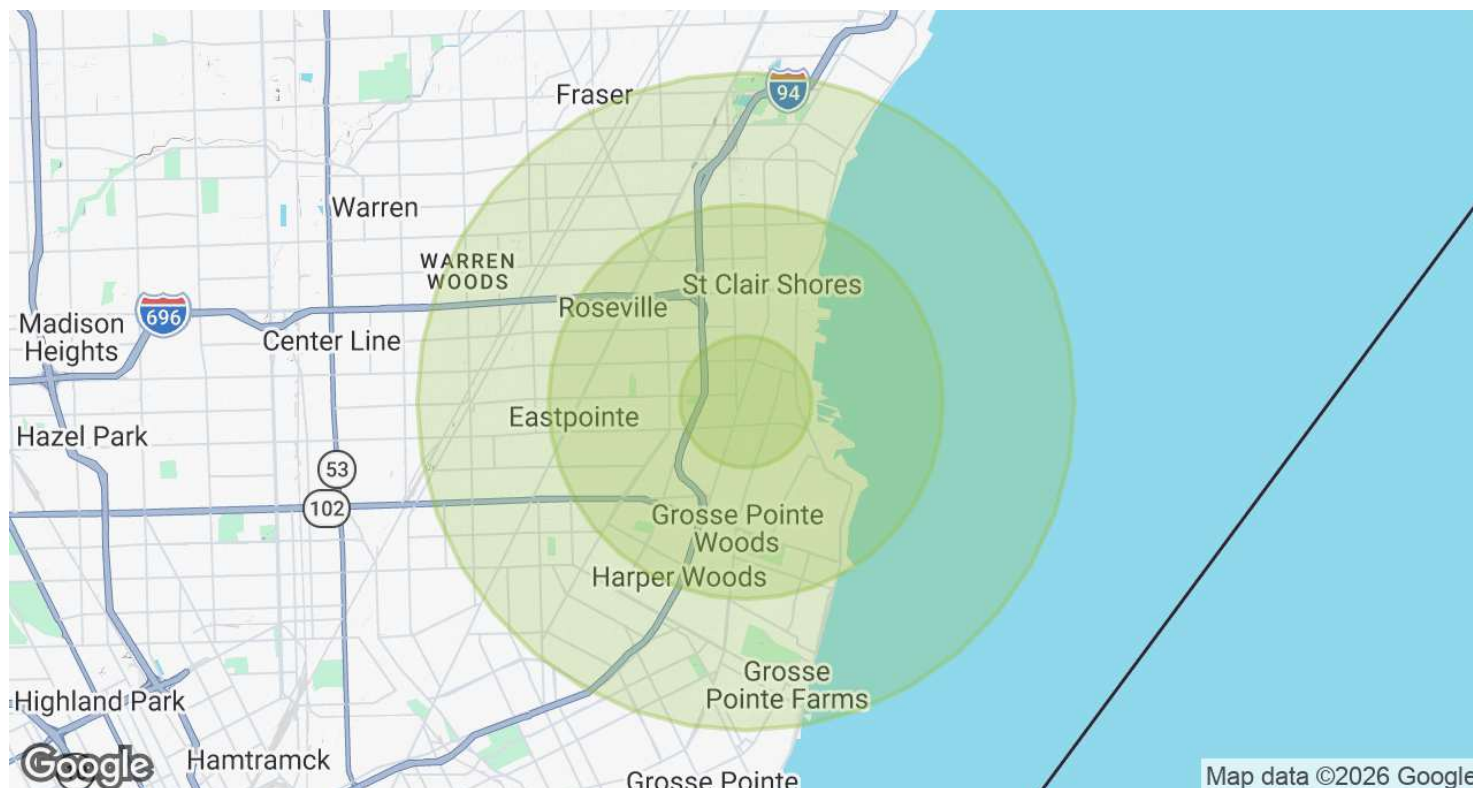
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,002	115,308	262,834
Average Age	44.8	41.9	39.1
Average Age (Male)	43.9	40.1	37.5
Average Age (Female)	46.2	44.4	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,737	51,751	119,482
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$70,526	\$70,937	\$65,034
Average House Value	\$140,781	\$137,390	\$124,604

2020 American Community Survey (ACS)

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CONTACT US

PRICE IMPROVEMENT!



FOR MORE INFORMATION, PLEASE CONTACT:



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Follow Us!



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