

RENOVATED BUILDING



PILOT

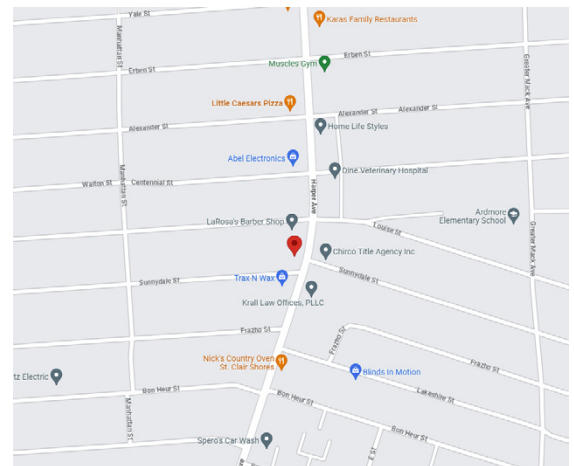
PROPERTY GROUP

26801 HARPER AVE, SAINT CLAIR SHORES, MI 48081

PROPERTY OVERVIEW:

- Move-in ready!
- Building has new roof, interior/exterior paint, light fixtures, ceiling grid.
- Ideal for barbershop, hair or nail salon, beauty/personal services.
- Building Signage.
- Easy Access to 696/I-94.
- 2 parking spaces, up to 6 vehicles could be "stacked" in the parking area.
- Sale is subject to owner finding a suitable replacement property.

Property Type:	Office/Retail
Cross Streets:	Harper, between 10 and 11 Mile Roads
Total Square Footage:	645 SF
Lot Size:	0.041 Acres
Year Built:	1957
Zoning:	B-1
Frontage:	20'
Parking Spaces:	2-6
Lease Rate:	\$1,500.00/Month
Lease Type:	Modified Gross (Tenant handles snow and lawn)
Sale Price:	\$175,000.00



AGENT CONTACT INFO

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DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	49,579	249,816	776,296
2022 Population	49,416	246,014	769,000
2027 Population Projection	49,079	244,061	764,317
Annual Growth 2010-2022	0%	-0.1%	-0.1%
Annual Growth 2022-2027	-0.1%	-0.2%	-0.1%
Median Age	43.9	41	40
Bachelor's Degree or Higher	20%	20%	19%
U.S. Armed Forces	29	108	302

Population By Race			
	2 mile	5 mile	10 mile
White	42,666	176,899	457,730
Black	4,485	55,600	258,547
American Indian/Alaskan Native	169	916	2,659
Asian	838	5,717	29,266
Hawaiian & Pacific Islander	8	42	173
Two or More Races	1,249	6,840	20,627
Hispanic Origin	1,063	5,893	17,786

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$147,571	\$137,739	\$145,224
Median Year Built	1955	1957	1960

Households			
	2 mile	5 mile	10 mile
2010 Households	21,165	101,958	307,022
2022 Households	21,178	100,605	304,864
2027 Household Projection	21,041	99,815	303,020
Annual Growth 2010-2022	-0.1%	0%	0.1%
Annual Growth 2022-2027	-0.1%	-0.2%	-0.1%
Owner Occupied Households	16,975	75,354	208,313
Renter Occupied Households	4,066	24,462	94,706
Avg Household Size	2.3	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$608.2M	\$2.8B	\$8.2B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$74,316	\$72,669	\$70,073
Median Household Income	\$62,289	\$58,588	\$53,671
< \$25,000	3,266	18,242	66,251
\$25,000 - 50,000	4,655	24,131	76,689
\$50,000 - 75,000	4,914	21,550	59,003
\$75,000 - 100,000	3,399	14,289	38,749
\$100,000 - 125,000	2,307	9,235	25,146
\$125,000 - 150,000	1,153	5,432	14,832
\$150,000 - 200,000	947	4,562	13,242
\$200,000+	536	3,163	10,952

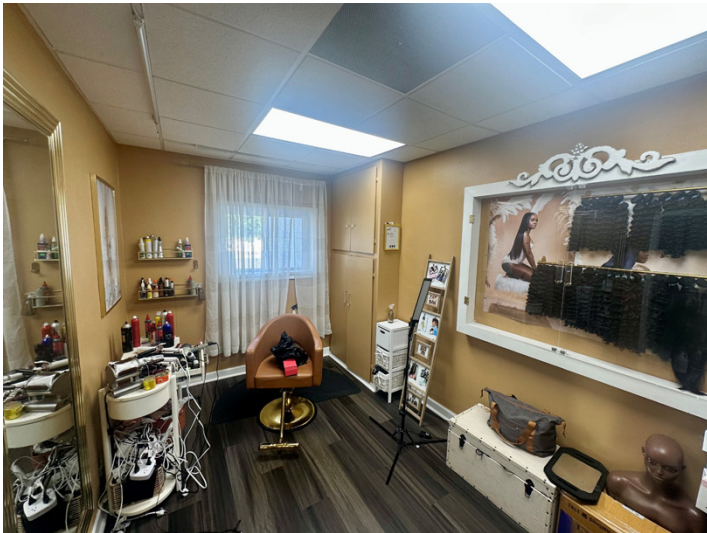
TRAFFIC COUNTS

Traffic					
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property	
Harper Ave	Frazho St S	18,000	2022	0.07 mi	
Harper Ave	Centennial St N	35,118	2018	0.07 mi	
Frazho St	Harper Ave E	1,077	2022	0.11 mi	
Harper Ave	Lakeshire St N	18,315	2022	0.13 mi	
Harper Ave	Cedar St S	18,781	2022	0.36 mi	
11 MILE RD	E 11 Mile Rd W	15,696	2022	0.40 mi	
East 11 Mile Road	E 11 Mile Rd W	18,174	2022	0.40 mi	
E 11 Mile Rd	Harper Ave W	6,745	2022	0.41 mi	
East 11 Mile Road	Harper Ave W	7,810	2022	0.41 mi	
E 11 Mile Rd	Manhattan St W	13,460	2022	0.43 mi	

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ADDITIONAL PHOTOS



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