

RETAIL PROPERTY // FOR LEASE

RETAIL SPACE FOR LEASE | STONEGATE COMMONS PRIME CLINTON TOWNSHIP LOCATION

37531 - 37605 HARPER AVE

CLINTON TWP, MI 48036



- High-traffic location on Harper Ave near 16 Mile Rd
- Great visibility with pylon and building signage
- Ample on-site parking for customers and staff
- 1,263 - 11,367 SF Available Immediately
- Flexible suite options for retail or office use
- Strong residential and retail surroundings
- Professionally managed, well-maintained center

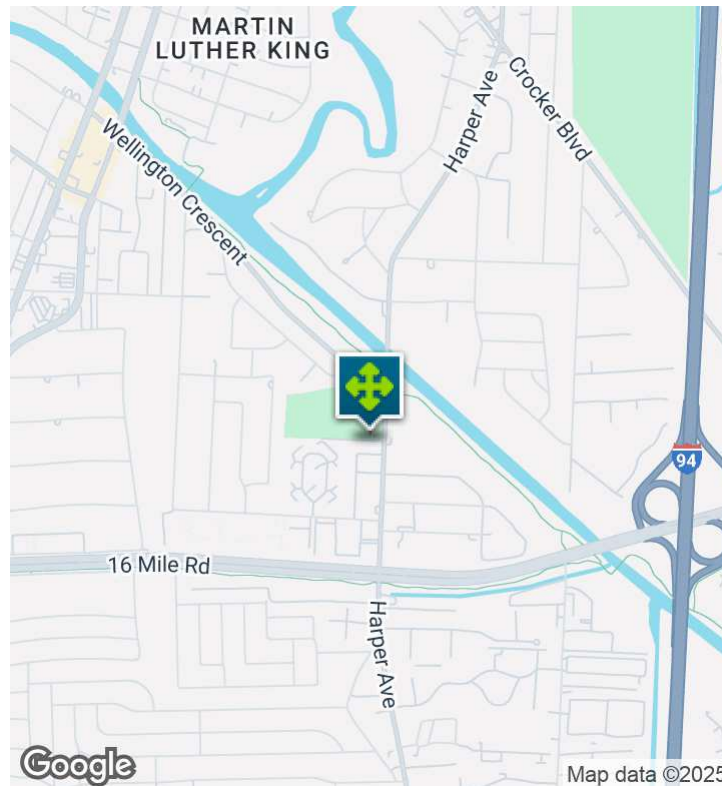


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EXECUTIVE SUMMARY



Lease Rate	\$12.00 SF/YR (GROSS + UTILITIES)
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OFFERING SUMMARY

Building Size:	34,521 SF
Available SF:	1,263 - 11,367 SF
Lot Size:	3.56 Acres
Year Built:	1989
Zoning:	BI
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	26,540

PROPERTY OVERVIEW

Retail space is available for lease at Stonegate Commons, a well-positioned neighborhood shopping center located at 37531–37605 Harper Ave in Clinton Township, MI. The center offers excellent visibility along a high-traffic corridor, ample parking, and flexible suite options suitable for retail, medical, or professional service users. Surrounded by a strong residential base and nearby national retailers, Stonegate Commons provides prominent signage opportunities and convenient access, making it an ideal location for businesses seeking exposure in an established commercial area. Immediate occupancy is available.

LOCATION OVERVIEW

Located on Harper Ave just south of 16 Mile Rd in the heart of Clinton Township's commercial corridor lies Stonegate Commons, a well-positioned neighborhood retail center.



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LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	1,263 - 11,367 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
37543 Harper Ave	Available	2,507 SF	Gross + Utilities	\$12.00 SF/yr	-
37555 Harper Ave	Available	1,263 SF	Gross + Utilities	\$12.00 SF/yr	-
37561 - 63 Harper Ave	Available	2,618 SF	Gross + Utilities	\$12.00 SF/yr	-
37571- 79 Harper Ave	Available	4,656 SF	Gross + Utilities	\$12.00 SF/yr	-
37583 Harper Ave	Available	1,268 SF	Gross + Utilities	\$12.00 SF/yr	-
37591 Harper Ave	Available	2,825 SF	Gross + Utilities	\$12.00 SF/yr	-

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ADDITIONAL PHOTOS



 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

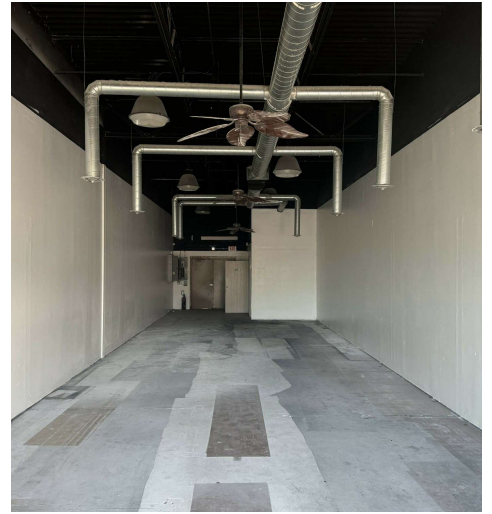
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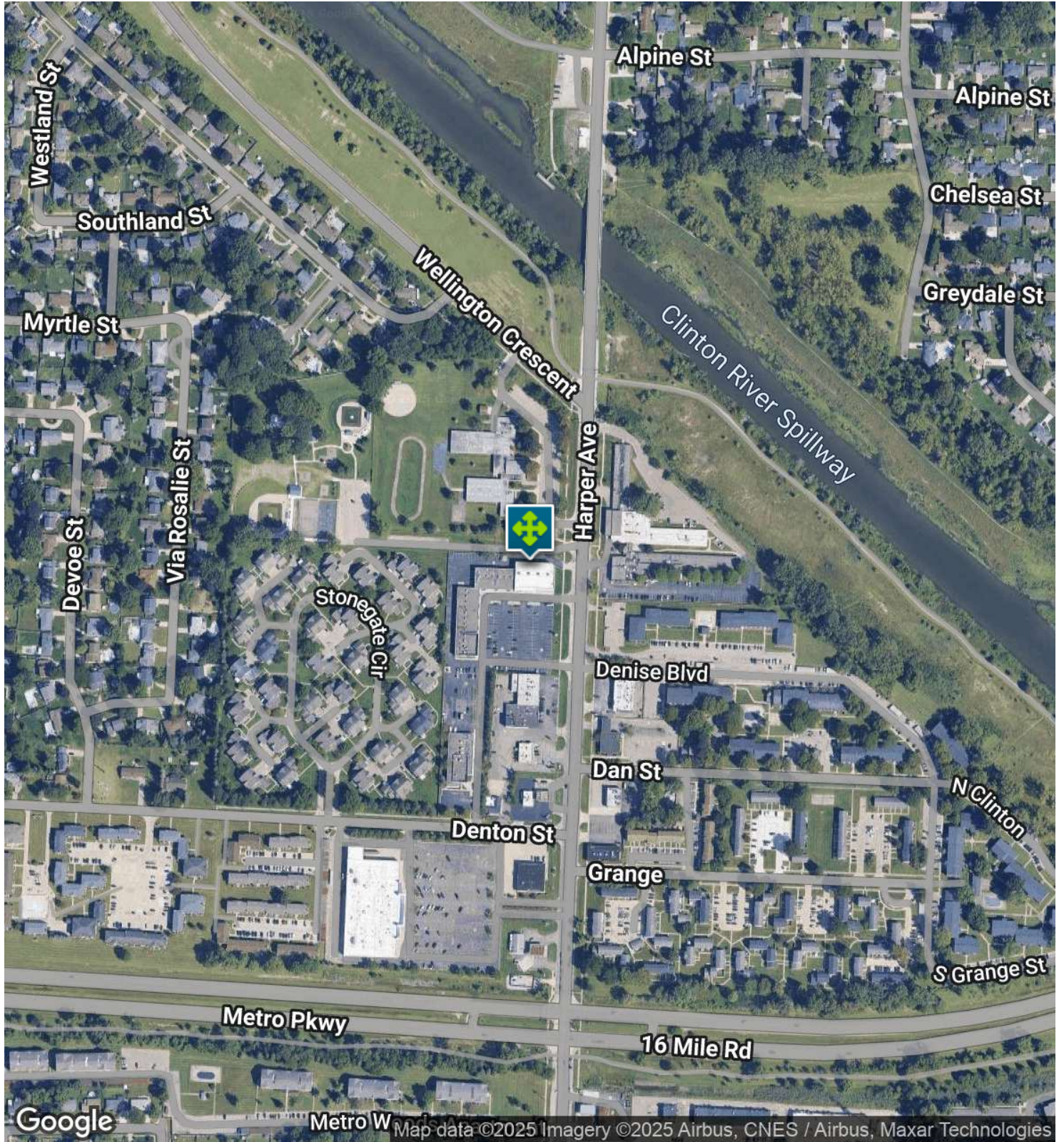
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AERIAL MAP



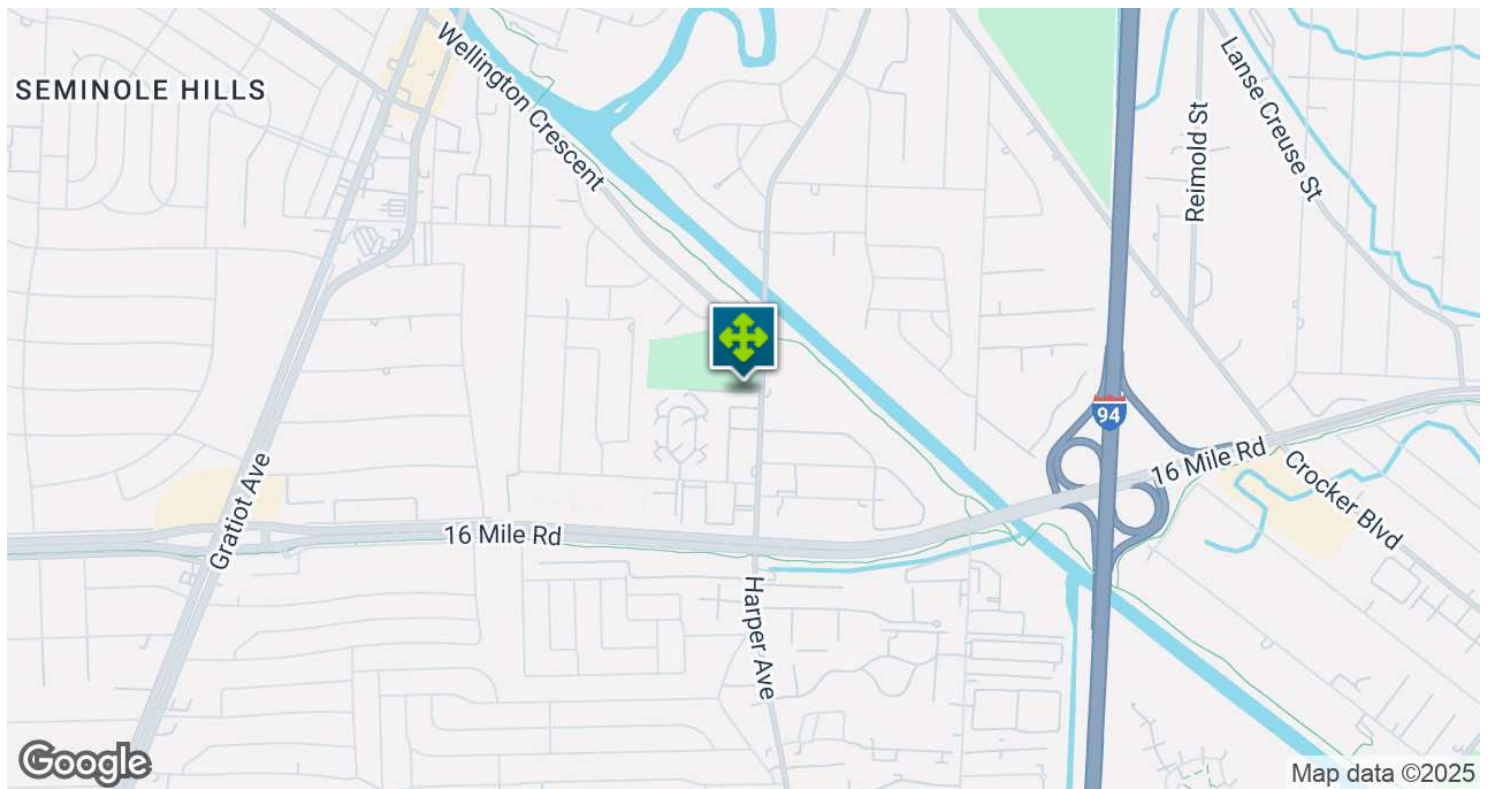
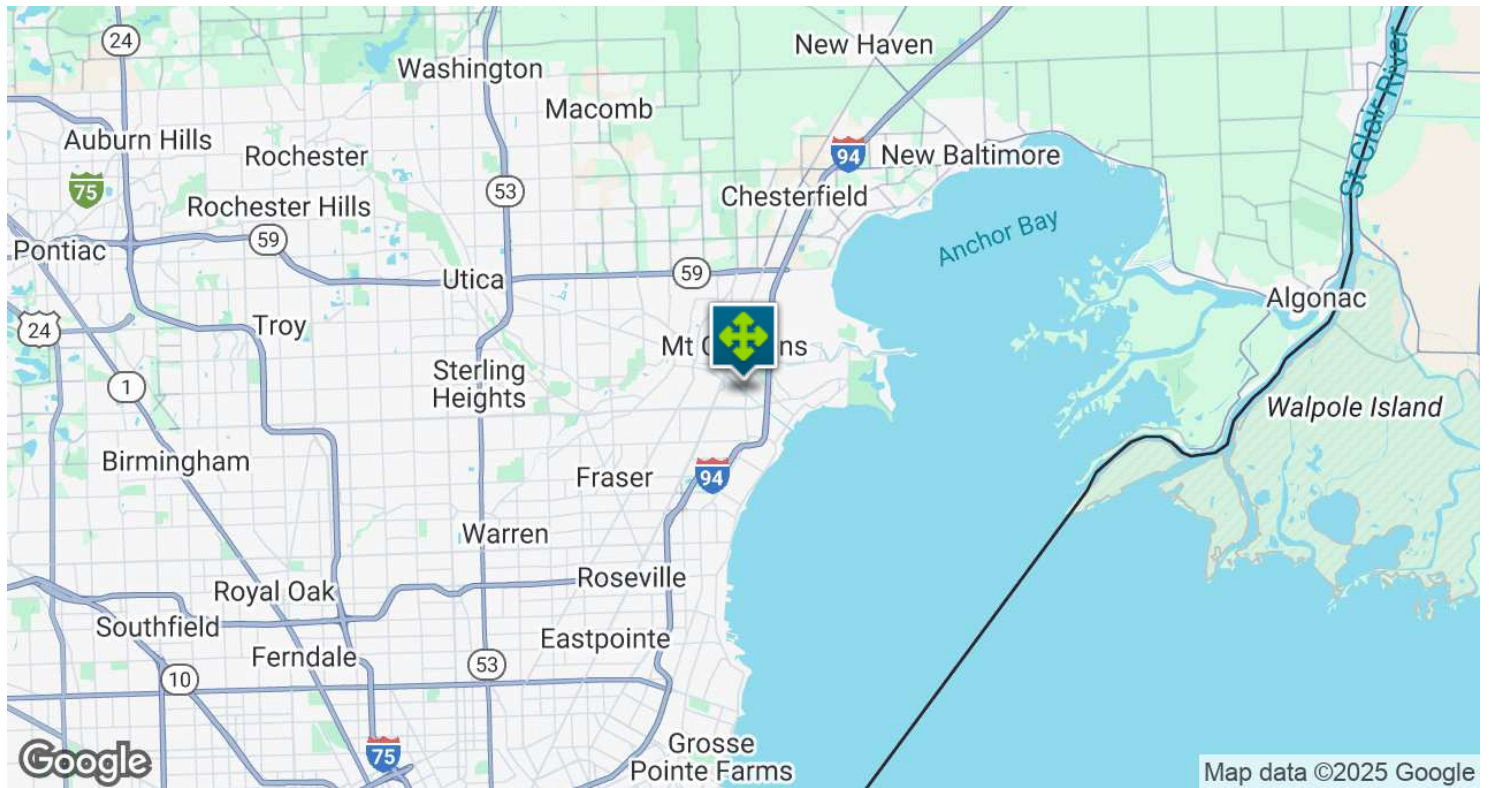
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LOCATION MAP



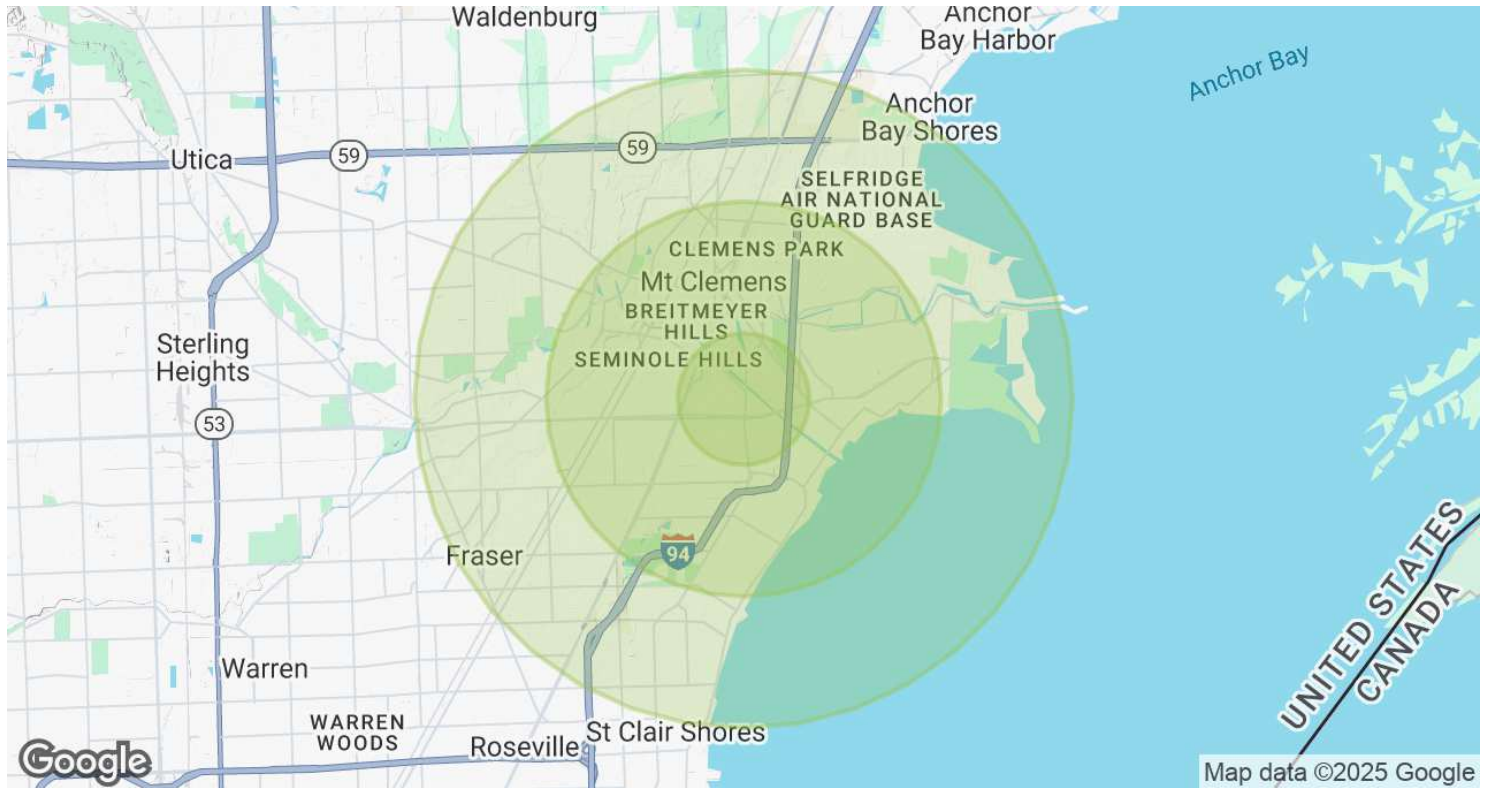
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,467	79,613	184,266
Average Age	42	42	43
Average Age (Male)	40	41	42
Average Age (Female)	44	43	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,057	35,833	81,733
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$71,813	\$80,864	\$89,801
Average House Value	\$200,429	\$221,023	\$241,178

Demographics data derived from AlphaMap



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