

# 1,115-1,750 SF OFFICE/RETAIL BUILDING



## FOR LEASE



## St. Clair Plaza

1159-1187 S. Carney Dr.

St. Clair County, Michigan 48079

### Property Highlights

- Prime location in the heart of the Blue Water Shopping District with direct frontage along South Carney Drive, a major local commercial corridor.
- Anchored by Neiman's Family Market over 15 years, with national and regional co-tenants including Taco Bell, Pizza Hut, Edward Jones, and Verizon Wireless—offering a diverse tenant mix and strong consumer draw.
- Available Space: **1,115 SF Outlot Unit and 1,750 SF Unit Available**
- Modern, well-maintained neighborhood center built in 2000, featuring excellent visibility, abundant surface parking, and prominent pylon signage.

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,115 and 1,750 SF
Lot Size:	8.95 Acres
Building Size:	83,837 SF

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	4,811	7,954	24,973
Total Population	11,833	20,029	63,920
Average HH Income	\$68,032	\$69,775	\$62,713



Commercial Real Estate Services, Worldwide.

www.naifarberman.com

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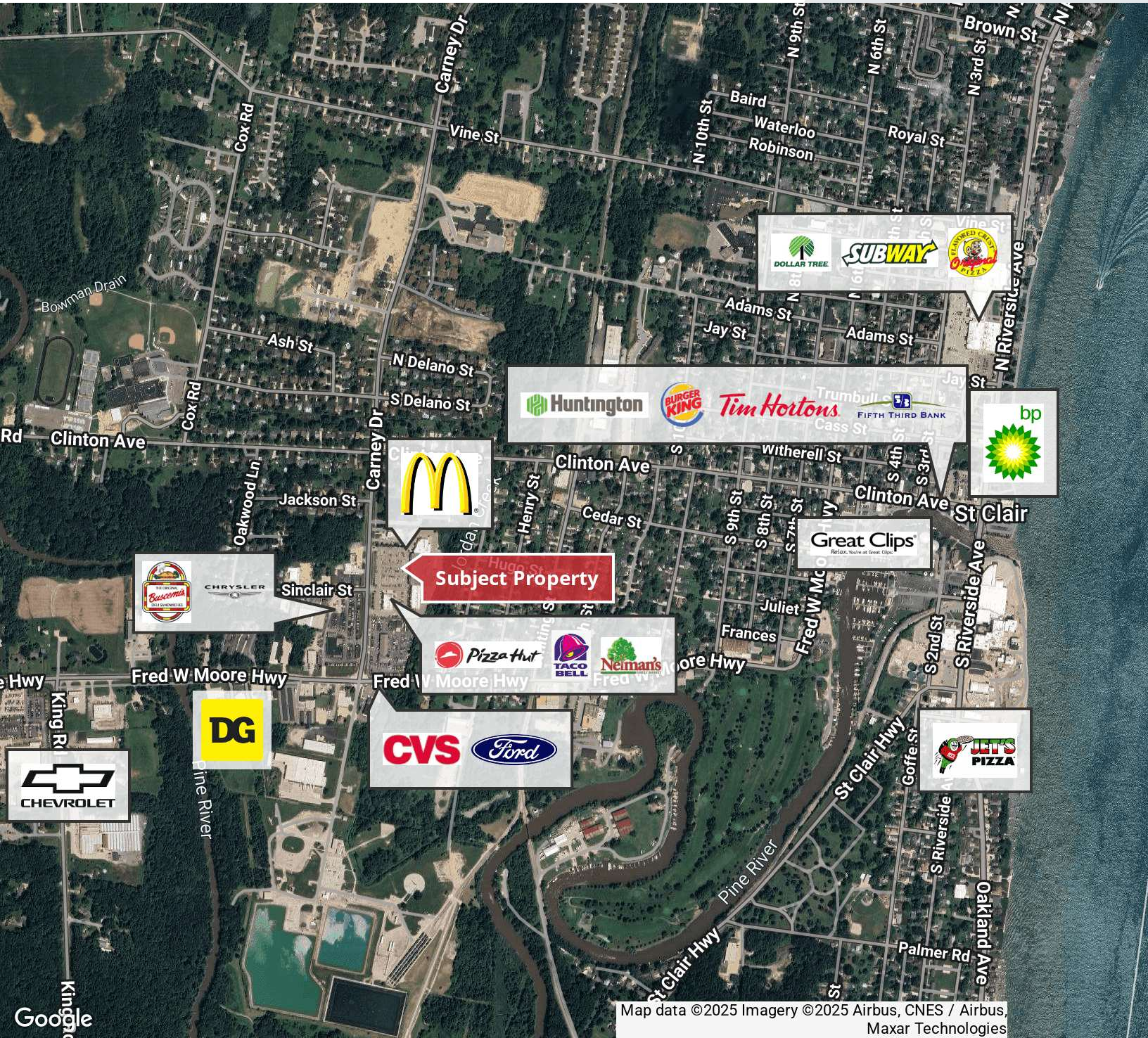
### TENANTS

1. TOTAL TAN AND WELLNESS  
1187 CARNEY DRIVE (1,587 S.F.)
2. HAIR SALON  
1183 CARNEY DRIVE (1,584 S.F.)
3. LULU LEBANESE RESTAURANT  
1179 CARNEY DRIVE (1,587 S.F.)
4. BOOMERANGS RESALE  
1175 CARNEY DRIVE (4,655 S.F.)
5. VERIZON  
1173 CARNEY DRIVE (1,750 S.F.)
6. VACANT  
1171 CARNEY DRIVE (1,750 S.F.)
7. NEIMAN'S FAMILY MARKET  
1167 CARNEY DRIVE (48,860 S.F.)
8. MCLAREN PORTH HURN HOSPITAL  
1163 CARNEY DRIVE (7,767 S.F.)
9. EDWARD JONES  
1161 CARNEY DRIVE (1,320 S.F.)
10. MERCY PLUS  
1159 CARNEY DRIVE (4,135 S.F.)
11. TACO BELL  
1191 CARNEY DRIVE (1,587 S.F.)
12. HEALTHQUEST  
1193 CARNEY DRIVE (2,572 S.F.)
13. VACANT  
1195 CARNEY DRIVE (1,115 S.F.)
14. TICK TOCK TOBACCO  
1197 CARNEY DRIVE (1,707 S.F.)
15. PIZZA HUT  
1199 CARNEY DRIVE (1,628 S.F.)

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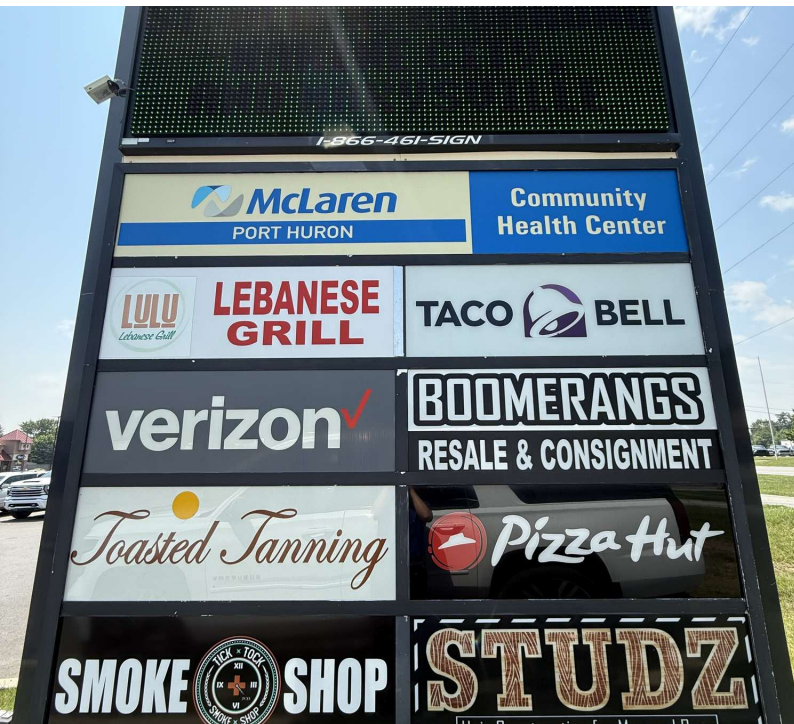
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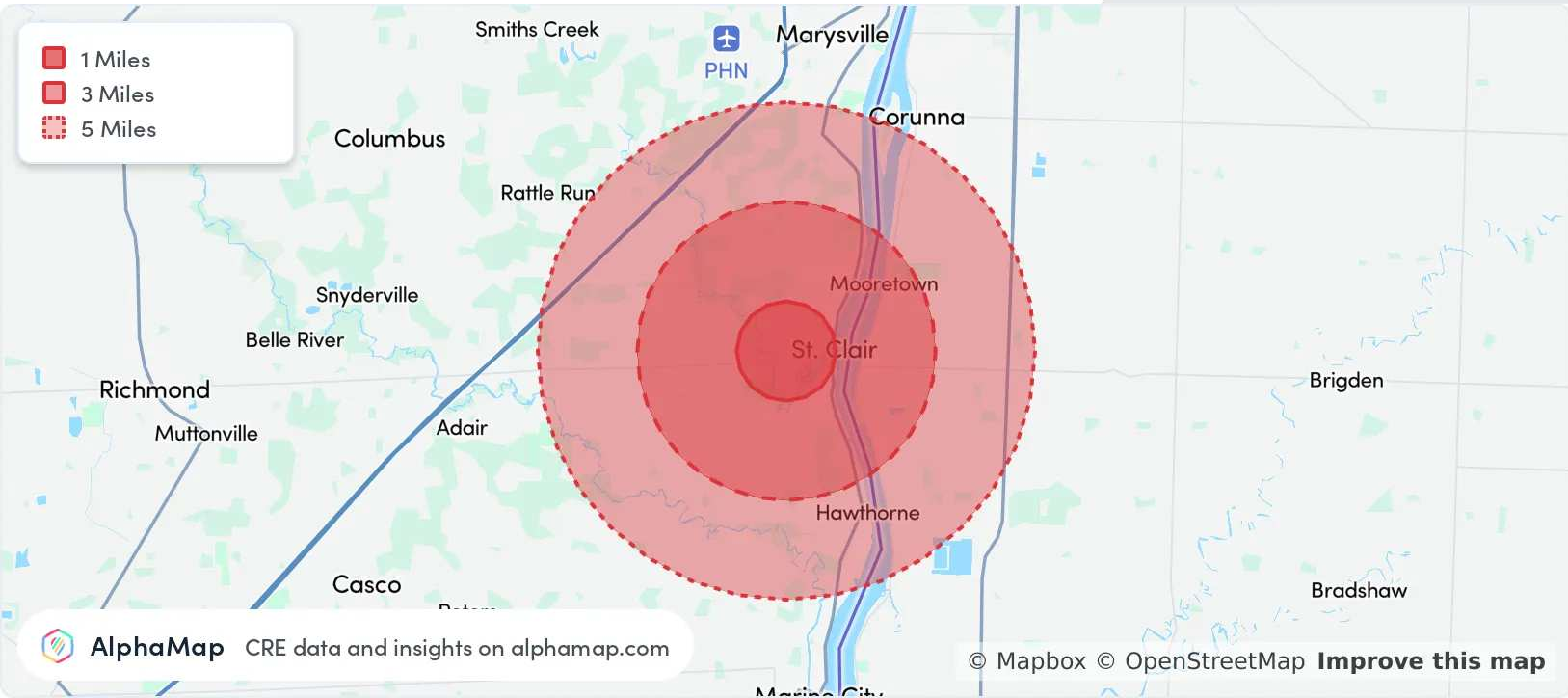
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### POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	4,008	10,723	15,957
Average Age	43	45	45
Average Age (Male)	42	44	44
Average Age (Female)	44	47	46

### HOUSEHOLD & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total Households	1,792	4,627	6,719
Persons per HH	2.2	2.3	2.4
Average HH Income	\$93,044	\$98,907	\$101,032
Average House Value	\$286,606	\$314,396	\$319,619
Per Capita Income	\$42,292	\$43,003	\$42,096

Map and demographics data derived from AlphaMap



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