

Asking Price:

$525,000

($107.23 PSF)

Lease Rate:

$16.50/SF

Gross

FOR SALE AND LEASE

Freestanding Retail Building

22300 Harper Avenue in St. Clair Shores, MI

Property Highlights

- 4,896 SF Retail / Warehouse Opportunity Available For Sale
- Offered at $525,000 Purchase Price
- Prominent Corner Parcel at Signalized Intersection of Harper Avenue & California Street
- Strong Visibility and Access with Corner Exposure
- Harper Avenue Traffic Counts Exceed ±20,000 Vehicles Per Day
- Positioned Along a High-Activity Retail and Commercial Corridor
- Surrounded by Established Retail, Service Businesses, and Dense Residential Neighborhoods
- One (1) Overhead Door Supports Retail, Storage, or Flex Operations
- Dedicated On-Site Parking for Customers and Staff
- Convenient Access to Major Thoroughfares and Nearby I-94 Connectivity

CONTACT US



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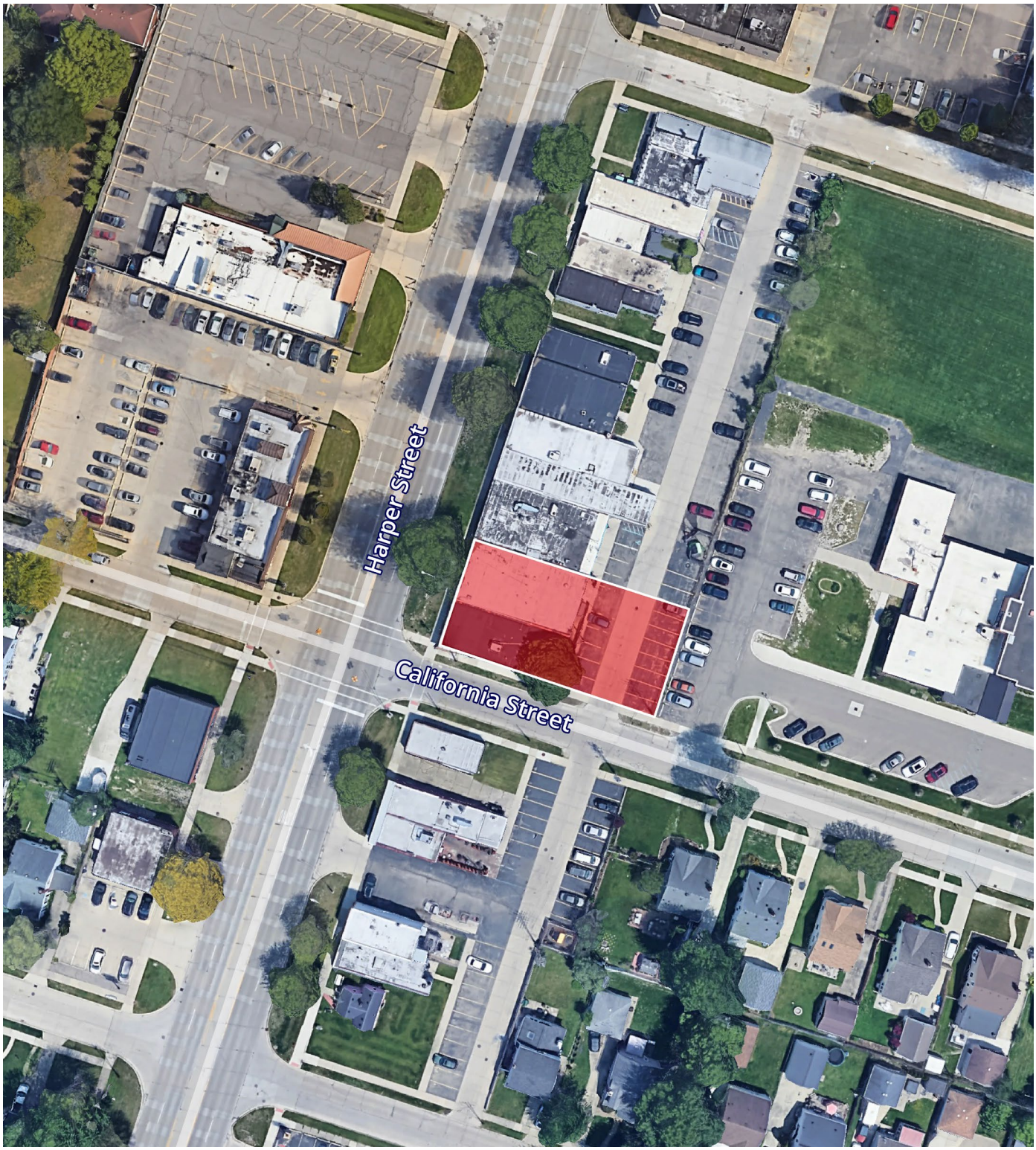
Property Aerial



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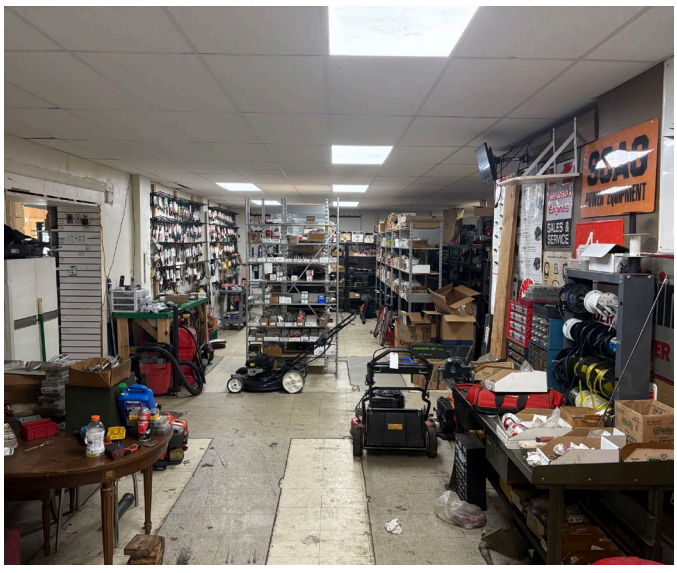
Exterior & Interior Photos

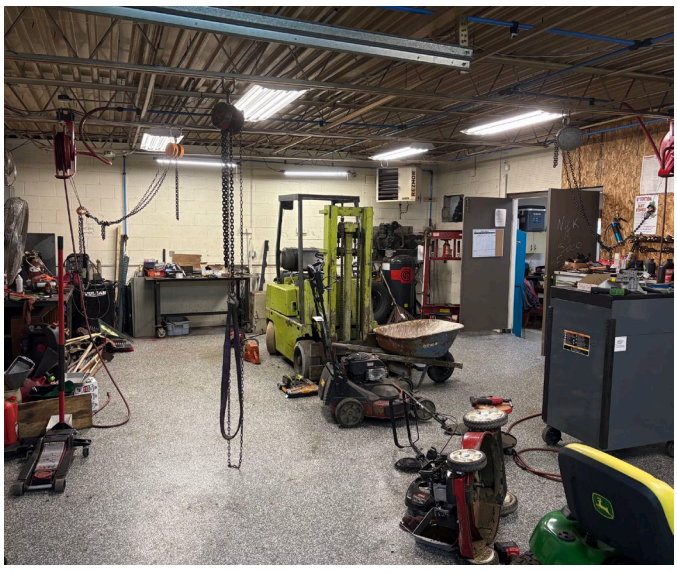




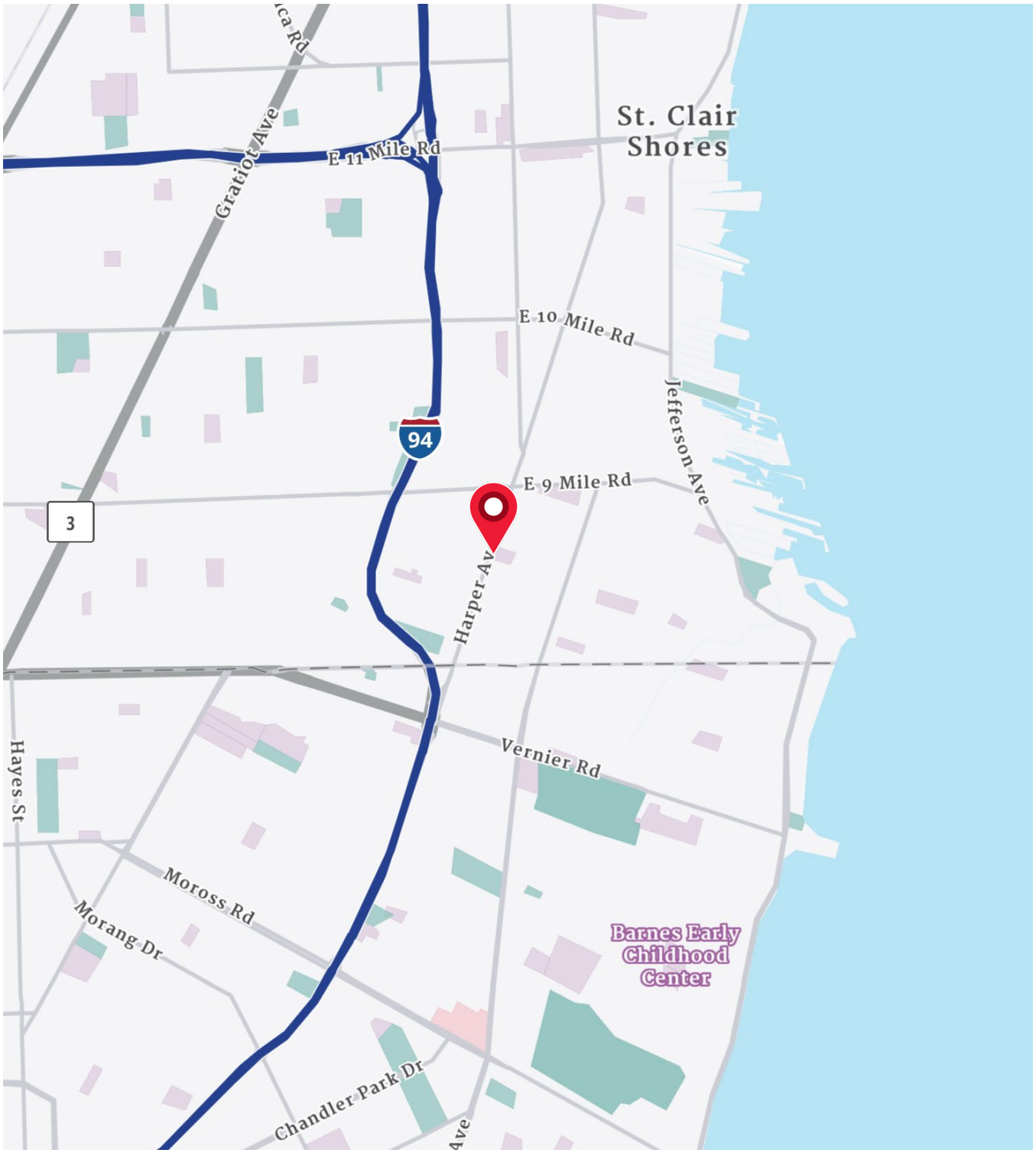








Location Map



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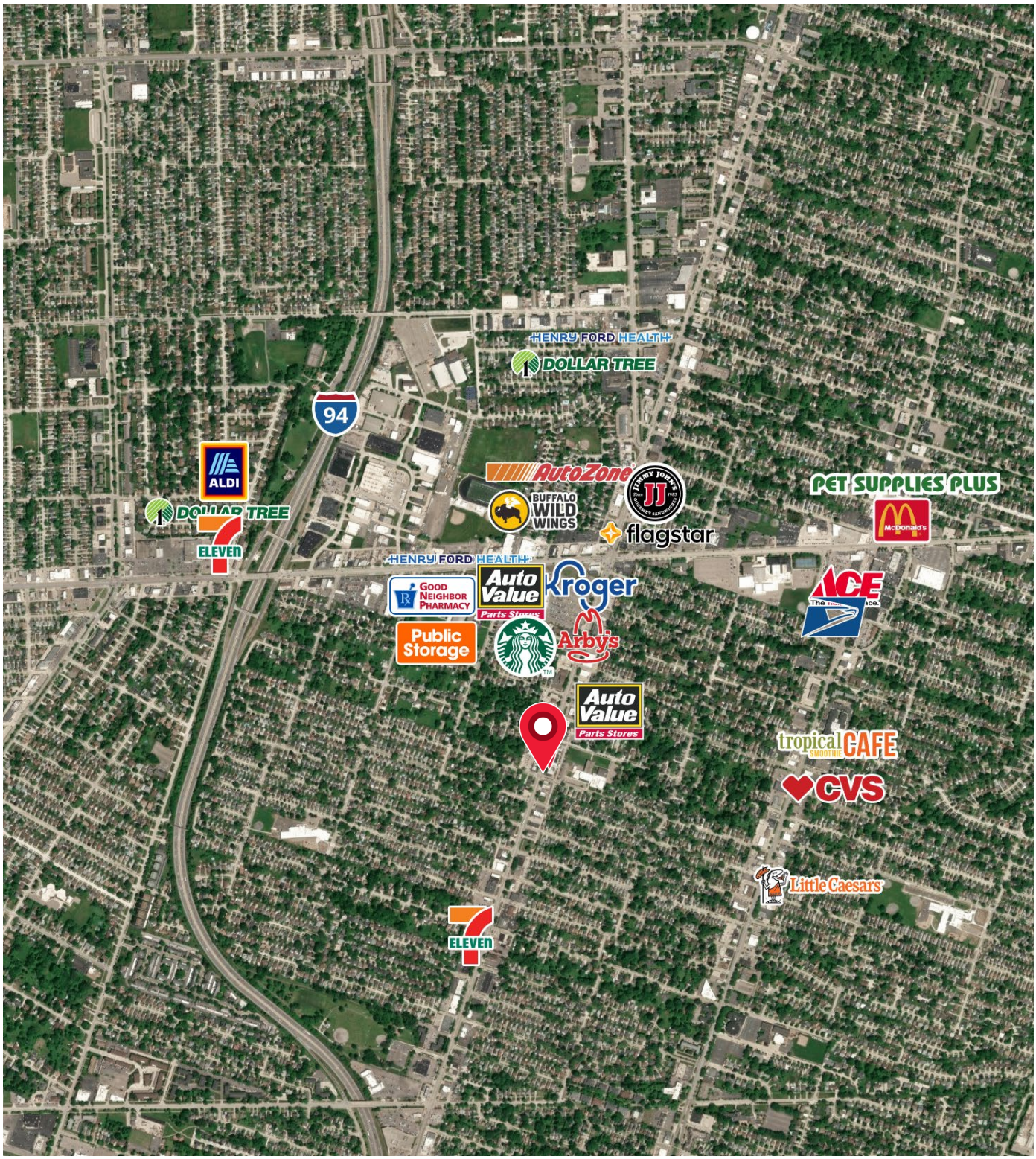
Merchant Map



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	15,254	130,130	276,241
Total Households	6,923	53,944	112,607
Total Family Households	3,883	33,001	69,075
Average Household Size	2.20	2.40	2.44
Median Age	42.4	40.5	39.5
Population Age 25+	11,488	92,156	192,734
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.10%	0.15%	-0.36%
2020 – 2025 Population: Annual Growth Rate (CAGR)	-0.56%	-0.32%	-0.37%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.18%	-0.17%	-0.19%
Households	0.08%	0.08%	0.07%
Families	-0.14%	-0.13%	-0.14%
Median Household Income	2.77%	2.14%	2.03%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	7,407 /48.6%	63,176 /48.5%	134,546 / 48.7%
Female Population / % Female	7,847/ 51.4%	66,954 / 51.5%	141,695 / 51.3%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	$74,288	$69,798	$65,493
Average Household Income	$89,009	$93,072	$89,293
Per Capita Income	$41,108	$38,564	$36,460
SUMMARY BUSINESS DATA			
Total Businesses	817	3,655	7,497
Total Daytime Population	15,564	111,724	244,513
Daytime Population: Workers	7,974	41,743	93,726
Daytime Population: Residents	7,590	69,981	150,787

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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