

FORMER RESTAURANT



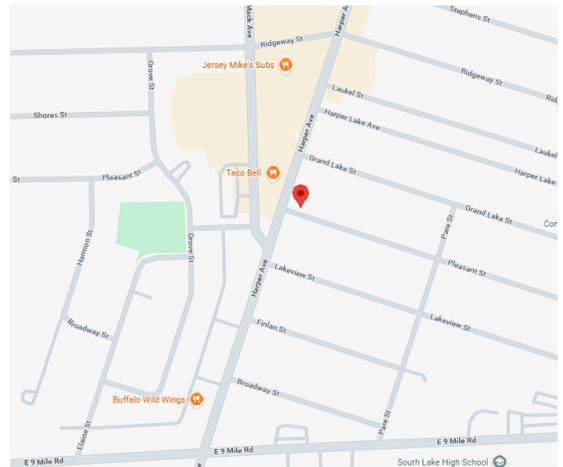
PILOT PROPERTY GROUP

23700 HARPER AVE, SAINT CLAIR SHORES, MI 48080

PROPERTY OVERVIEW:

- Extremely well-maintained freestanding former restaurant- newer roof, HVAC, windows, mansard, and updated restrooms.
- Some kitchen infrastructure still in place: walk-in cooler, 2 hood vents (8' and 4'), three-compartment sink, grease trap and dishwasher station.
- Highly visible location on a soft corner with dedicated Harper curb cut.
- Great demographics and dense surrounding neighborhoods.

Property Type: Retail/Restaurant
 Cross Streets: East side of Harper, just North of 9 Mile
 Available Square Footage: 2,088
 Parcel Size: 0.256 Acres
 Year Built: 1945
 Zoning: B-3
 Parking Spaces: 32 - 16 dedicated plus 16 in shared lot
 Property Taxes: 2025: \$8,820.62 (\$4.22/SF)
 Lease Rate: \$2,995.00/month (\$17.21/SF)
 Lease Type: NNN



AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	63,825	273,515	771,685	2020 Households	27,735	110,462	310,271
2024 Population	60,753	273,371	788,929	2024 Households	26,346	109,677	316,979
2029 Population Projection	59,559	269,951	782,525	2029 Household Projection	25,813	108,180	314,400
Annual Growth 2020-2024	-1.2%	0%	0.6%	Annual Growth 2020-2024	-0.4%	0.3%	0.9%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.2%	Annual Growth 2024-2029	-0.4%	-0.3%	-0.2%
Median Age	42.1	39.1	39.5	Owner Occupied Households	19,526	73,072	201,562
Bachelor's Degree or Higher	26%	20%	20%	Renter Occupied Households	6,288	35,109	112,838
U.S. Armed Forces	55	80	373	Avg Household Size	2.2	2.4	2.4
Population By Race				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	42,605	146,376	415,726	Avg Household Income	\$82,043	\$75,434	\$72,536
Black	12,913	103,206	278,211	Median Household Income	\$65,775	\$57,132	\$53,893
American Indian/Alaskan Native	46	262	920	< \$25,000	4,472	21,519	71,422
Asian	903	4,875	40,423	\$25,000 - 50,000	5,361	26,880	77,546
Hawaiian & Pacific Islander	9	58	151	\$50,000 - 75,000	5,151	20,827	56,761
Two or More Races	4,277	18,594	53,498	\$75,000 - 100,000	3,776	14,293	40,007
Hispanic Origin	1,776	6,506	18,819	\$100,000 - 125,000	2,579	9,229	25,633
Housing							
	2 miles	5 miles	10 miles	\$125,000 - 150,000	2,109	6,205	15,965
Median Home Value	\$160,839	\$145,843	\$153,870	\$150,000 - 200,000	1,706	5,749	15,743
Median Year Built	1955	1956	1959	\$200,000+	1,193	4,975	13,902

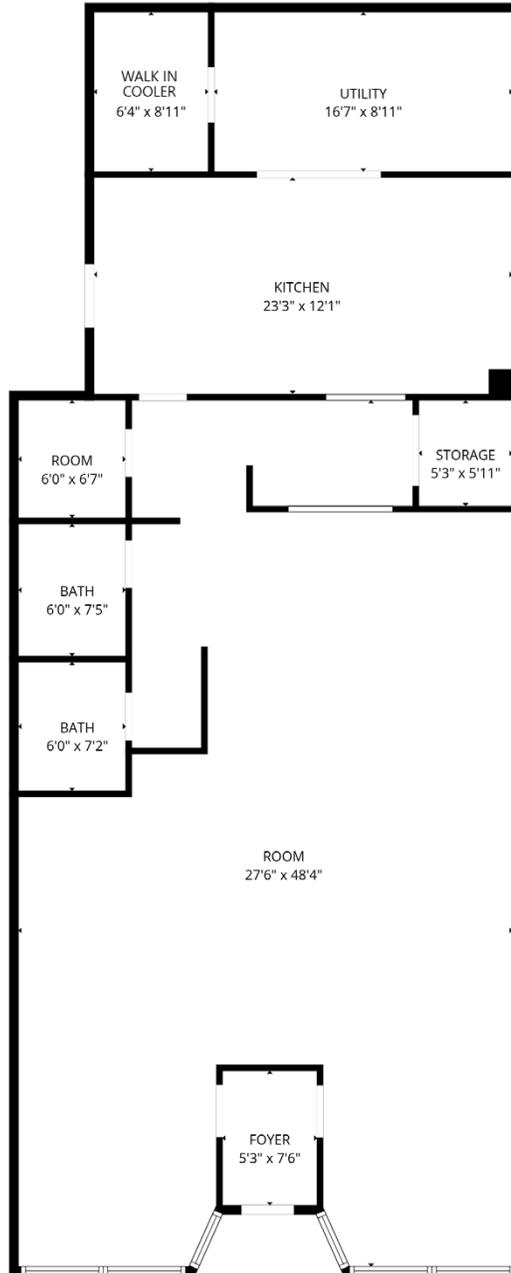
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Pleasant N	22,208	2025	0.03 mi
Little Mack Ave	Lakeview St S	7,085	2025	0.05 mi
Harper Ave	Lakeview N	21,044	2025	0.10 mi
Little Mack Ave	Lawndale St N	6,673	2018	0.10 mi
Harper Ave	Laukel St S	18,955	2025	0.14 mi
Harper Ave	Broadway N	27,417	2025	0.23 mi
E 9 Mile Rd	Harper Ave W	19,591	2025	0.26 mi
E 9 Mile Rd	Harper Ave E	19,774	2025	0.28 mi
Harper Ave	Colony St S	24,725	2025	0.28 mi
Little Mack Ave	Stephens St S	15,001	2025	0.29 mi

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FLOORPLAN



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ADDITIONAL PHOTOS



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