

TURNKEY UNIT!



PILOT

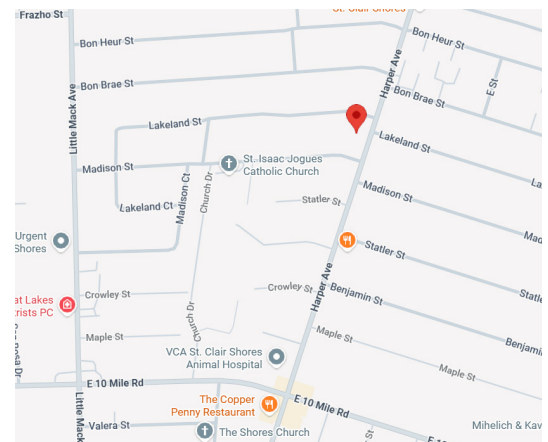
PROPERTY GROUP

26117-26119 HARPER AVE, SAINT CLAIR SHORES, MI 48081

PROPERTY OVERVIEW:

- North unit available January 1, 2027.
- Unit has double doors in rear, perfect for deliveries/pallets.
- Tremendous location on Harper Avenue, directly next door to landmark Dairy Queen.
- Building signage.
- Professional landlord and management.
- **Do not disturb existing tenant. All inquiries are through broker.**

Property Type: Retail/Office/Contractor's Showroom
Cross Streets: Harper Ave, between 10 and 11 Mile Roads
Total Square Footage: 3,260
Minimum Square Footage: 1,630
Maximum Square Footage: 1,630
Lot Size: 0.161 Acres
Year Built: 1956
Zoning: B-1
Parking Spaces: 12
Heat Type: GFA
Lease Rate: \$13.25/SF
Lease Type: Modified Gross (Tenants reimburse CAM)



AGENT CONTACT INFO

JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	54,046	255,020	784,441	2010 Households	23,160	103,104	309,250
2023 Population	53,269	253,059	777,899	2023 Households	22,828	102,559	307,818
2028 Population Projection	52,985	253,011	778,742	2028 Household Projection	22,703	102,556	308,174
Annual Growth 2010-2023	-0.1%	-0.1%	-0.1%	Annual Growth 2010-2023	-0.1%	-0.1%	-0.1%
Annual Growth 2023-2028	-0.1%	0%	0%	Annual Growth 2023-2028	-0.1%	0%	0%
Median Age	43.5	40.7	40	Owner Occupied Households	17,968	77,395	212,376
Bachelor's Degree or Higher	20%	20%	20%	Renter Occupied Households	4,734	25,161	95,798
U.S. Armed Forces	32	32	324	Avg Household Size	2.3	2.5	2.5
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$651.5M	\$2.9B	\$8.3B
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	44,430	173,411	455,888	Avg Household Income	\$75,257	\$74,711	\$71,874
Black	6,174	65,593	264,689	Median Household Income	\$63,116	\$59,152	\$54,424
American Indian/Alaskan Native	186	947	2,694	< \$25,000	3,824	18,061	65,551
Asian	1,063	5,907	33,066	\$25,000 - 50,000	4,649	24,541	77,180
Hawaiian & Pacific Islander	15	50	193	\$50,000 - 75,000	5,014	21,642	57,986
Two or More Races	1,402	7,150	21,367	\$75,000 - 100,000	3,592	13,691	38,244
Hispanic Origin	1,219	6,165	18,444	\$100,000 - 125,000	2,659	10,138	26,366
				\$125,000 - 150,000	1,364	5,511	15,973
				\$150,000 - 200,000	1,146	5,272	14,342
				\$200,000+	581	3,702	12,176
Housing							
	2 mile	5 mile	10 mile				
Median Home Value	\$149,761	\$138,965	\$146,516				
Median Year Built	1955	1956	1959				

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Lakeshire St N	18,315	2022	0.21 mi
Frazho St	Harper Ave E	1,077	2022	0.23 mi
Harper Ave	Crowley St N	18,249	2022	0.24 mi
Harper Ave	Frazho St S	18,000	2022	0.27 mi
Harper Ave	Maple Ave N	19,209	2022	0.32 mi
E 10 Mile Rd	Harper Ave W	12,025	2022	0.36 mi
E 10 Mile Rd	Manhattan St W	14,097	2022	0.37 mi
Little Mack Ave	Madison St S	8,192	2022	0.39 mi
Harper Ave	Centennial St N	35,118	2018	0.40 mi
Harper Ave	Lange St S	18,219	2022	0.41 mi

Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com