

TURNKEY BUILDING

Tender Moments
EVENTS • DECOR & MORE!



PILOT

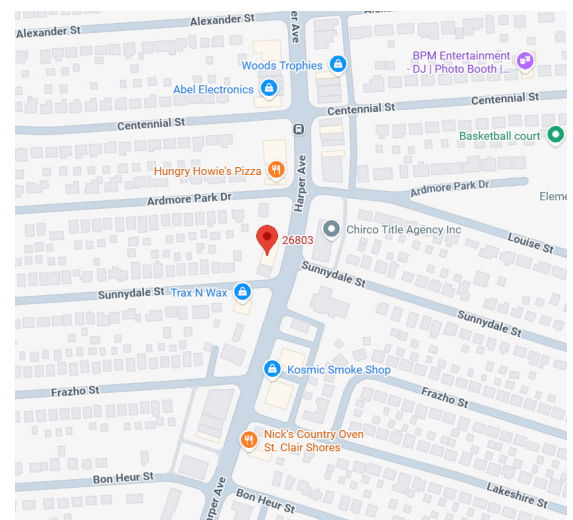
PROPERTY GROUP

26803 HARPER AVENUE, SAINT CLAIR SHORES, MI 48081

PROPERTY OVERVIEW:

- Awesome Opportunity to own a or lease on Harper Avenue.
- Building has new roof, electrical service, and parking lot.
- Ideal for office, general retail, or contractor office/showroom.
- Building Signage and Easy Access to I-696/I-94
- 2 parking spaces, however 4 vehicles could be "stacked" in the parking area.
- Sale is subject to owner finding a suitable replacement property.
- **Do Not Disturb the Existing Business.**

Property Type:	Office/Retail
Cross Streets:	Harper Avenue between 10 and 11 Mile Roads
Total Square Footage:	1,030 SF
Building Name:	Tender Moments
Minimum Square Footage:	1,030 SF
Maximum Square Footage:	1,030 SF
Lot Size:	0.41 Acres
Frontage:	20'
Year Built:	1960
Zoning:	B-1
Parking Spaces:	2-4
Property Taxes:	2026 - \$2,109.30
Lease Rate:	\$18.64/SF (\$1,600/month)
Lease Type:	Modified Gross (plus utilities, grass & snow)
Sale Price:	\$195,000.00 (\$189.32 SF)



AGENT CONTACT INFO

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DEMOGRAPHIC SUMMARY

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	49,497	252,549	758,188	2020 Households	21,801	104,808	307,166
2025 Population	47,718	247,546	779,723	2025 Households	20,978	102,677	315,565
2030 Population Projection	47,766	248,308	789,904	2030 Household Projection	20,998	103,034	319,752
Annual Growth 2020-2025	-0.7%	-0.4%	0.6%	Annual Growth 2020-2025	-0.5%	0%	0.8%
Annual Growth 2025-2030	0%	0.1%	0.3%	Annual Growth 2025-2030	0%	0.1%	0.3%
Median Age	43.3	40.8	40.3	Owner Occupied Households	16,302	71,964	207,576
Bachelor's Degree or Higher	21%	21%	20%	Renter Occupied Households	4,696	31,070	112,176
U.S. Armed Forces	77	180	473	Avg Household Size	2.2	2.4	2.4
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending	\$603.5M	\$2.8B	\$8.4B
Population By Race				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	37,926	156,034	427,810	Avg Household Income	\$88,012	\$85,381	\$82,125
Black	5,508	67,597	259,863	Median Household Income	\$72,951	\$67,486	\$62,670
American Indian/Alaskan Native	132	660	2,021	< \$25,000	2,617	15,698	60,561
Asian	662	5,530	38,104	\$25,000 - 50,000	4,142	21,586	67,743
Hawaiian & Pacific Islander	38	147	391	\$50,000 - 75,000	4,084	20,270	58,413
Two or More Races	3,451	17,580	51,534	\$75,000 - 100,000	3,185	13,905	38,196
Hispanic Origin	1,434	6,995	20,869	\$100,000 - 125,000	2,714	11,722	32,944
				\$125,000 - 150,000	1,719	6,993	18,993
Housing				\$150,000 - 200,000	1,557	6,788	20,532
	2 miles	5 miles	10 miles	\$200,000+	960	5,714	18,182
Median Home Value	\$187,742	\$174,663	\$188,258				
Median Year Built	1956	1958	1962				

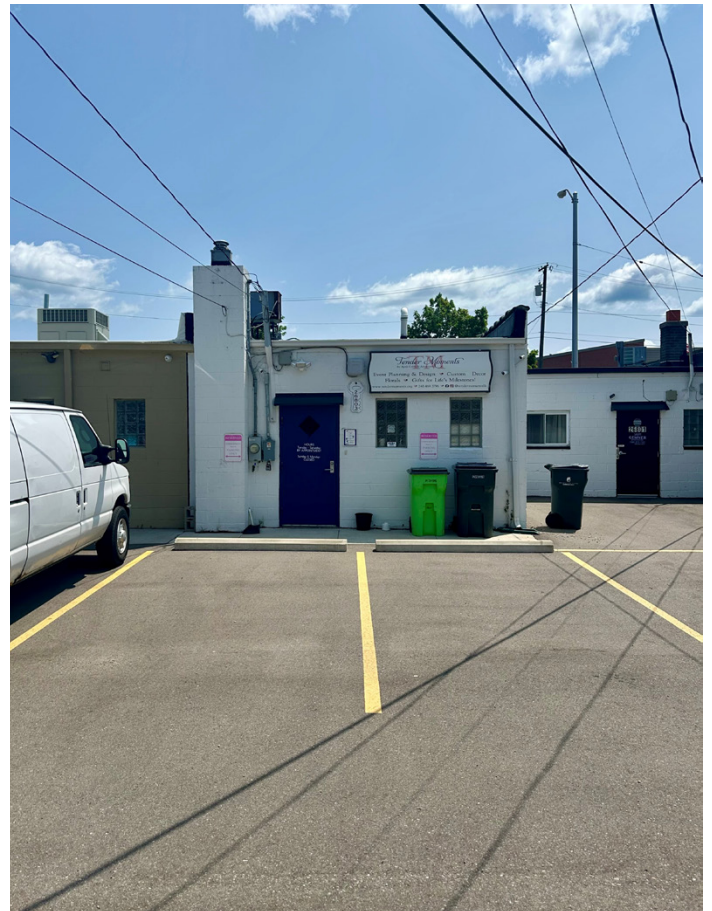
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Frazho St S	20,055	2025	0.07 mi
Harper Ave	Centennial St N	35,118	2018	0.07 mi
Frazho St	Harper Ave E	1,220	2025	0.11 mi
Harper Ave	Lakeshire St N	20,406	2025	0.13 mi
Harper Ave	Cedar St S	20,133	2025	0.36 mi
East 11 Mile Road	E 11 Mile Rd	18,358	2025	0.40 mi
11 MILE RD	E 11 Mile Rd W	15,696	2022	0.40 mi
East 11 Mile Road	E 11 Mile Rd W	18,174	2022	0.40 mi
East 11 Mile Road	Harper Ave W	8,024	2023	0.41 mi
East 11 Mile Road	Florence St W	7,840	2022	0.41 mi

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ADDITIONAL PHOTOS



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