

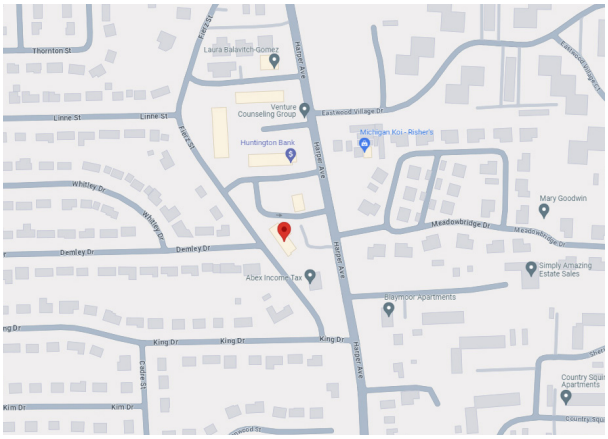
PILOT
PROPERTY GROUP

36175 HARPER AVE, CLINTON TOWNSHIP, MI 48035

PROPERTY OVERVIEW:

- Freestanding Office/Medical building.
- Open floorplan, can be modified to suit.
- Easy access to Metro Parkway and I-94.
- Modified Gross - Tenant is responsible for landscaping and snow removal.

Property Type: ..... Office/Medical
Cross Streets: ..... West side of Harper, South of Metro Parkway
Total Square Footage: 5,700
Minimum Square Footage: 5,700
Maximum Square Footage: 5,700
Lot Size: ..... 0.788 Acres
Year Built: 1998
Zoning: OS-1
Parking Spaces: ..... Approx. 32
Property Taxes: 2025: $12,854.06
Lease Rate: $15.00/SF
Lease Type: ..... Modified Gross
Sale Price: ..... Contact Broker



AGENT CONTACT INFO

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Matching the right people to the right place.

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DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	39,711	179,801	675,910
2025 Population	40,709	182,661	675,949
2030 Population Projection	41,320	185,037	681,912
Annual Growth 2020-2025	0.5%	0.3%	0%
Annual Growth 2025-2030	0.3%	0.3%	0.2%
Median Age	42	42.8	41.9
Bachelor's Degree or Higher	19%	21%	24%
U.S. Armed Forces	97	286	648

Population By Race	2 miles	5 miles	10 miles
White	27,460	134,674	486,340
Black	9,311	29,784	113,584
American Indian/Alaskan Native	116	491	1,728
Asian	725	3,618	26,454
Hawaiian & Pacific Islander	22	130	380
Two or More Races	3,075	13,963	47,464
Hispanic Origin	1,236	6,307	20,980

Housing	2 miles	5 miles	10 miles
Median Home Value	$196,473	$212,209	$232,944
Median Year Built	1971	1973	1972

Households	2 miles	5 miles	10 miles
2020 Households	18,041	79,600	276,579
2025 Households	18,564	80,978	276,899
2030 Household Projection	18,868	82,050	279,500
Annual Growth 2020-2025	0.8%	0.6%	0.4%
Annual Growth 2025-2030	0.3%	0.3%	0.2%
Owner Occupied Households	11,551	54,694	200,138
Renter Occupied Households	7,318	27,356	79,363
Avg Household Size	2.1	2.2	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	$494.5M	$2.3B	$8.2B

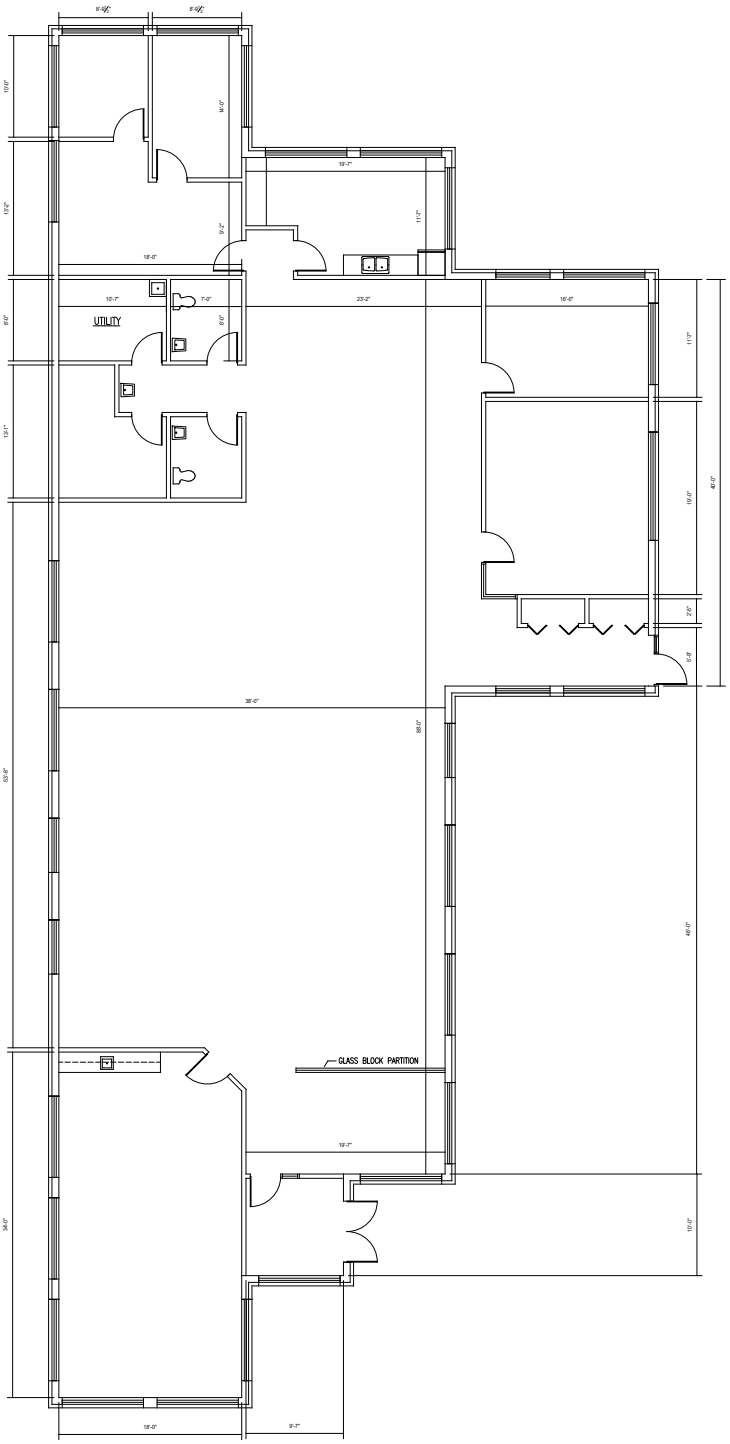
Income	2 miles	5 miles	10 miles
Avg Household Income	$80,480	$86,737	$93,800
Median Household Income	$67,212	$68,746	$73,211
< $25,000	2,805	11,359	37,740
$25,000 - 50,000	4,225	18,002	54,197
$50,000 - 75,000	3,579	15,041	50,242
$75,000 - 100,000	2,815	11,470	36,807
$100,000 - 125,000	2,195	9,136	32,921
$125,000 - 150,000	1,052	5,447	20,462
$150,000 - 200,000	1,163	6,042	24,580
$200,000+	728	4,480	19,951

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Avenue	Harper Avenue S	18,384	2026	0.09 mi
Harper Avenue	Harper Avenue N	19,408	2026	0.24 mi
Glenwood Street	Tami Ln W	1,221	2026	0.27 mi
Harper Ave	Metro Woods Apartment S	16,783	2024	0.34 mi
	Spring Ln S	4,236	2026	0.38 mi
16 Mile Rd	Spring Ln S	3,813	2026	0.38 mi
Harper Avenue	Metropolitan Parkway N	26,122	2026	0.39 mi
16 Mile Rd	Harper Ave E	2,661	2026	0.39 mi
Union Lake Rd	Spring Ln S	4,136	2026	0.41 mi
Metropolitan Pkwy	Harper Ave E	23,427	2026	0.42 mi

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FLOORPLAN



36175 HARPER AVE, CLINTON TWP, MI
APPROX 5,700 SQ FT

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



