

IMMACULATELY MAINTAINED SHOPPING CENTER



PILOT

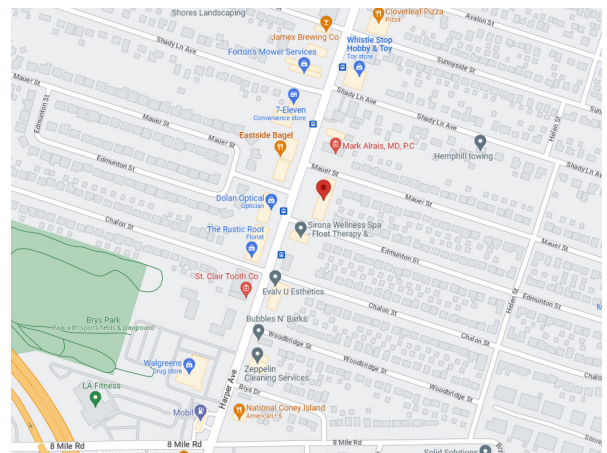
PROPERTY GROUP

21512-21532 HARPER AVE., SAINT CLAIR SHORES, 48080

PROPERTY OVERVIEW:

- Awesome location in Saint Clair Shores near the Grosse Pointe communities and I-94.
- Monument and building signage.
- Join longstanding tenants - Bulk Foods, Art Nails, and Exodus Salon.
- Existing tenant is vacating on January 1, 2026.

Property Type: Retail
Cross Streets: Harper Ave and Edmunton (Just North of 8 Mile)
Total Square Footage: 12,740
Minimum Square Footage: 1,200 SF
Maximum Square Footage: 1,200 SF
Lot Size: 0.905 Acres
Year Built: 1987
Zoning: B-1
Parking Spaces: Ample
Heat Type: Package Rooftop
Lease Rate: \$17.00/SF
Lease Type: Gross



AGENT CONTACT INFO

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DEMOGRAPHIC REPORT

Population			
	2 mile	5 mile	10 mile
2010 Population	68,002	296,805	776,354
2023 Population	68,416	290,892	763,497
2028 Population Projection	68,793	291,395	764,291
Annual Growth 2010-2023	0%	-0.2%	-0.1%
Annual Growth 2023-2028	0.1%	0%	0%
Median Age	42.2	38.7	39.6
Bachelor's Degree or Higher	29%	20%	19%
U.S. Armed Forces	28	67	294

Population By Race			
	2 mile	5 mile	10 mile
White	47,898	154,941	406,333
Black	17,133	121,381	298,988
American Indian/Alaskan Native	183	970	2,758
Asian	1,469	6,012	33,550
Hawaiian & Pacific Islander	10	40	170
Two or More Races	1,723	7,549	21,698
Hispanic Origin	1,669	6,255	17,261

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$154,801	\$129,089	\$136,026
Median Year Built	1954	1953	1957

Households			
	2 mile	5 mile	10 mile
2010 Households	28,510	113,809	307,092
2023 Households	28,667	111,635	302,301
2028 Household Projection	28,815	111,778	302,517
Annual Growth 2010-2023	0%	-0.3%	-0.2%
Annual Growth 2023-2028	0.1%	0%	0%
Owner Occupied Households	22,881	80,775	200,656
Renter Occupied Households	5,935	31,003	101,861
Avg Household Size	2.4	2.6	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$856.6M	\$3.1B	\$7.8B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$85,327	\$75,122	\$68,245
Median Household Income	\$66,031	\$55,146	\$50,609
< \$25,000	4,517	23,002	72,415
\$25,000 - 50,000	5,836	27,671	77,230
\$50,000 - 75,000	5,899	21,697	55,467
\$75,000 - 100,000	3,964	13,247	35,268
\$100,000 - 125,000	2,648	9,053	24,014
\$125,000 - 150,000	1,966	5,454	13,961
\$150,000 - 200,000	2,258	5,779	12,864
\$200,000+	1,580	5,732	11,083

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Harper Ave	Mauer St SW	18,902	2022	0.07 mi
Shady Lane Ave	Harper Ave W	1,146	2022	0.11 mi
Shady Lane Ave	Harper Ave E	1,614	2022	0.12 mi
Harper Ave	Shady LnAve S	17,831	2022	0.13 mi
Harper Ave	Shady Lane Ave S	19,684	2020	0.13 mi
Harper Ave	Woodbridge St N	20,023	2022	0.16 mi
Harper Ave	Brys St N	18,220	2022	0.21 mi
8 Mile Rd	Roslyn Rd E	4,740	2022	0.24 mi
8 Mile Rd	Harper Ave E	9,458	2022	0.27 mi
Harper Ave	8 Mile Rd N	19,151	2022	0.28 mi

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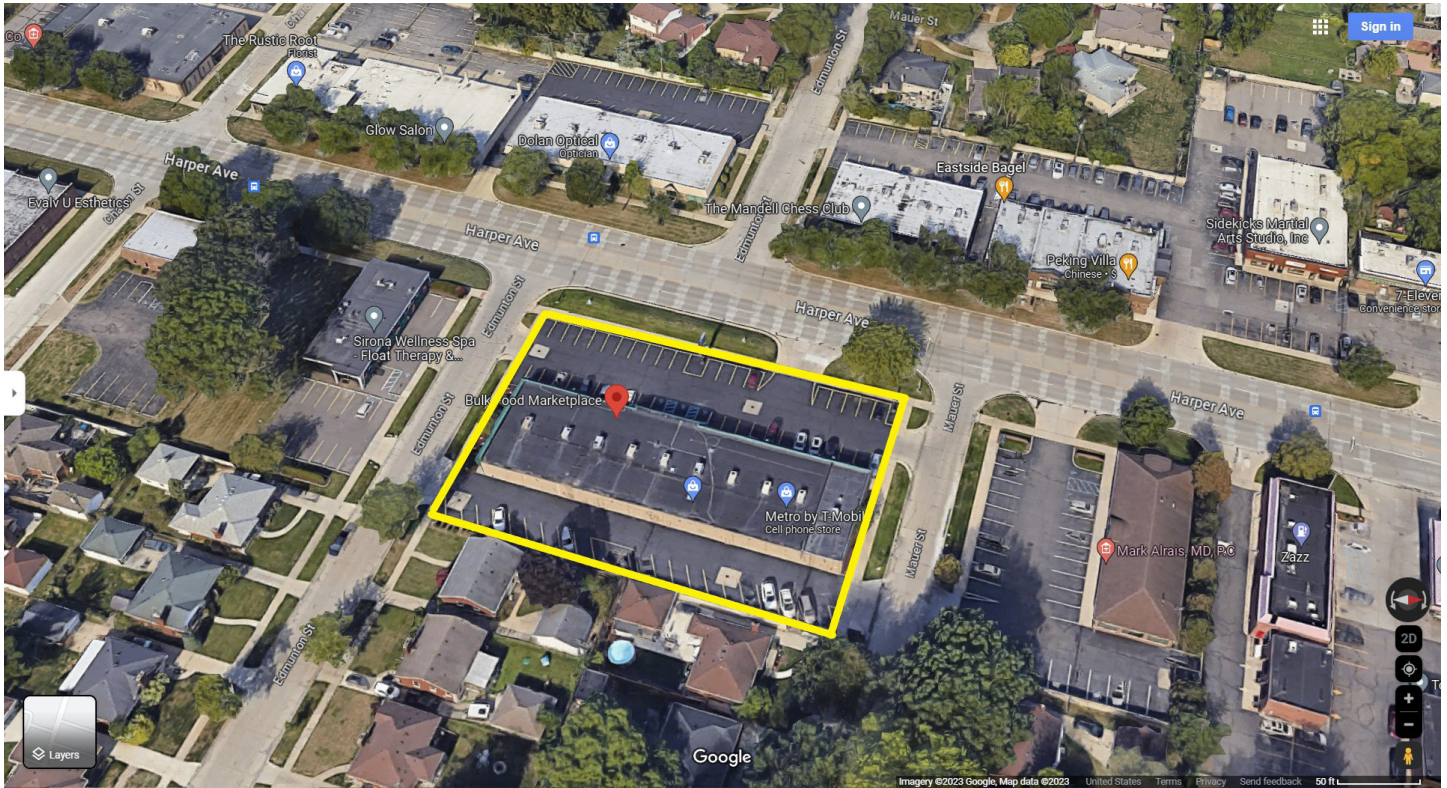
ADDITIONAL PHOTOS



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