



(CONFIDENTIAL)



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Retail For Sale

Property Name:

Location: 34540 Harper Avenue
City, State: Clinton Twp., MI
Cross Streets: I-94
County: Macomb
Zoning: B-3, R-5
Year Built: 1973

Total Building Sq. Ft.:	3,200	Property Type:	Restaurant
Available Sq. Ft.:	3,200	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,200	Total Acreage:	1.46
Max Cont. Sq. Ft.:	3,200	Land Dimensions:	N/A
Ceiling Height:	8' - 9'	Parking:	100
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	Ample
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Pylon & Building
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	Very Good	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 23,163	Harper Ave. S of I-94 2-Way
1 Mile: 13,347	1 Mile: \$69,195	Yr: 2025	Count: 22,162		Harper Ave. N. of I-94 2-Way
3 Miles: 76,954	3 Miles: \$73,650	Yr: 2025	Count: 88,348		I-94 E. of Harper Ave. 2-Way
5 Miles: 183,547	5 Miles: \$76,566	Yr: 2025	Count: 88,459		I-94 SW of Harper Ave. 2-Way
Current Tenant(s): N/A	Major Tenants: N/A				

Sale Price:	\$1,495,000 (\$467.19/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$13,674 (2025/26)		
TD:	N/A		
Parcel #:	11-35-276-024; 028		

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: First time on the market! Well-positioned bar and restaurant opportunity in one of Macomb County's busiest retail corridors, near I-94 at Harper Avenue and 15 Mile Road. The 3,200 square-foot freestanding building sits on 1.46 acres with 100 parking spaces, pylon signage, and excellent visibility along Harper Avenue. Fully equipped and turn-key for immediate occupancy, with flexibility for alternative retail or service uses. The prominent corner location, strong traffic counts, and site configuration also offer excellent redevelopment potential for a convenience store, gas station, car wash, or other commercial use.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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