

OFFICE PROPERTY FOR LEASE

Aggressively Priced Executive Offices in St. Clair Shores

29800 HARPER AVE
SAINT CLAIR SHORES, MI 48082



Motivated landlord - Major renovations made throughout

Aggressive complete gross rental rates

Seconds from I-94 and I-696 expressways

Ample parking



P.A. COMMERCIAL
Corporate & Investment Real Estate

29800 HARPER AVE

29800 HARPER AVE, SAINT CLAIR SHORES, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	120 - 1,250 SF
Building Size:	5,600 SF
Lease Rate:	\$9.00 SF/yr (Gross)
Zoning:	B-1, Commercial
Year Built:	1974
Lot Size:	0.41 Acres
Market:	Detroit

PROPERTY OVERVIEW

****Under New Ownership and Management****

New ownership is motivated and will be aggressive in leasing space! Well maintained office/medical building in the heart of St. Clair Shores. Several "Executive Offices" are available and move-in ready! Major interior and exterior renovations are in the works. Aggressive gross rental rate.

LOCATION OVERVIEW

Located on the east side of Harper Ave, just south of 12 Mile Rd surrounded by popular neighborhood restaurants, amenities, and business services. Quick access to I-94 and I-696

PROPERTY HIGHLIGHTS

- Motivated landlord - Major renovations made throughout
- Aggressive complete gross rental rates
- Seconds from I-94 and I-696 expressways
- Ample parking

29800 HARPER AVE

29800 HARPER AVE, SAINT CLAIR SHORES, MI

// AVAILABLE SPACES

LEASE TYPE | Gross **TOTAL SPACE** | 120 - 1,250 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$300.00 - \$1,250.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
29800 Harper Ave, Suite 3A	Available	250 SF	Gross	\$400.00 SF/yr
29800 Harper Ave, Suite 3B	Available	120 SF	Gross	\$300.00 SF/yr
29800 Harper Ave, Suite 5	Available	360 SF	Gross	\$500.00 SF/yr
29800 Harper Ave, Suite 7	Available	120 SF	Gross	\$300.00 SF/yr
29800 Harper Ave, Suite LL4	Available	1,250 SF	Gross	\$1,250.00 SF/yr



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

PHILLIP J. MYERS Senior Associate
phil@pacommercial.com (P) 248.358.0100 x110 (C) 586.242.4047

OFFICE PROPERTY FOR LEASE

29800 HARPER AVE

29800 HARPER AVE, SAINT CLAIR SHORES, MI

// ADDITIONAL PHOTOS



 **P.A. COMMERCIAL**
Corporate & Investment Real Estate
26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

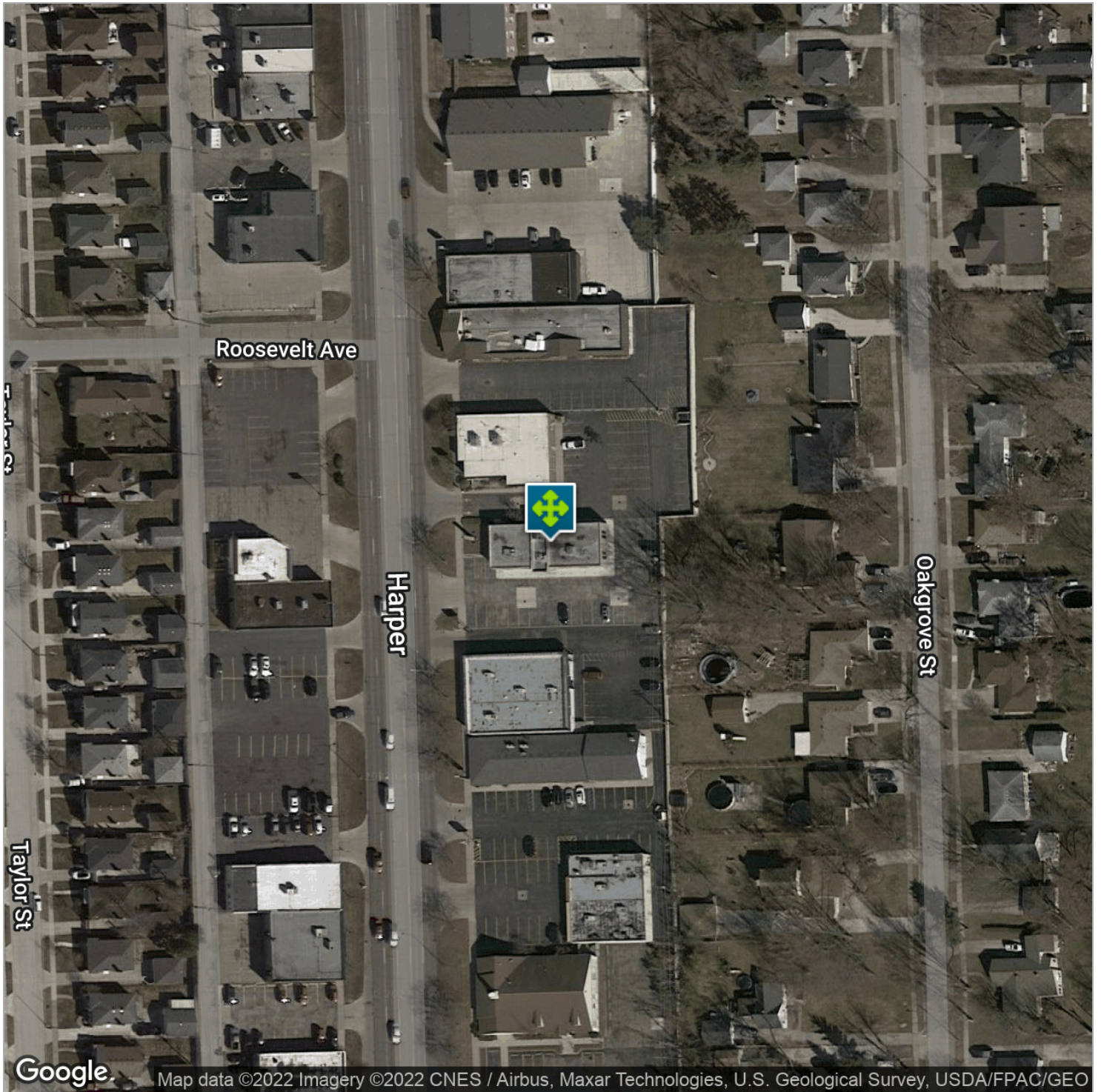
PHILLIP J. MYERS Senior Associate
phil@pacommercial.com (P) 248.358.0100 x110 (C) 586.242.4047

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

29800 HARPER AVE

29800 HARPER AVE, SAINT CLAIR SHORES, MI

// AERIAL MAP



29800 HARPER AVE

29800 HARPER AVE, SAINT CLAIR SHORES, MI

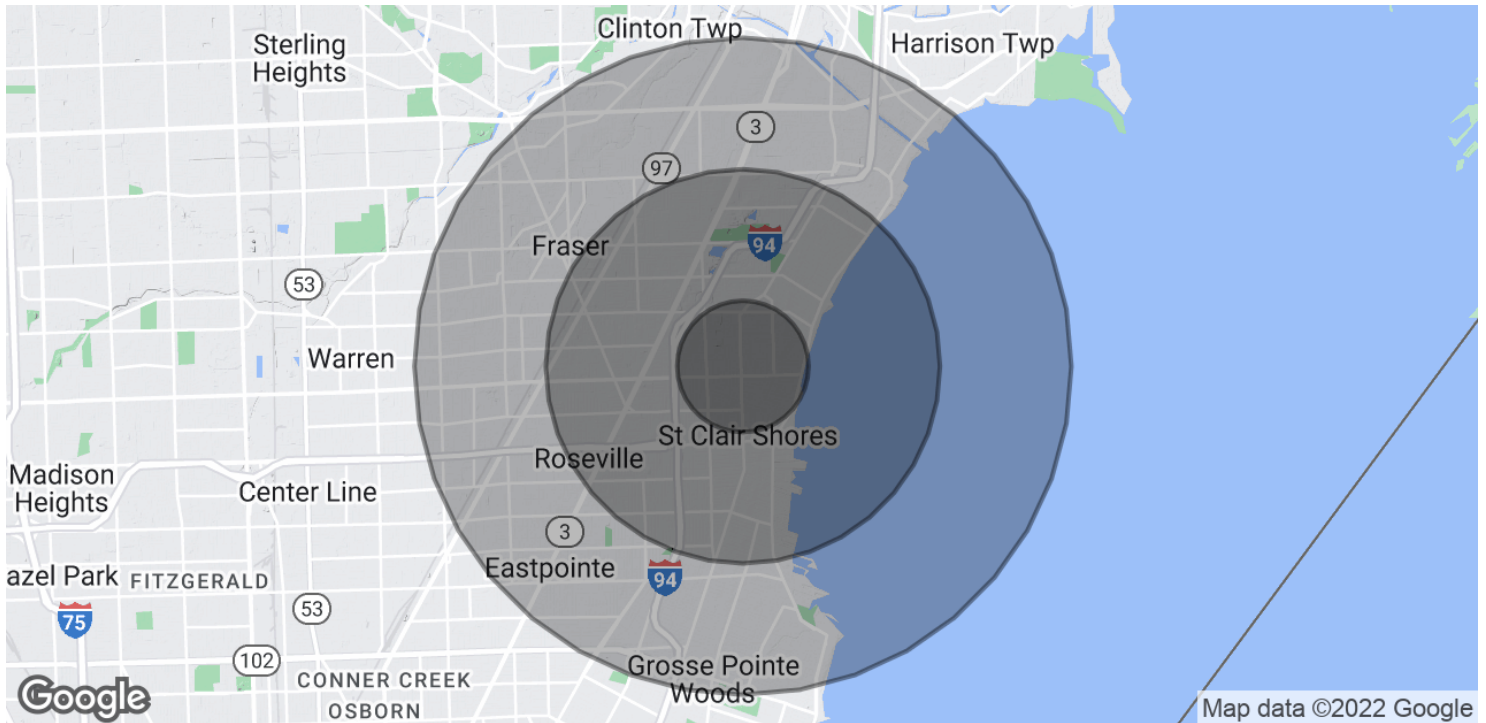
// LOCATION MAP



29800 HARPER AVE

29800 HARPER AVE, SAINT CLAIR SHORES, MI

// DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,394	96,435	255,689
Average Age	43.2	40.6	40.0
Average Age (Male)	42.9	39.3	38.1
Average Age (Female)	44.1	41.9	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,764	41,156	107,659
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$62,191	\$56,694	\$58,256
Average House Value	\$149,630	\$133,057	\$138,551

* Demographic data derived from 2020 ACS - US Census