



25901 JEFFERSON AVENUE SAINT CLAIR SHORES, MI 48081

PROPERTY HIGHLIGHTS:

- 10,138 SF one-story office building situated on 0.91 acres
- Completely rebuilt in 2011, including new interior, exterior and mechanicals
- Currently built out as general office
- Possible uses include; medical, clinic, credit union/bank, sales office, and professional service establishments
- 10 ft ceilings throughout
- 70-car parking lot
- Zoning O-1, Office Service District
- Corner site with Jefferson Avenue and Lakeland Street frontage
- Lease rate: \$15.50-\$18.50 PSF | Sale price: \$1,550,000

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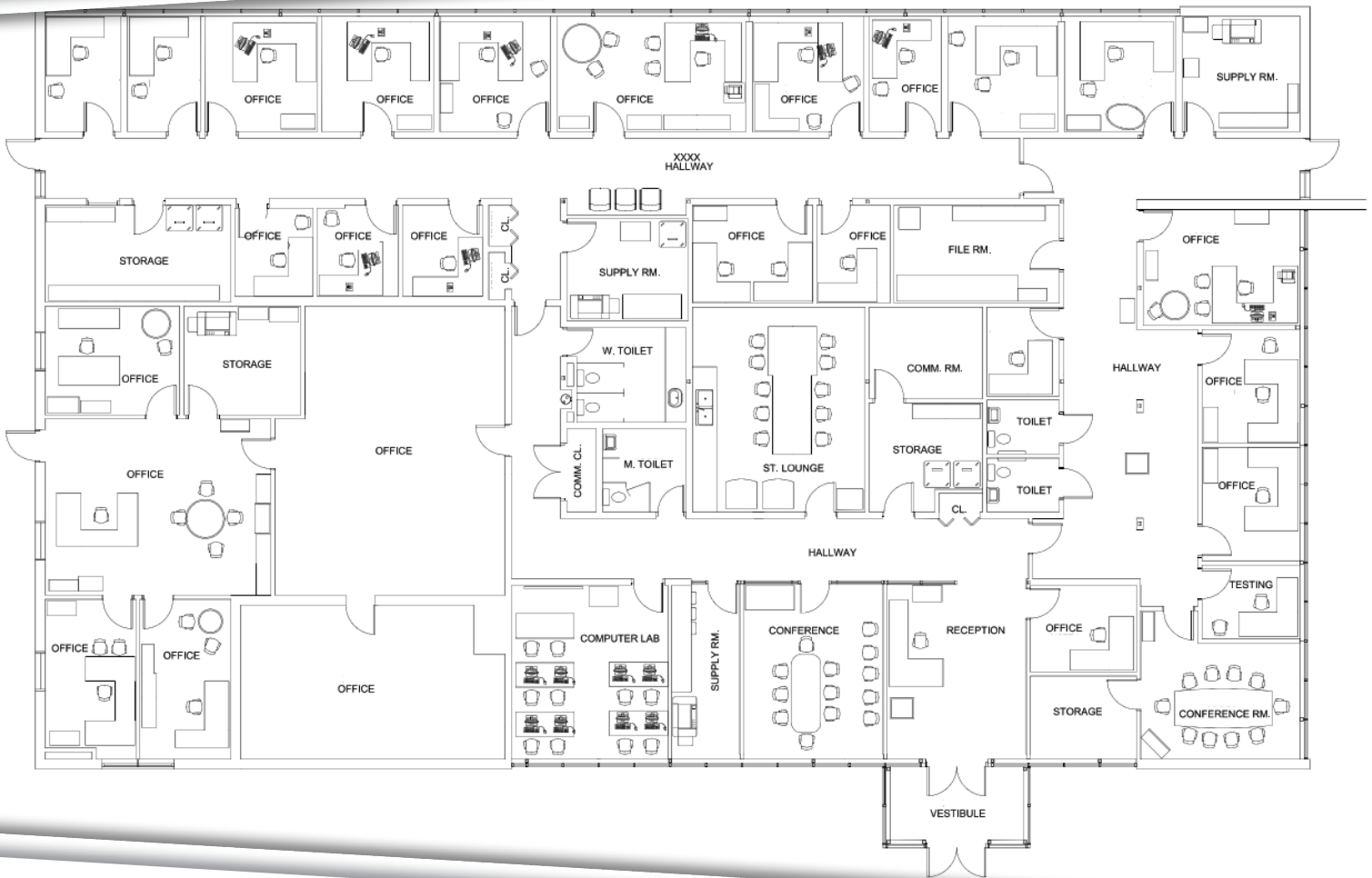


25901 JEFFERSON AVENUE
PROPERTY PHOTOS



25901 JEFFERSON AVENUE

LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Jefferson Ave & Manor St S	18,910
Jefferson Ave & Pointe Dr N	16,930
Jefferson Ave & E 10 Mile Rd S	19,545
Jefferson Ave & Beach St N	18,836

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,800	86,467	228,786
Total Households	3,594	36,691	94,462
Average HH Income	\$64,247	\$64,668	\$61,888