



# FOR SALE

## FORMER RESTAURANT

31301 HARPER AVE, ST CLAIR SHORES, MI 48082

FOR  
SALE



**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

**LOUIS J. CIOTTI**

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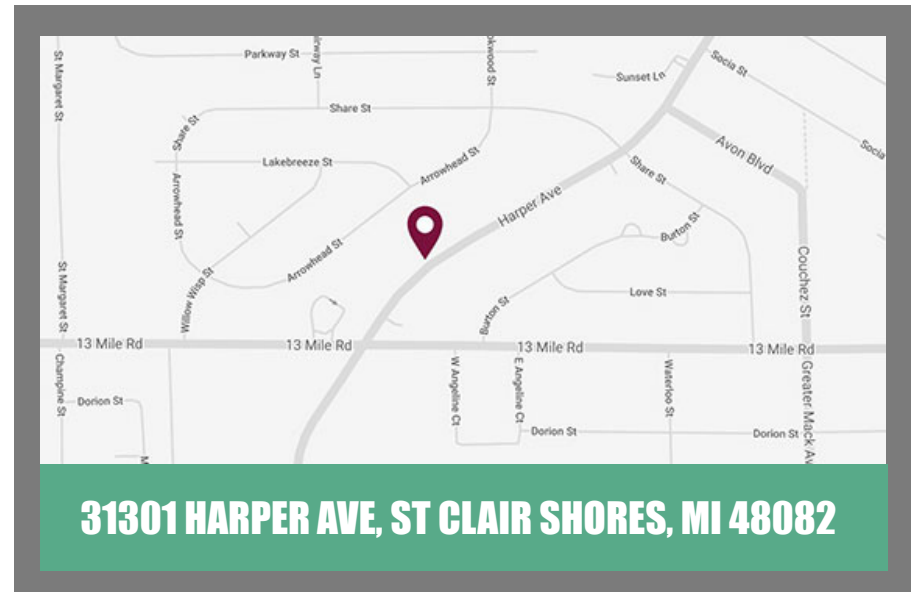
# FOR SALE

## PROPERTY DETAILS

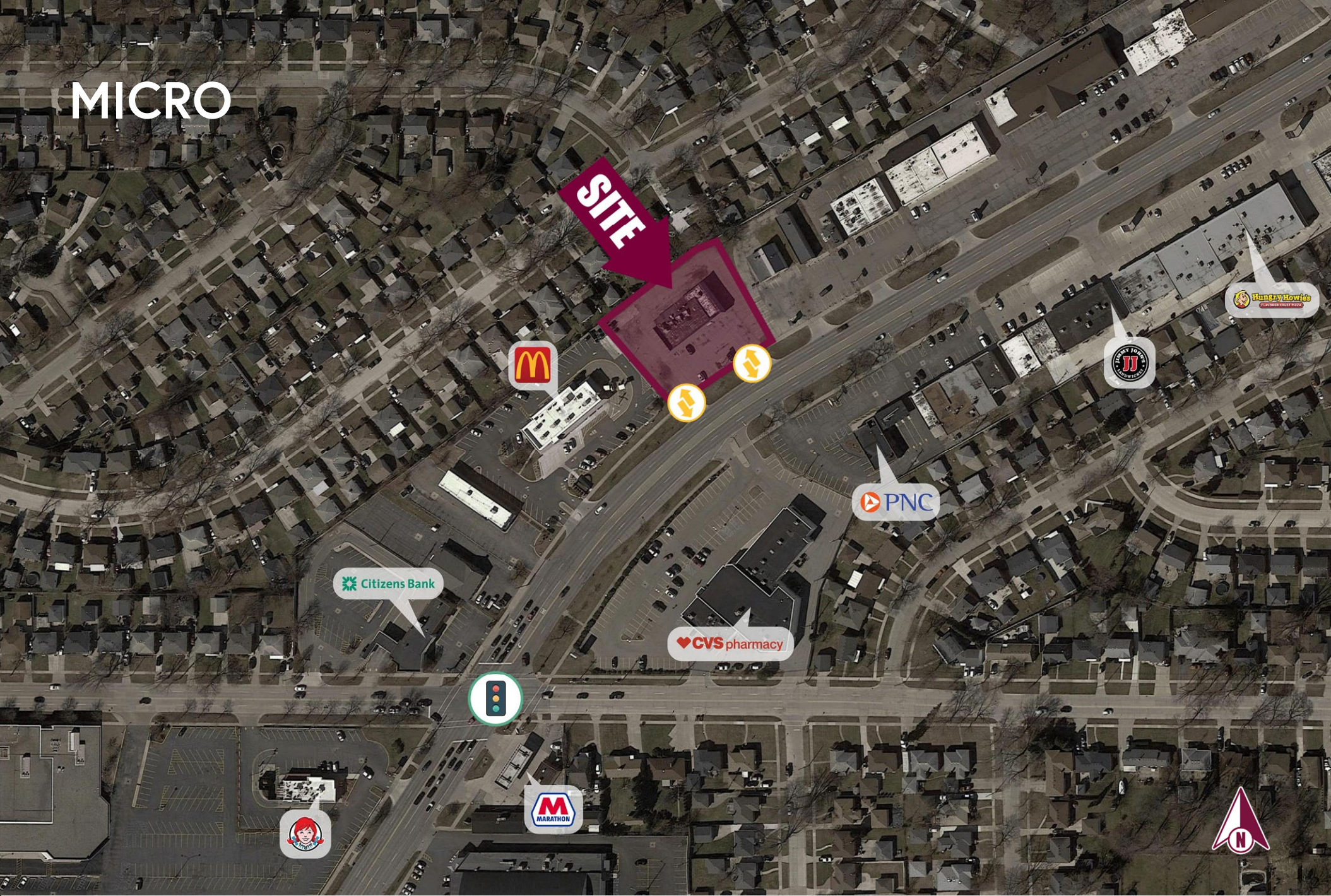
<b>Location:</b>	31301 Harper Ave St Clair Shores, MI 48082
<b>Property Type:</b>	Restaurant
<b>Date Available:</b>	Immediately
<b>Sales Price:</b>	\$799,000
<b>Property Taxes:</b>	\$12,663.46
<b>Building Size:</b>	4,322 SF
<b>Lot Size:</b>	.83 AC
<b>Zoning:</b>	B-2 Community Business
<b>Traffic Count:</b>	Harper Ave (24,500 CPD) 13 Mile Rd (18,000 CPD)
<b>Contact:</b>	Louis J. Ciotti <a href="mailto:lcotti@landmarkcres.com">lcotti@landmarkcres.com</a>  (248) 488-2620

## HIGHLIGHTS

- Former restaurant site situated on .83 acres
- Drive-thru permitted
- Ample parking
- Adjacent to newly remodeled McDonald's
- Pylon signage
- Two points of ingress/egress
- Located in close proximity to the brand new Kroger Marketplace (103,000 SF), Meijer & Home Depot
- I-94 one-mile west

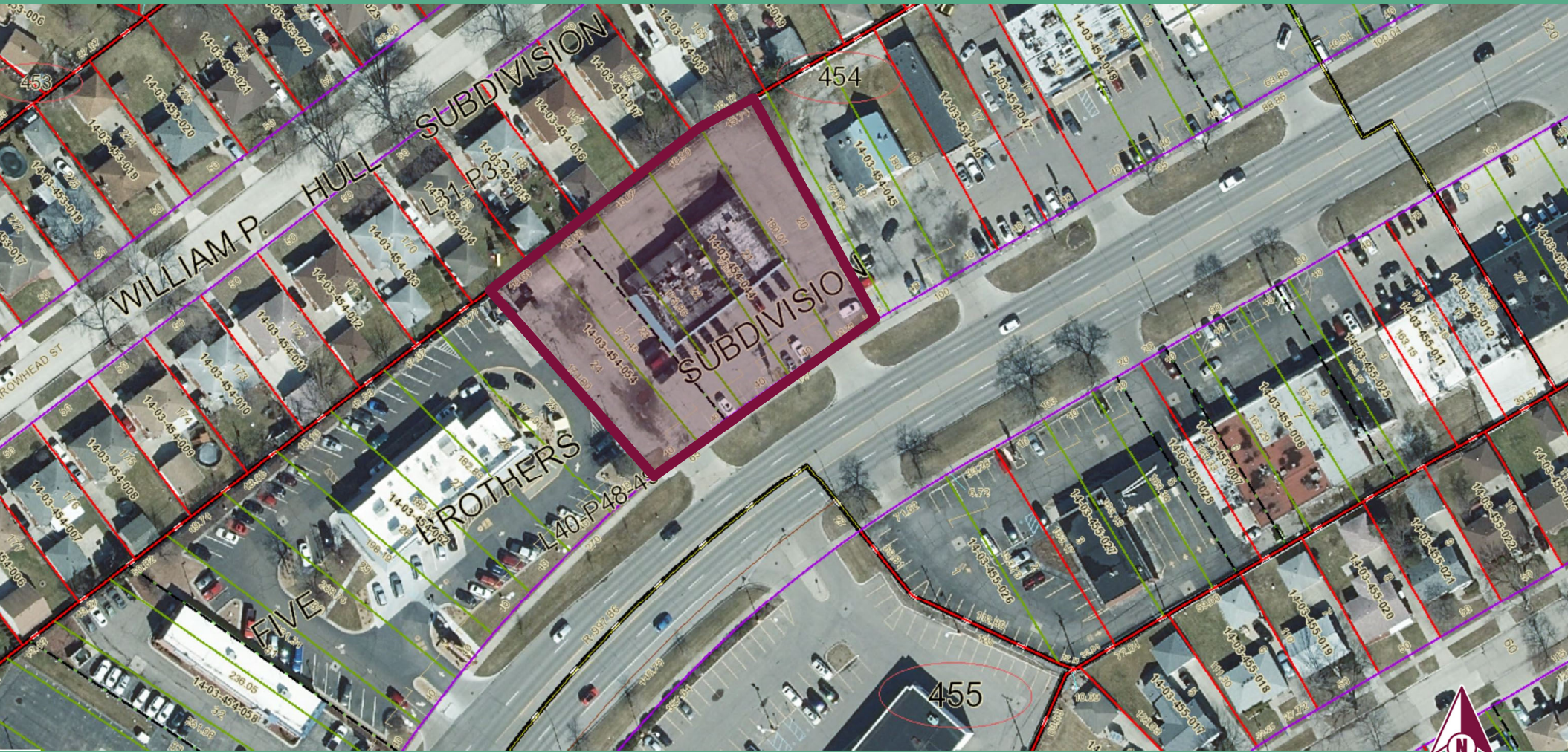


# MICRO

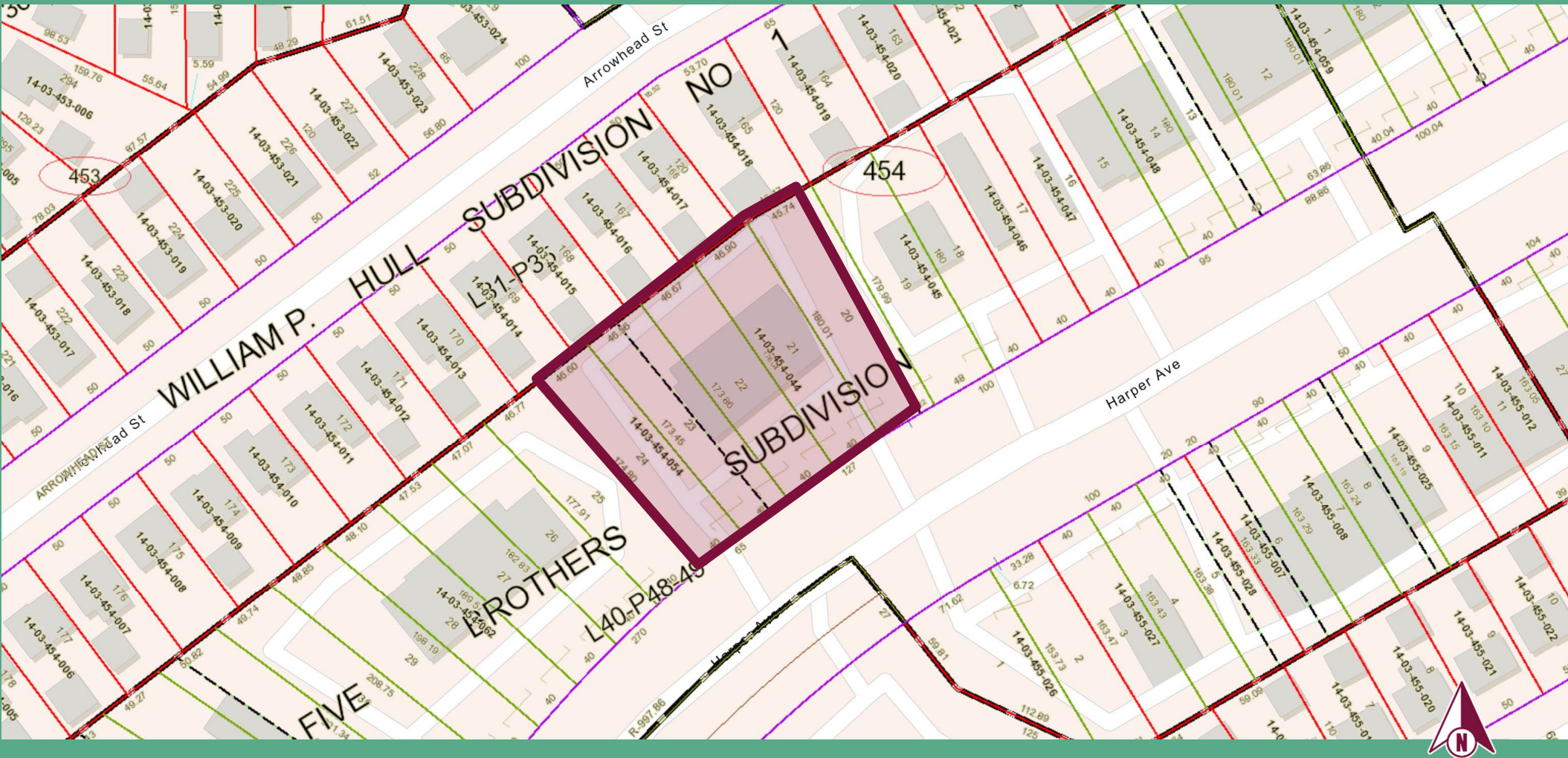




# PLAT

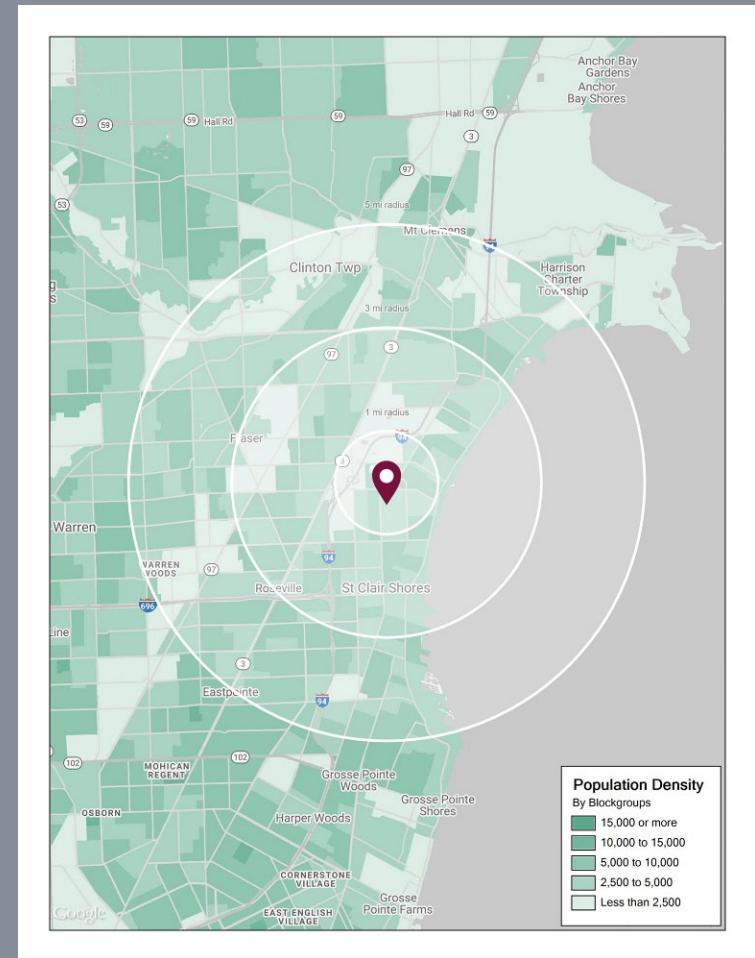


# PLAT



# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	12,576	95,684	235,935
	2025 Projected Population	12,702	96,985	239,007
	2010 Census Population	12,899	96,594	237,631
	2000 Census Population	13,503	98,934	244,197
	Projected Annual Growth 2020 to 2025	0.2%	0.3%	0.3%
	Historical Annual Growth 2000 to 2020	-0.3%	-0.2%	-0.2%
HOUSEHOLDS	2020 Estimated Households	5,707	41,336	102,758
	2025 Projected Households	5,877	42,726	106,159
	2010 Census Households	5,711	40,664	100,818
	2000 Census Households	5,844	40,986	102,270
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	-0.1%	-	-
RACE	2020 Est. White	86.3%	78.9%	78.2%
	2020 Est. Black	8.2%	14.9%	15.5%
	2020 Est. Asian or Pacific Islander	2.1%	2.5%	2.9%
	2020 Est. American Indian or Alaska Native	0.3%	0.4%	0.4%
	2020 Est. Other Races	3.1%	3.3%	3.1%
	INCOME	2020 Est. Average Household Income	\$86,923	\$75,550
2020 Est. Median Household Income		\$58,312	\$59,286	\$60,383
2020 Est. Per Capita Income		\$39,455	\$32,676	\$32,572
BUSINESS	2020 Est. Total Businesses	484	3,287	7,829
	2020 Est. Total Employees	5,005	33,569	77,950



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