



FOR LEASE

FREESTANDING BUILDING W/DRIVE-THRU

22701 HARPER AVE, ST CLAIR SHORES, MI 48080

FOR
LEASE



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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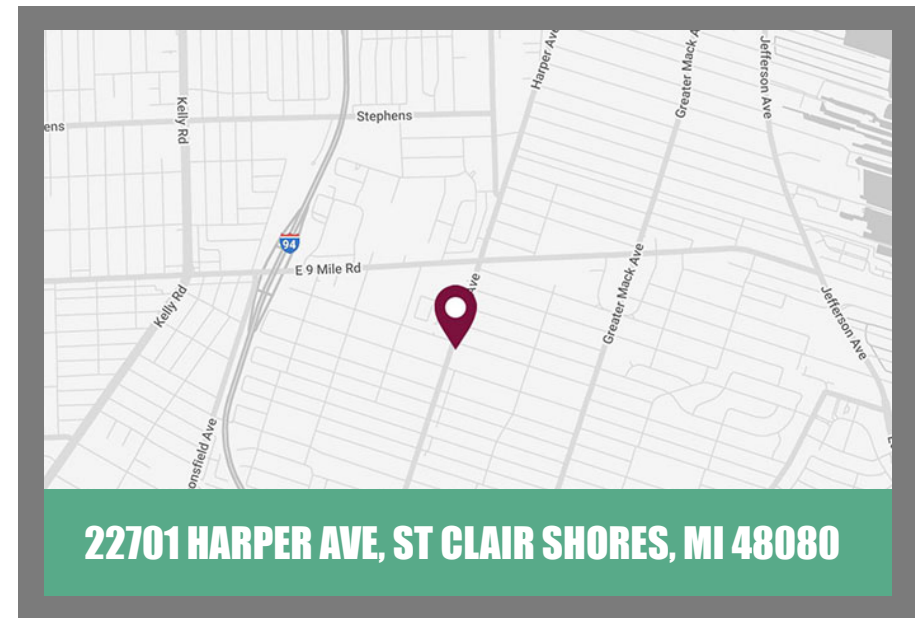
FOR LEASE

PROPERTY DETAILS

Location:	22701 Harper Ave St Clair Shores, MI 48080	
Property Type:	Freestanding	
Rent:	Contact Broker	
NNN Expense:	\$6.00/SF	
Lot Size:	.45 AC	
Available Space:	Existing Freestanding Building:	3,080 SF
	Drive-Thru Concept Plan:	2,175 SF
Zoning:	B-2	
Traffic Count:	Harper Ave (20,300 CPD) 9 Mile Rd (25,700 CPD)	
Contact:	Anthony J. Vitale avitale@landmarkcres.com (248) 488-2620	

HIGHLIGHTS

- Highly visible freestanding opportunity on high traffic corridor
- Drive-thru available
- Adjacent to brand new Kroger Marketplace (103,000 SF)
- Ground Lease and Build-to-Suit opportunities are available



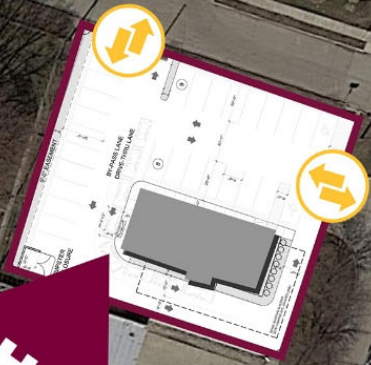
OVERLAY



Kroger Marketplace
KROGER MARKETPLACE
DEVELOPMENT
(103,000 SF)



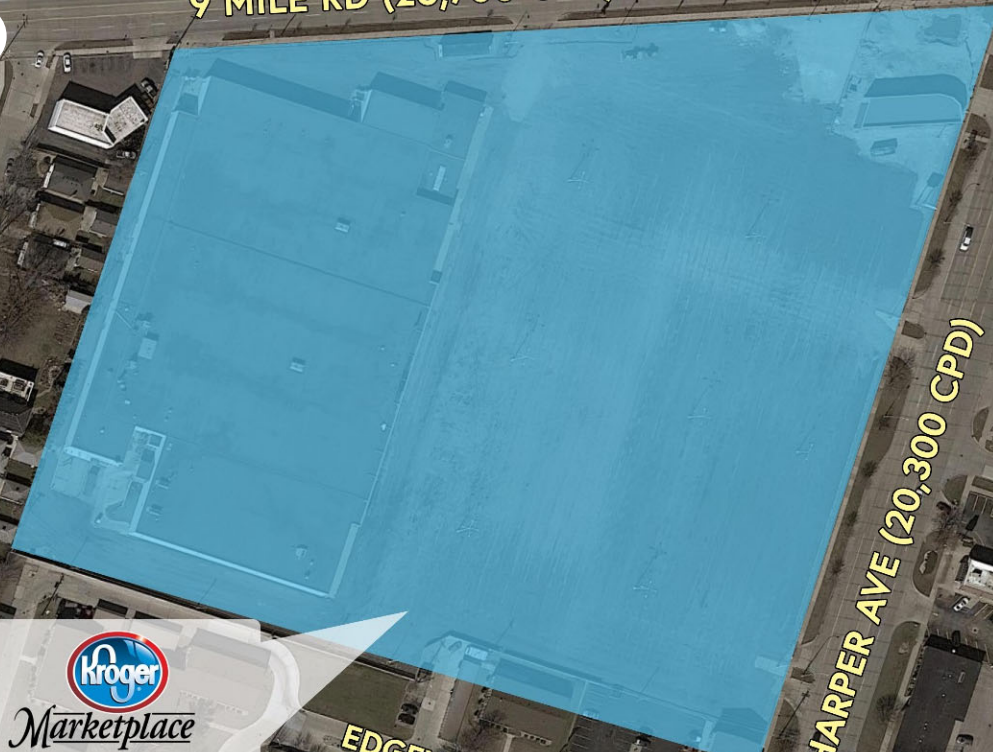
HARPER AVE (20,300 CPD)



MICRO

9 MILE RD (25,700 CPD)

(18,700 CPD)




Marketplace
 KROGER MARKETPLACE
 DEVELOPMENT
 (103,000 SF)



EDGEWOOD ST

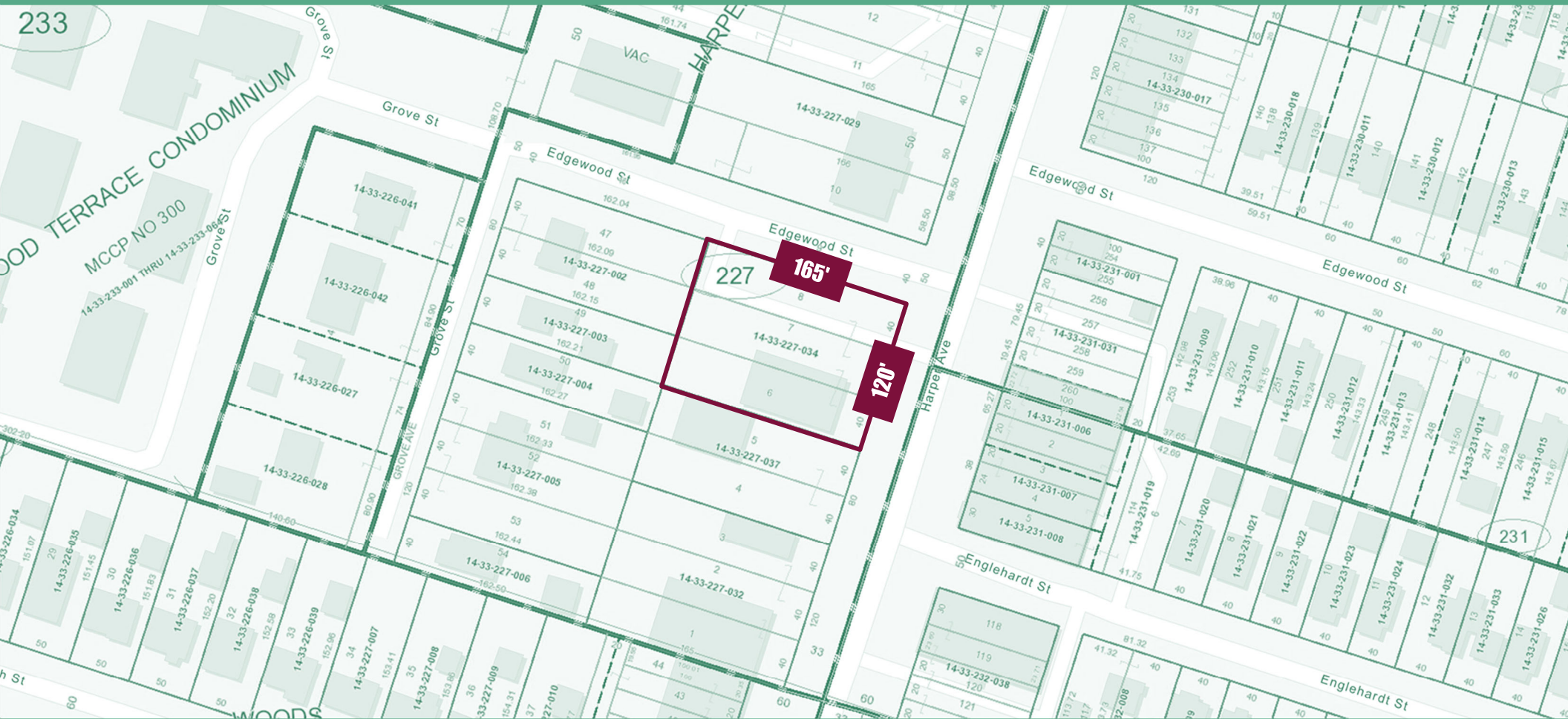
HARPER AVE (20,300 CPD)

SITE 



Map data ©2021 Google

PLAT

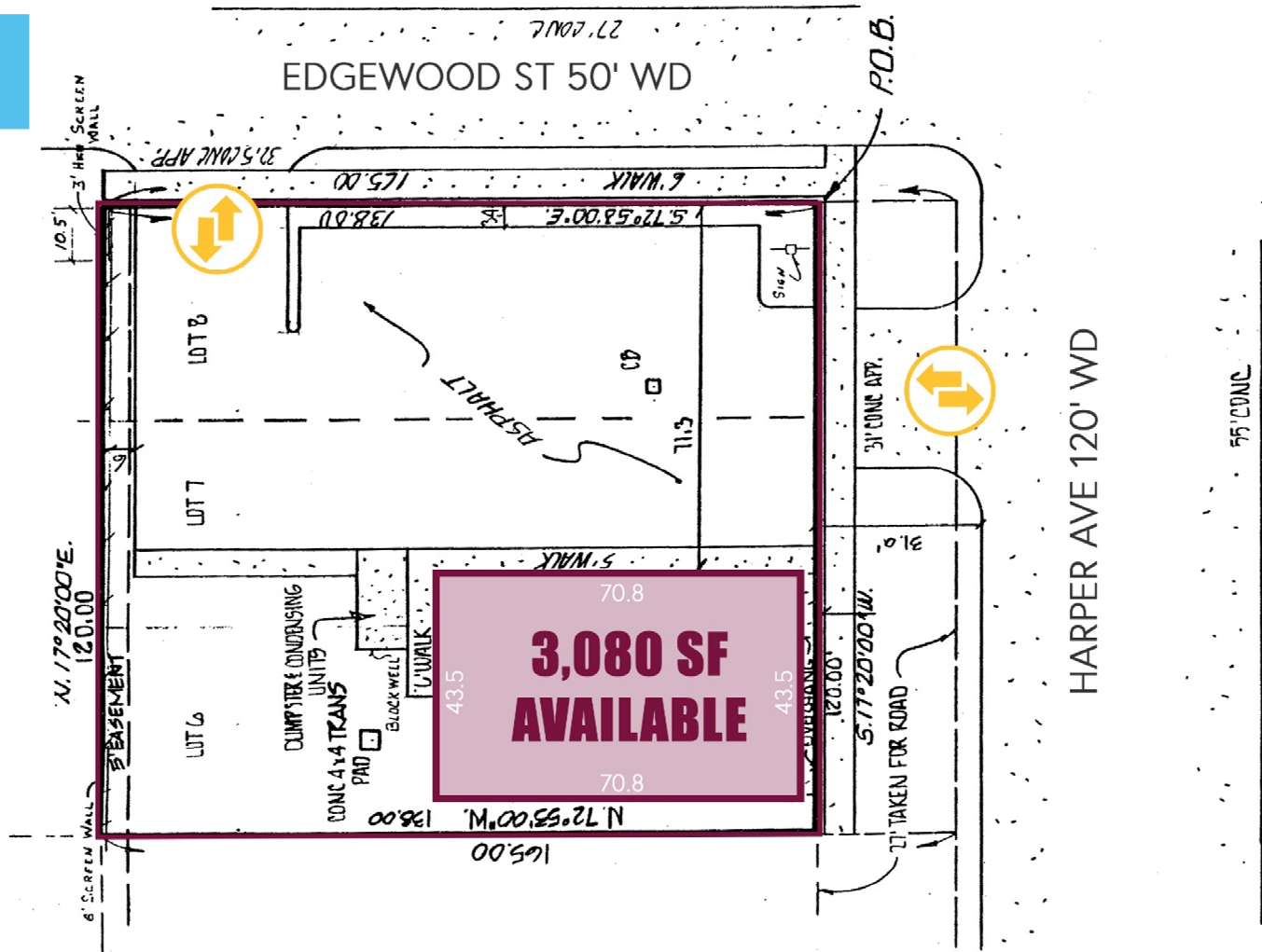


PLAT



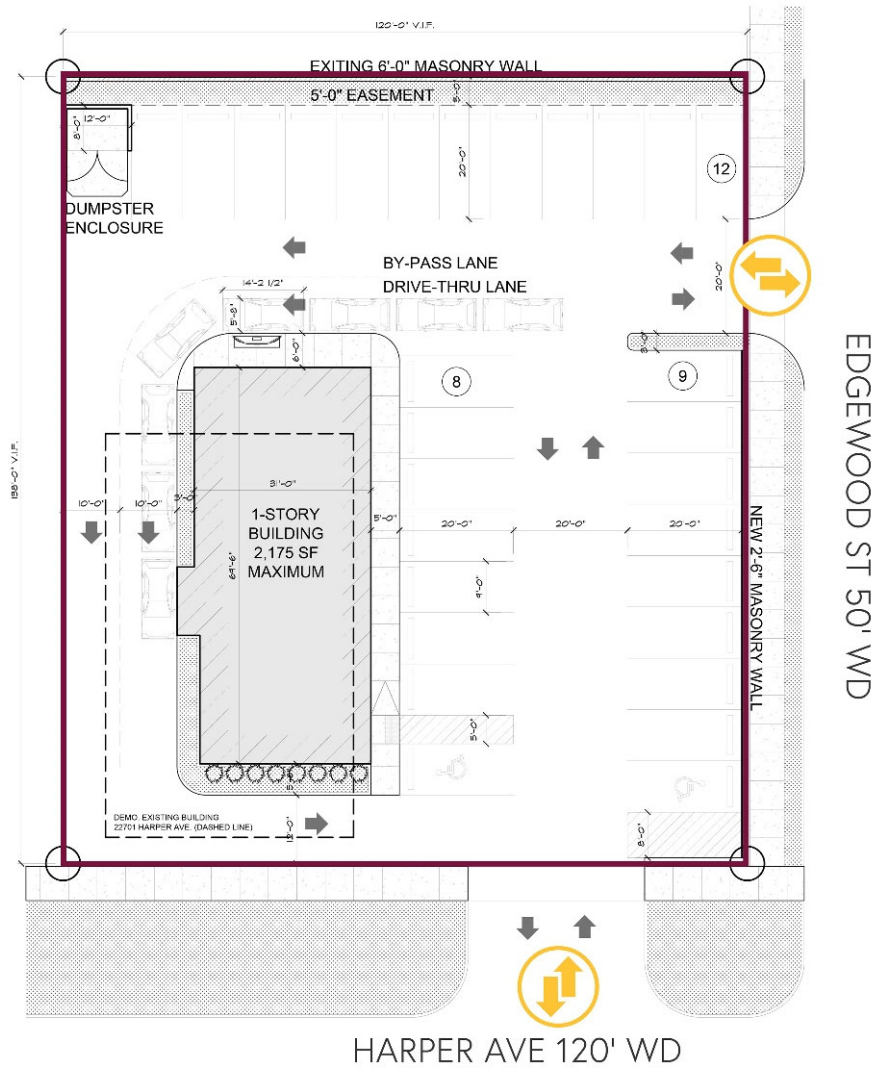
SITE PLAN

EXISTING BUILDING



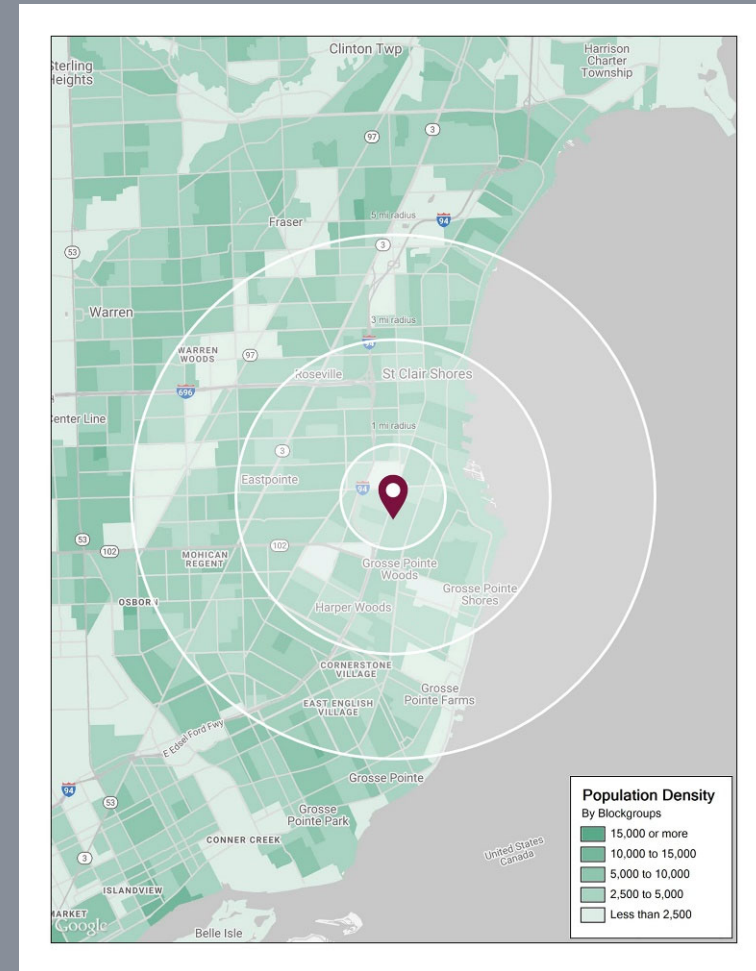
CONCEPTUAL SITE PLAN

CONCEPT W/DRIVE-THRU



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2021 Estimated Population	15,147	126,817	280,802
	2026 Projected Population	14,892	124,949	274,620
	2010 Census Population	15,363	129,918	289,329
	2000 Census Population	16,013	135,311	326,743
	Projected Annual Growth 2021 to 2026	-0.3%	-0.3%	-0.4%
	Historical Annual Growth 2000 to 2021	-0.3%	-0.3%	-0.7%
HOUSEHOLDS	2021 Estimated Households	6,718	52,406	110,915
	2026 Projected Households	6,759	52,520	110,388
	2010 Census Households	6,711	52,986	112,642
	2000 Census Households	6,976	55,649	124,437
	Projected Annual Growth 2021 to 2026	0.1%	-	-
	Historical Annual Growth 2000 to 2021	-0.2%	-0.3%	-0.5%
RACE	2021 Est. White	79.1%	68.7%	58.7%
	2021 Est. Black	14.9%	25.3%	35.2%
	2021 Est. Asian or Pacific Islander	2.7%	2.6%	2.5%
	2021 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%
	2021 Est. Other Races	3.0%	3.1%	3.2%
INCOME	2021 Est. Average Household Income	\$74,803	\$80,256	\$76,412
	2021 Est. Median Household Income	\$63,597	\$64,571	\$60,473
	2021 Est. Per Capita Income	\$33,200	\$33,209	\$30,230
BUSINESS	2021 Est. Total Businesses	888	4,373	9,090
	2021 Est. Total Employees	6,876	33,128	84,228



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