

YORKSHIRE PLAZA - LEASE

35493-35585 HARPER AVENUE | CLINTON TOWNSHIP, MI 48035

Retail Property For Lease



PROPERTY HIGHLIGHTS

- 2,500 SF available
- Less than 1/2 mile from I-94
- Great visibility and access off Harper Avenue
- Terrific area demographics for any local food or service retailer
- Over 168,000 people within a 5-mile radius



KEVIN JAPPAYA, CCIM

248.851.8900

kjappaya@kjcre.com

PRESTON RABBAN

248.851.8900

prabban@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Lease Rate:	\$13.50 PSF, NNN
Estimated NNN:	\$3.15 PSF
Zoning:	B-1, Neighborhood Business
Year Built:	1978
Building Size:	8,500 SF
Parking:	32

AVAILABLE SPACES

SIZE (SF)

Suite 35493:	2,500 SF
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PROPERTY DESCRIPTION

2,500 SF available. Strong area demographics and minutes from I-94 access ramps. Great visibility on Harper Avenue.

LOCATION DESCRIPTION

Located on Harper Avenue, minutes from I-94 in Clinton Township, MI.

CURRENT OCCUPANCY

Laundry Shoppe, Phil's Hair Salon, MetroPCS

SURROUNDING BUSINESSES

Domino's, Tim Hortons, McDonald's, Checkers, Family Dollar, BP Gas, Marathon Gas, Lowe's, Big Lots, AMC Theater, and more

TRAFFIC

Harper Avenue	23,022
(2WAY/ADT/CoStar 2018)	



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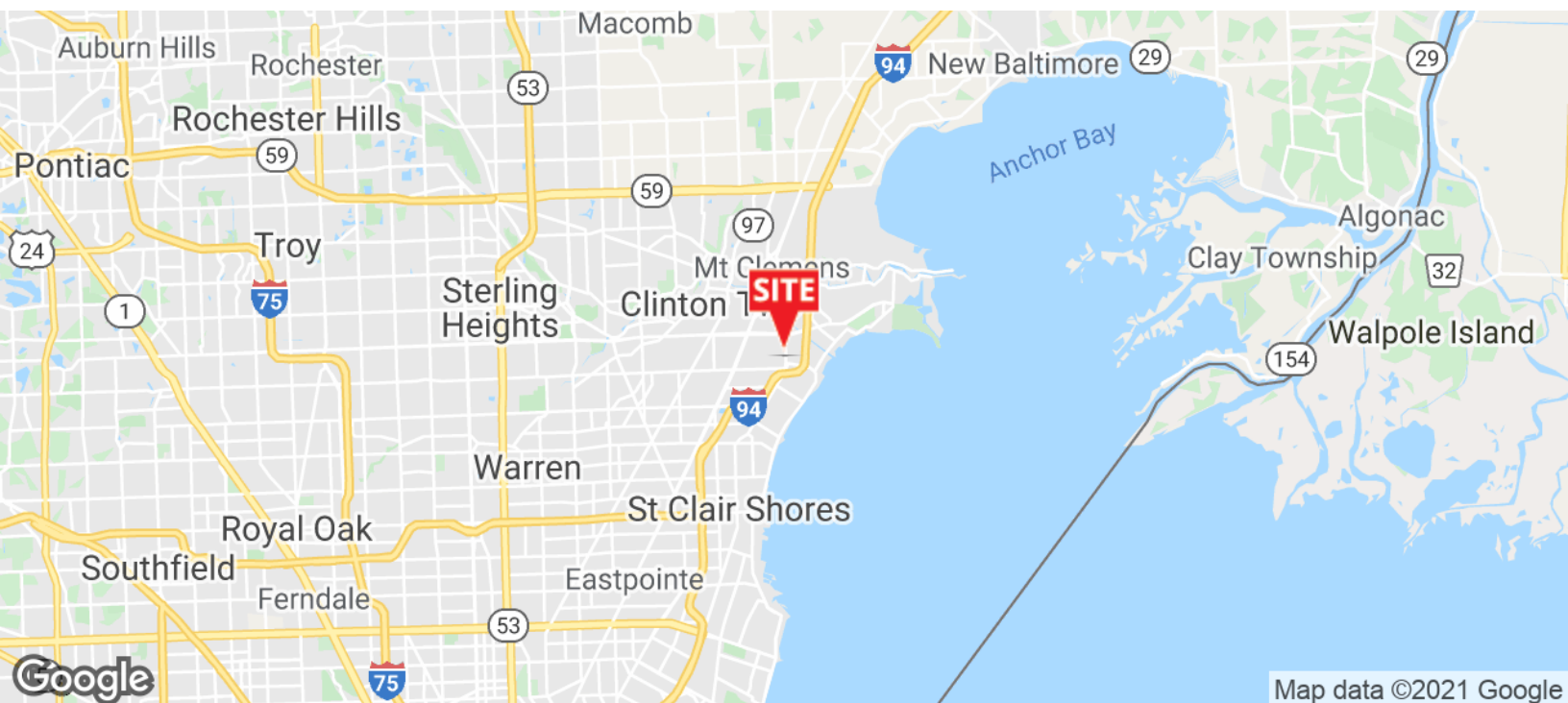
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KJ COMMERCIAL
REAL ESTATE ADVISORS

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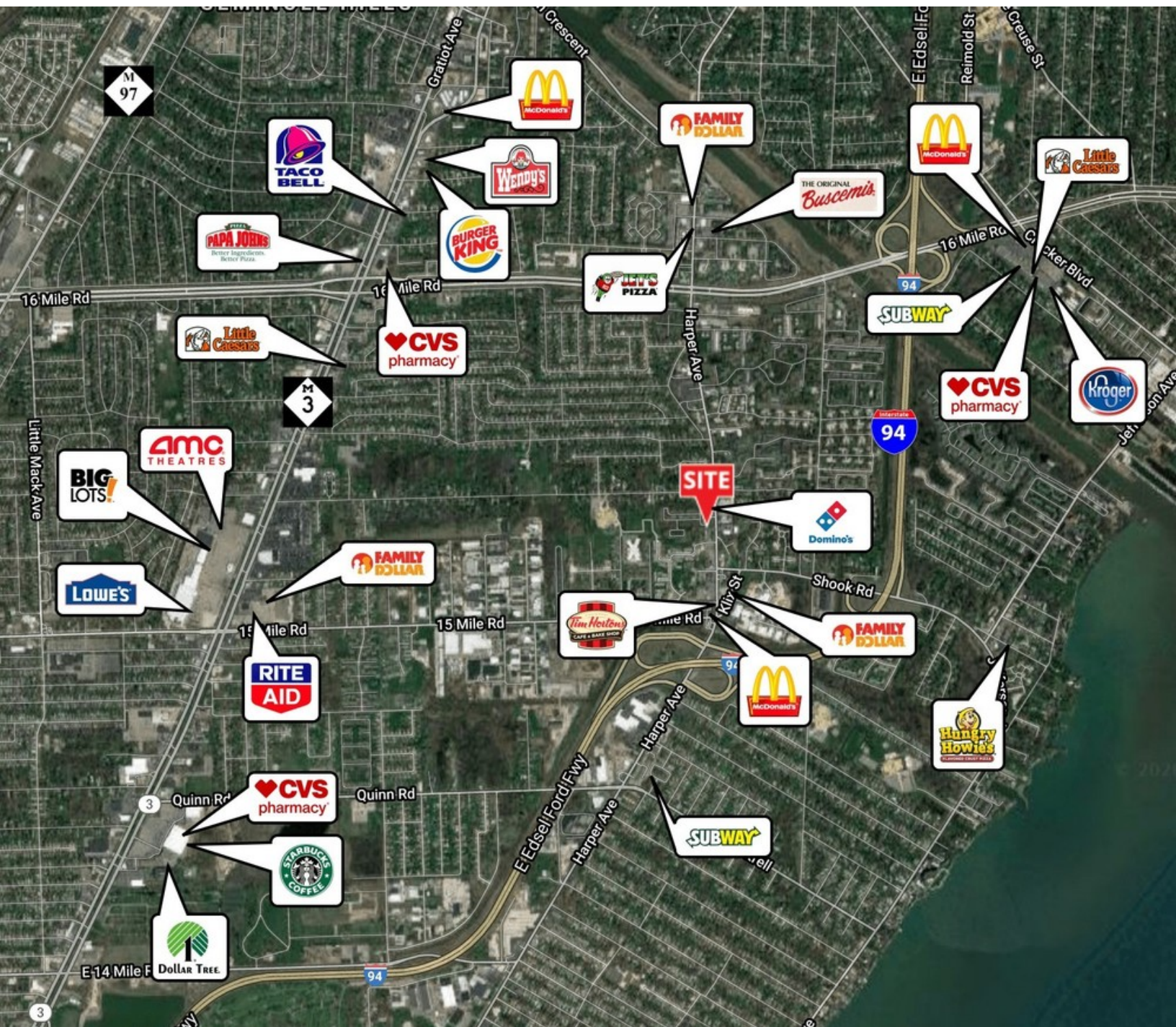
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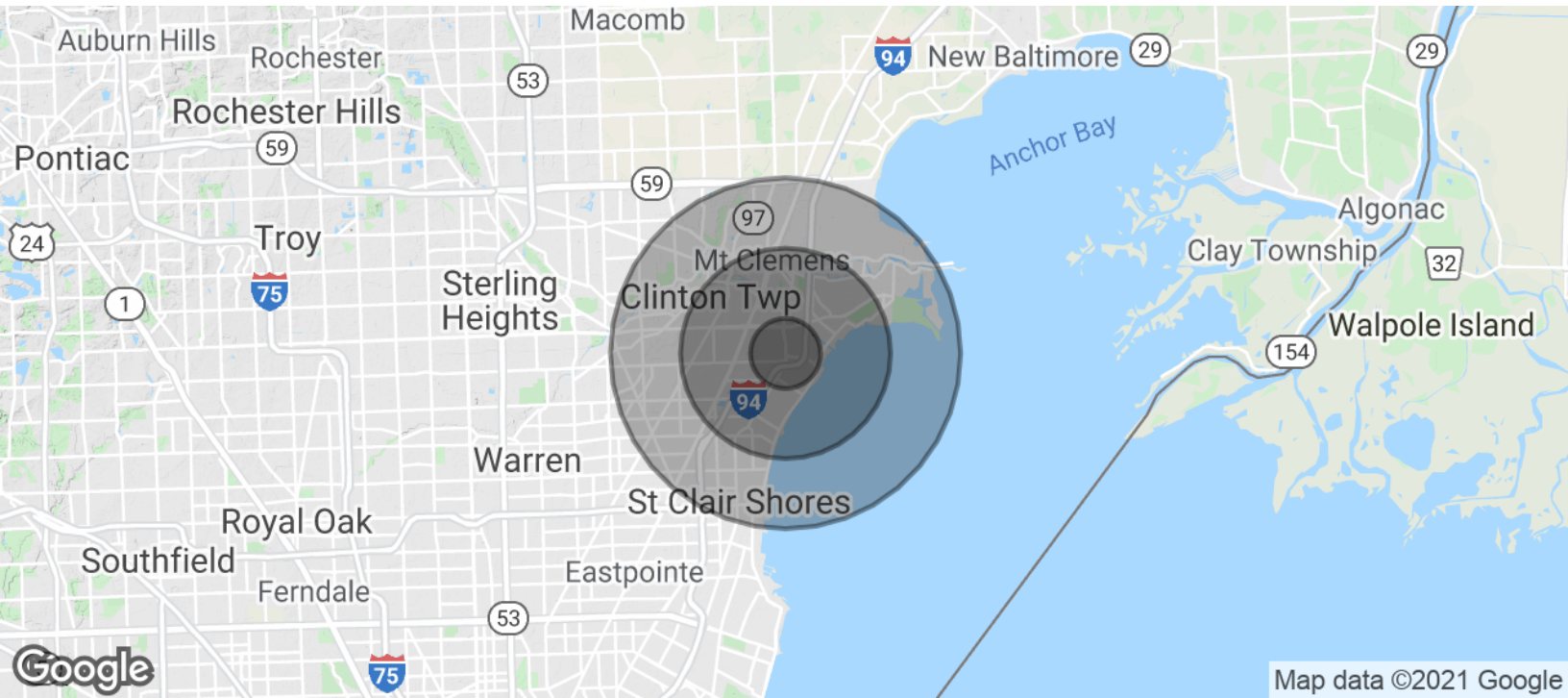
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,988	75,124	168,974
Average age	38.5	40.4	40.2
Average age (Male)	36.3	38.4	38.6
Average age (Female)	39.8	41.5	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,186	33,218	72,535
# of persons per HH	2.1	2.3	2.3
Average HH income	\$51,783	\$56,802	\$58,081
Average house value	\$114,600	\$159,711	\$147,622

* Demographic data derived from 2010 US Census



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