

# YORKSHIRE PLAZA - LEASE

35493 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



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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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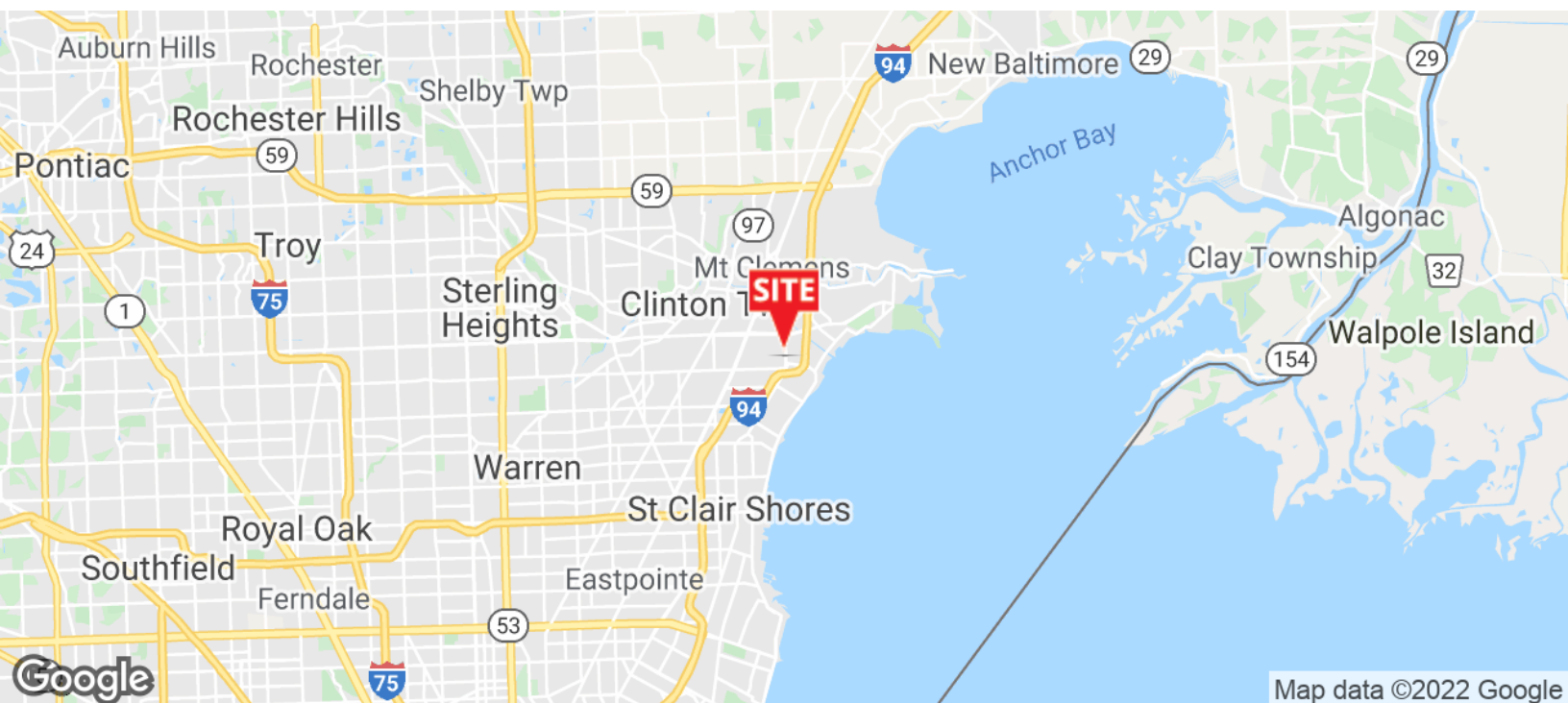




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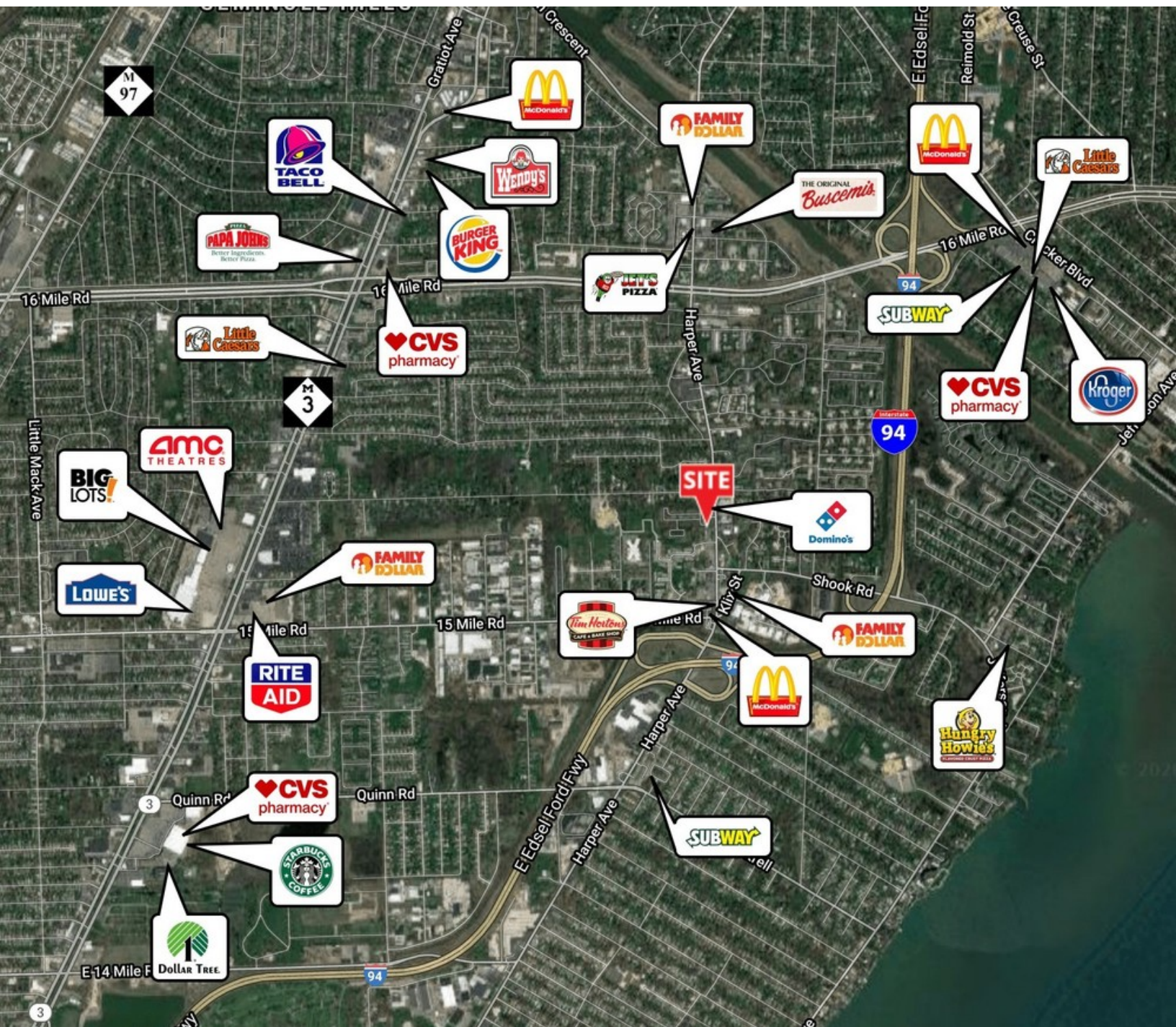




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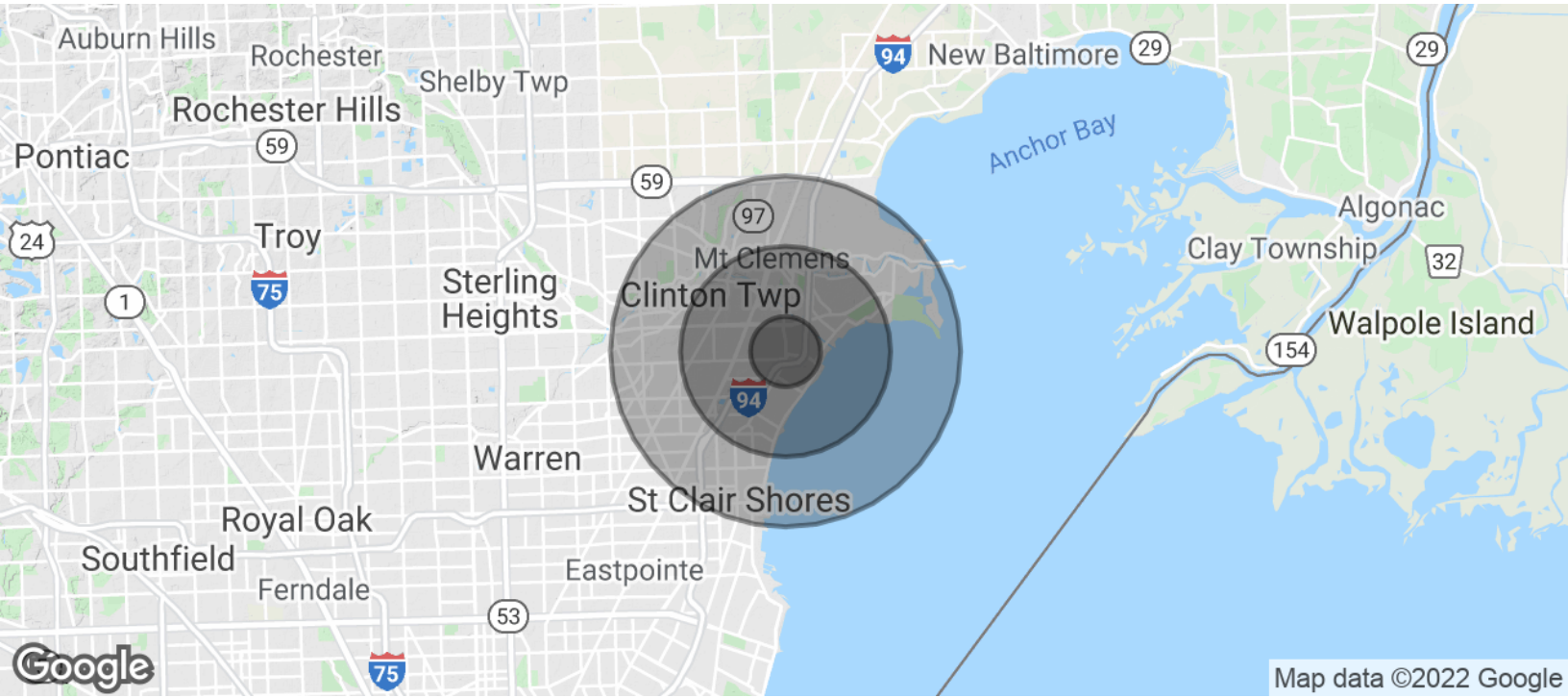




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,988	75,124	168,974
Average age	38.5	40.4	40.2
Average age (Male)	36.3	38.4	38.6
Average age (Female)	39.8	41.5	41.4

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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