

1,584 SF
SALON



FOR LEASE



TURNKEY SALON SPACE - 1,584 SF

St. Clair Plaza

1159-1187 S. Carney Dr. St. Clair County, Michigan 48079

Property Highlights

- 1,584 SF Salon Available For Lease
- St Clair Plaza is conveniently located on South Carney Drive in the epicenter of the Blue Water Shopping District
- St Clair Plaza's tenants include Neiman's Market, Taco Bell, Pizza Hut, Edward Jones, Verizon Wireless, Fantastic Sams, H&R Block and other fine retailers
- Well-designed, grocery-anchored neighborhood shopping center built in 2000 with great visibility, ample parking and pylon signage



NAI Farbman

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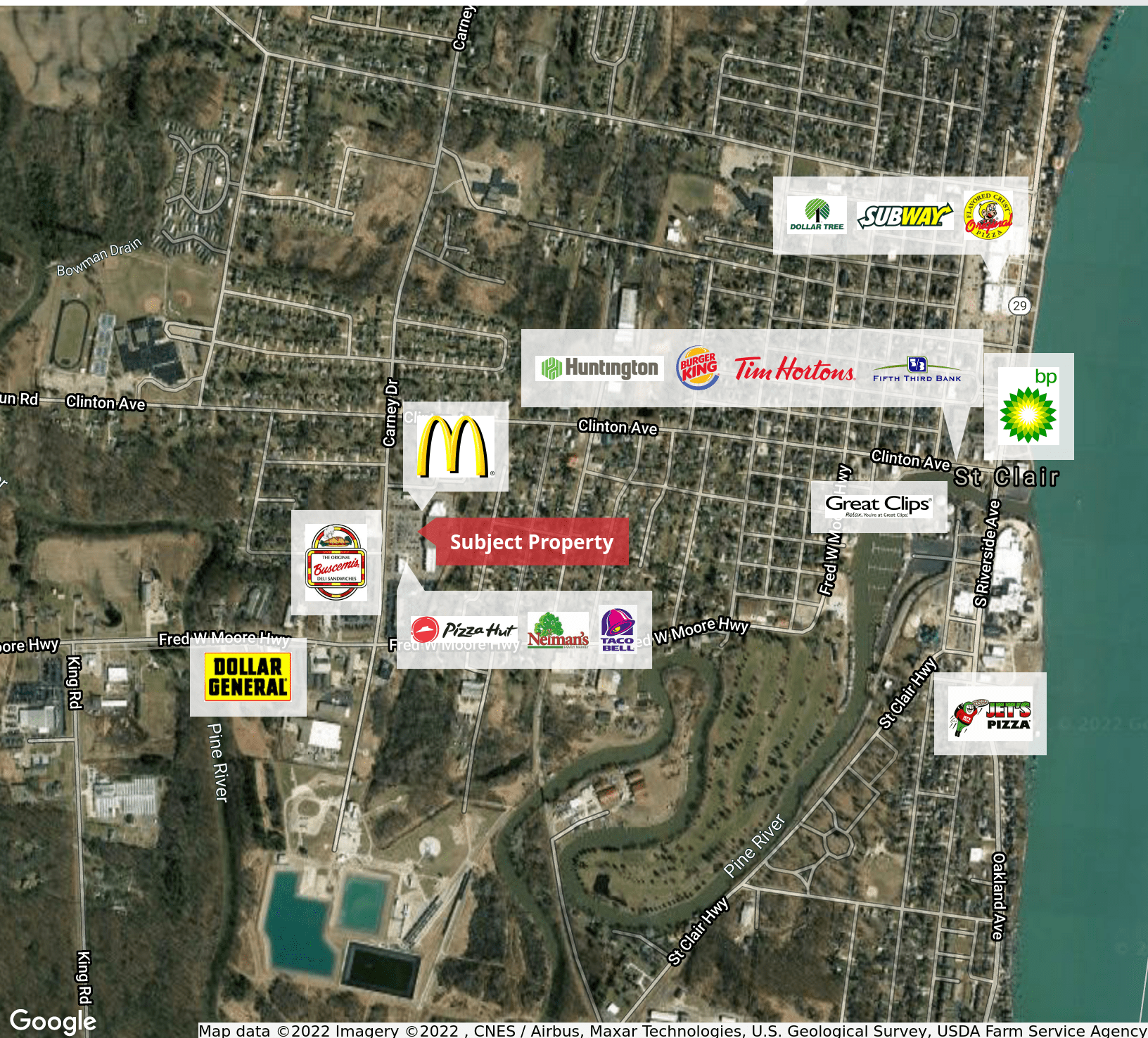
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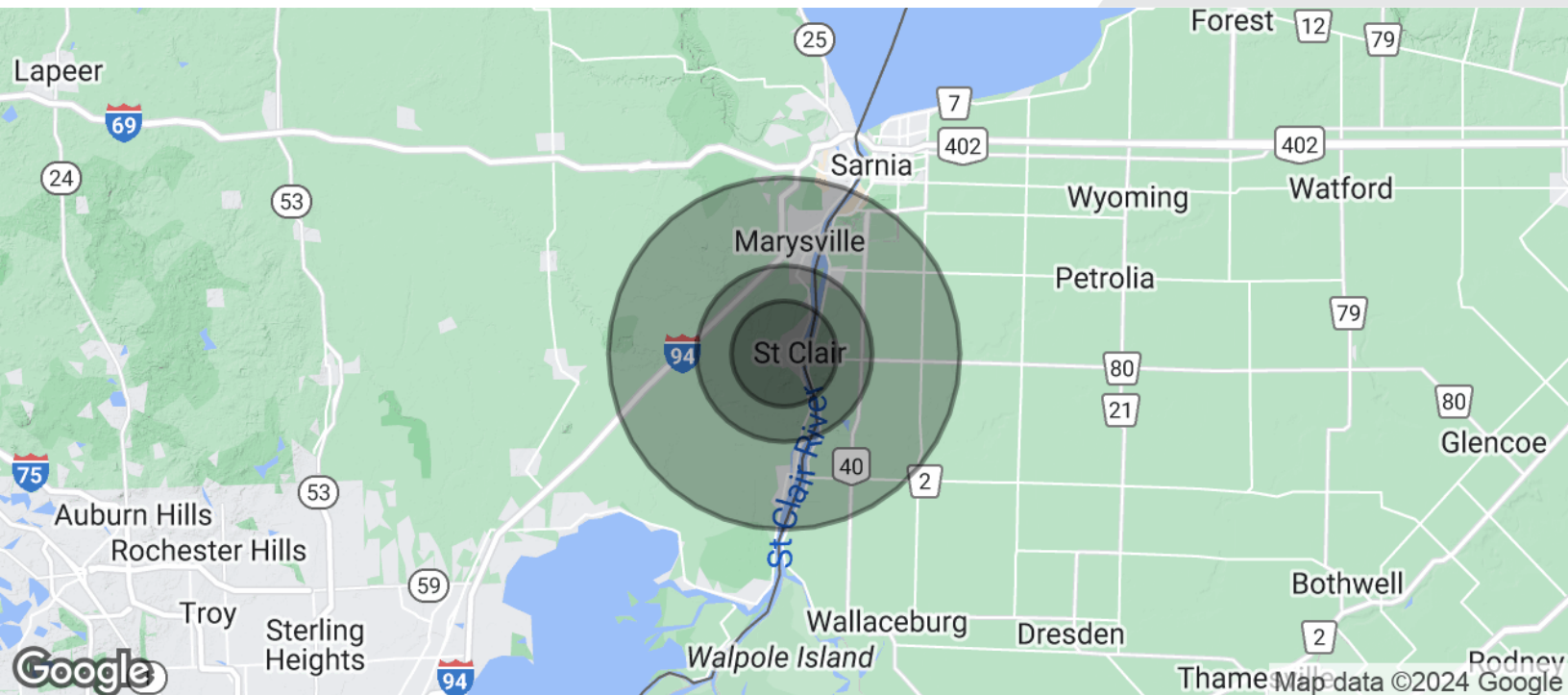


1. **TOASTED TANNING** - AVAILABLE 01/2021
1187 CARNEY DRIVE (1,587 S.F.)
2. **FORMER SALON SPACE**
1183 CARNEY DRIVE (1,584 S.F.)
3. **BLACK & BLEU BBQ**
1179 CARNEY DRIVE (1,587 S.F.)
4. **VACANT**
1175 CARNEY DRIVE (4,655 S.F.)
5. **VERIZON**
1173 CARNEY DRIVE (1,750 S.F.)
6. **VACANT**
1171 CARNEY DRIVE (1,750 S.F.)
7. **NEIMAN'S FAMILY MARKET**
1167 CARNEY DRIVE (48,860 S.F.)
8. **MCLAREN PORTH HURN HOSPITAL**
1163 CARNEY DRIVE (7,767 S.F.)
9. **EDWARD JONES**
1161 CARNEY DRIVE (1,320 S.F.)
10. **VACANT**
1159 CARNEY DRIVE (4,135 S.F.)
11. **TACO BELL**
1191 CARNEY DRIVE (1,587 S.F.)
12. **VACANT**
1191 CARNEY DRIVE (2,913 S.F.)
13. **H&R BLOCK**
1195 CARNEY DRIVE (1,115 S.F.)
14. **NEW TENANT! - TICK TOCK TOBACCO**
1197 CARNEY DRIVE (1,707 S.F.)
15. **PIZZA HUT**
1199 CARNEY DRIVE (1,628 S.F.)

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FOR LEASE



| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 11,833 | 20,029 | 63,920 |
| Average Age | 39.6 | 42.5 | 40.6 |
| Average Age (Male) | 37.3 | 40.9 | 39.5 |
| Average Age (Female) | 41.4 | 43.9 | 41.8 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
| Total Households | 4,811 | 7,954 | 24,973 |
| # of Persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH Income | \$68,032 | \$69,775 | \$62,713 |
| Average House Value | \$221,888 | \$217,369 | \$202,485 |

* Demographic data derived from 2020 ACS - US Census



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