

OFFICE PROPERTY // FOR LEASE

FIRST FLOOR PROFESSIONAL OFFICE SPACE AVAILABLE IN ST CLAIR SHORES

22708-22712 HARPER AVE
ST. CLAIR SHORES, MI 48080



- 20 Private Offices
- Large Waiting Area / Reception Space
- 2 Large Conference / Training Rooms
- Employee Break Room
- Great central location in St. Clair Shores
- Quick access to I-94 and I-696



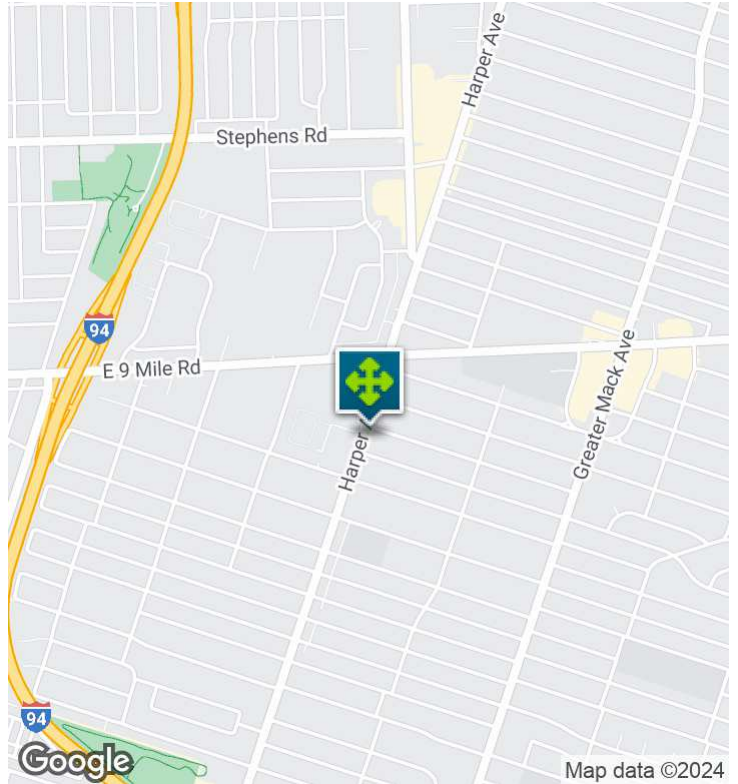
P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

22708-22712 HARPER AVE, ST. CLAIR SHORES, MI 48080 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate

**\$14.00 SF/YR
(MG)**

OFFERING SUMMARY

Building Size:	8,125 SF
Available SF:	6,500 SF
Lot Size:	0.15 Acres
Year Built:	1954
Renovated:	2022
Zoning:	B-3
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	23,041

PROPERTY OVERVIEW

This first-floor professional/medical office suite has 6,500 SF available that is efficiently programmed. The space consists of 20 private offices, 2 conference/training rooms, an employee break area that allows for a number of different uses and 26-car parking lot. Building signage is also available!

LOCATION OVERVIEW

Located on the east side of Harper Ave, just south of 9 Mile Rd. Great location across the street from brand new Kroger and close to downtown St Clair Shores, I-94, and the Grosse Pointe Communities. Harper Ave is a prominent business corridor filled with an abundant amount of retailers, business and amenities alike.

PROPERTY HIGHLIGHTS

- 20 Private Offices
- Large Waiting Area / Reception Space
- 2 Large Conference / Training Rooms
- Employee Break Room
- Great location in St Clair Shores
- Quick access to I-94 and I-696



P.A. COMMERCIAL
Corporate & Investment Real Estate

John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777
john@pacommercial.com

Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOOR PLANS

[illegible]

John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | **C:** 313.510.3777
 johnd@pacommercial.com

Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

22708-22712 HARPER AVE, ST. CLAIR SHORES, MI 48080 // FOR LEASE

ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

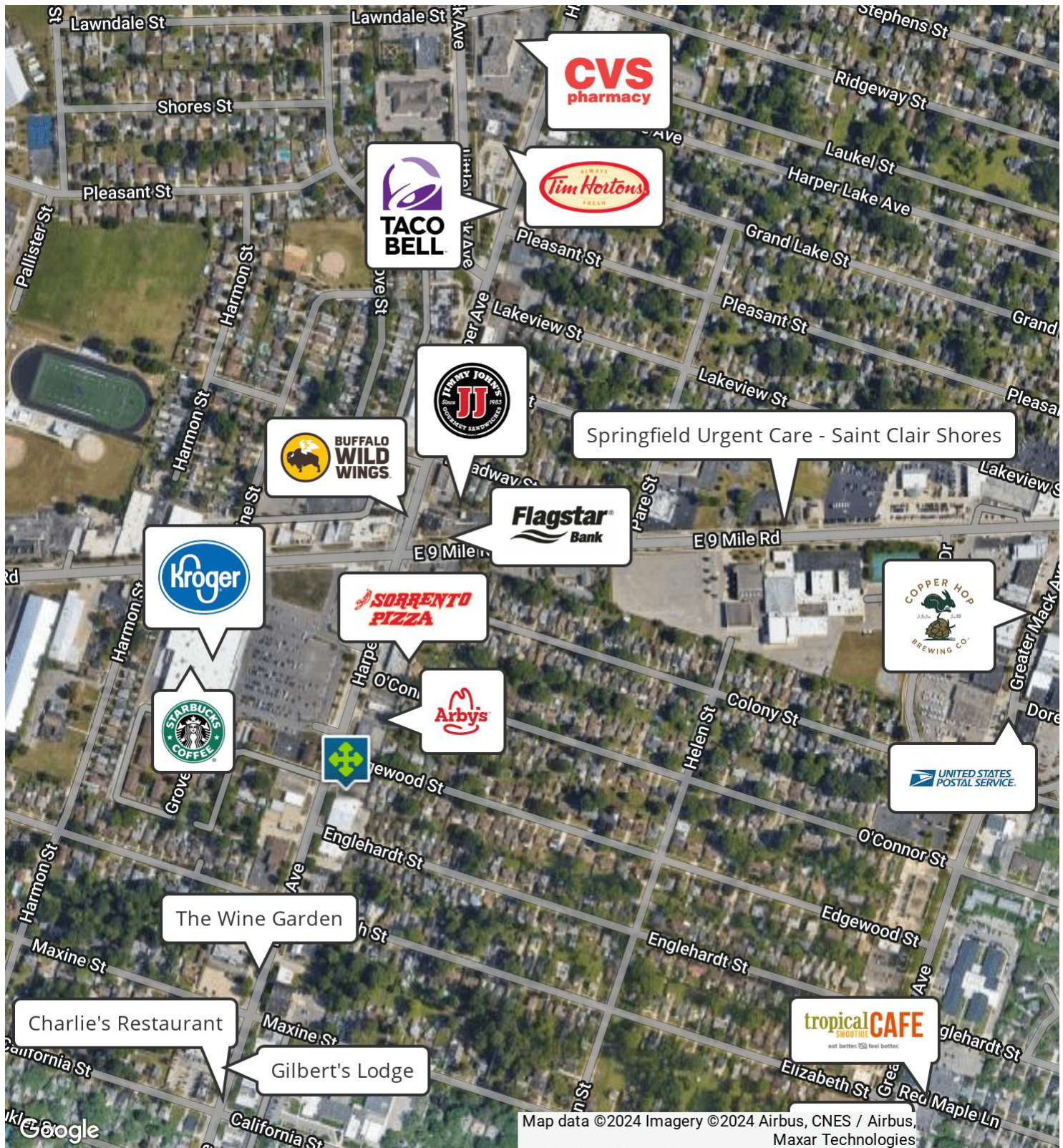
John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777
johnnd@pacommercial.com

Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

22708-22712 HARPER AVE, ST. CLAIR SHORES, MI 48080 // FOR LEASE

RETAILER MAP



P.A. COMMERCIAL
Corporate & Investment Real Estate

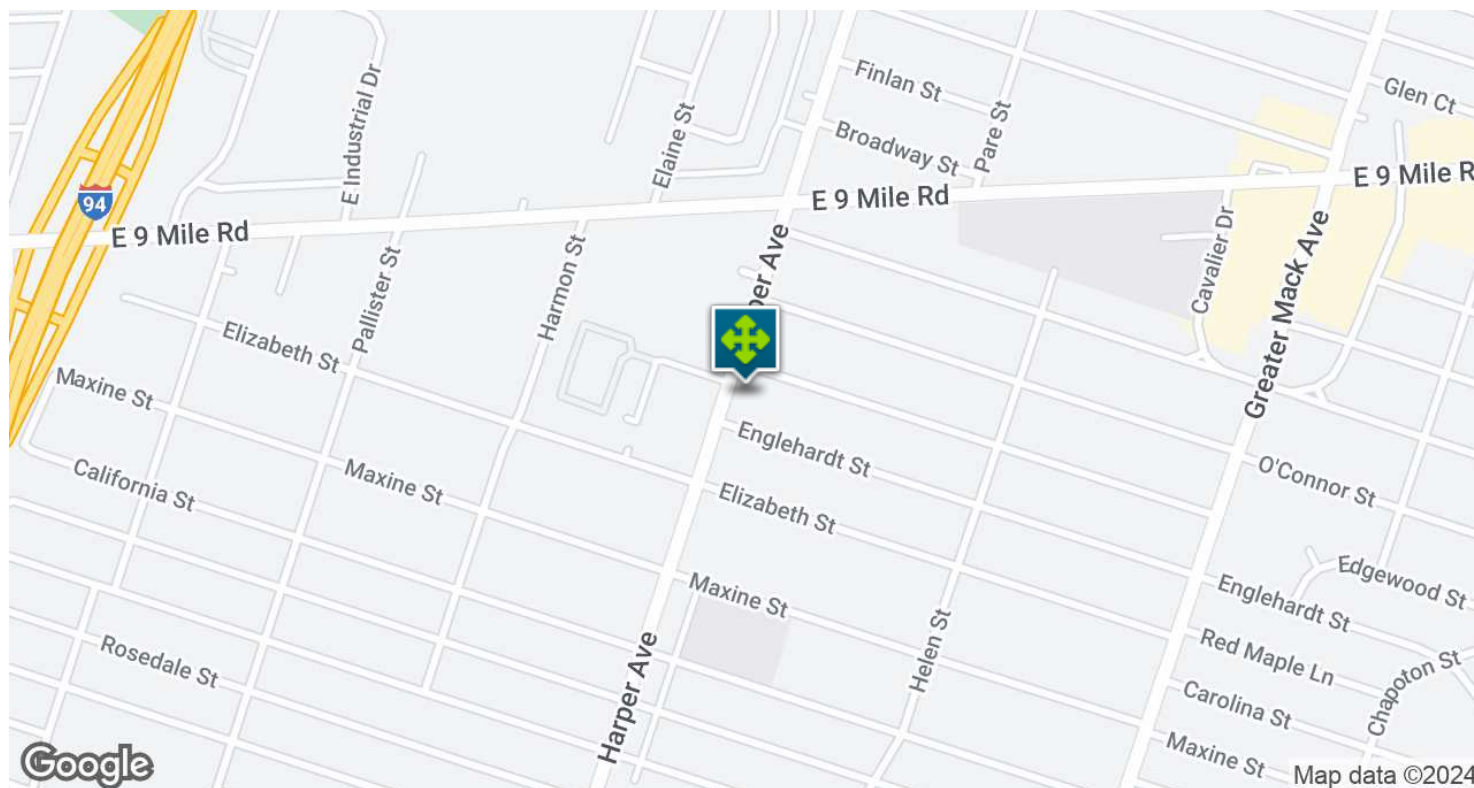
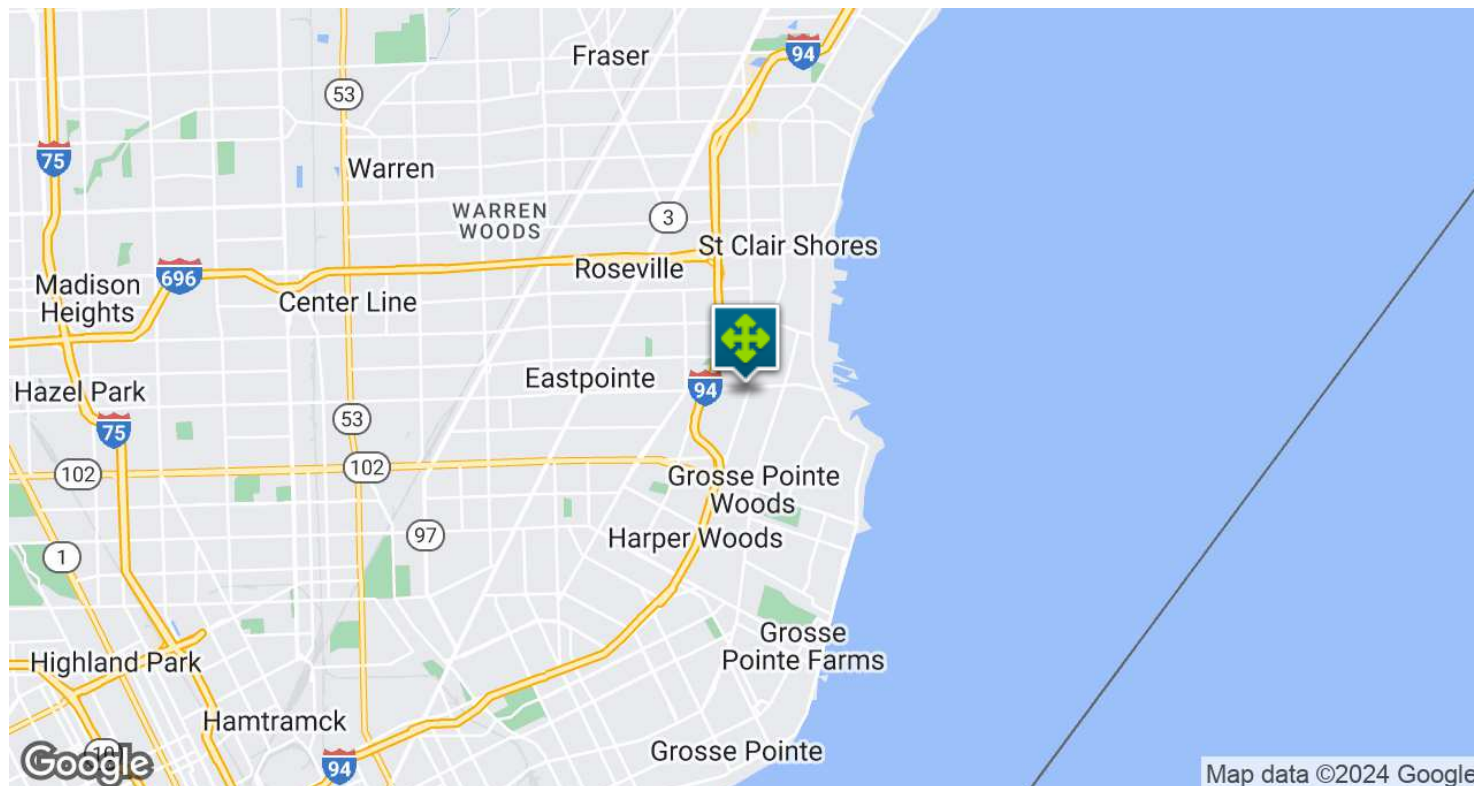
John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777
john@pacommercial.com

Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

22708-22712 HARPER AVE, ST. CLAIR SHORES, MI 48080 // FOR LEASE

LOCATION MAP



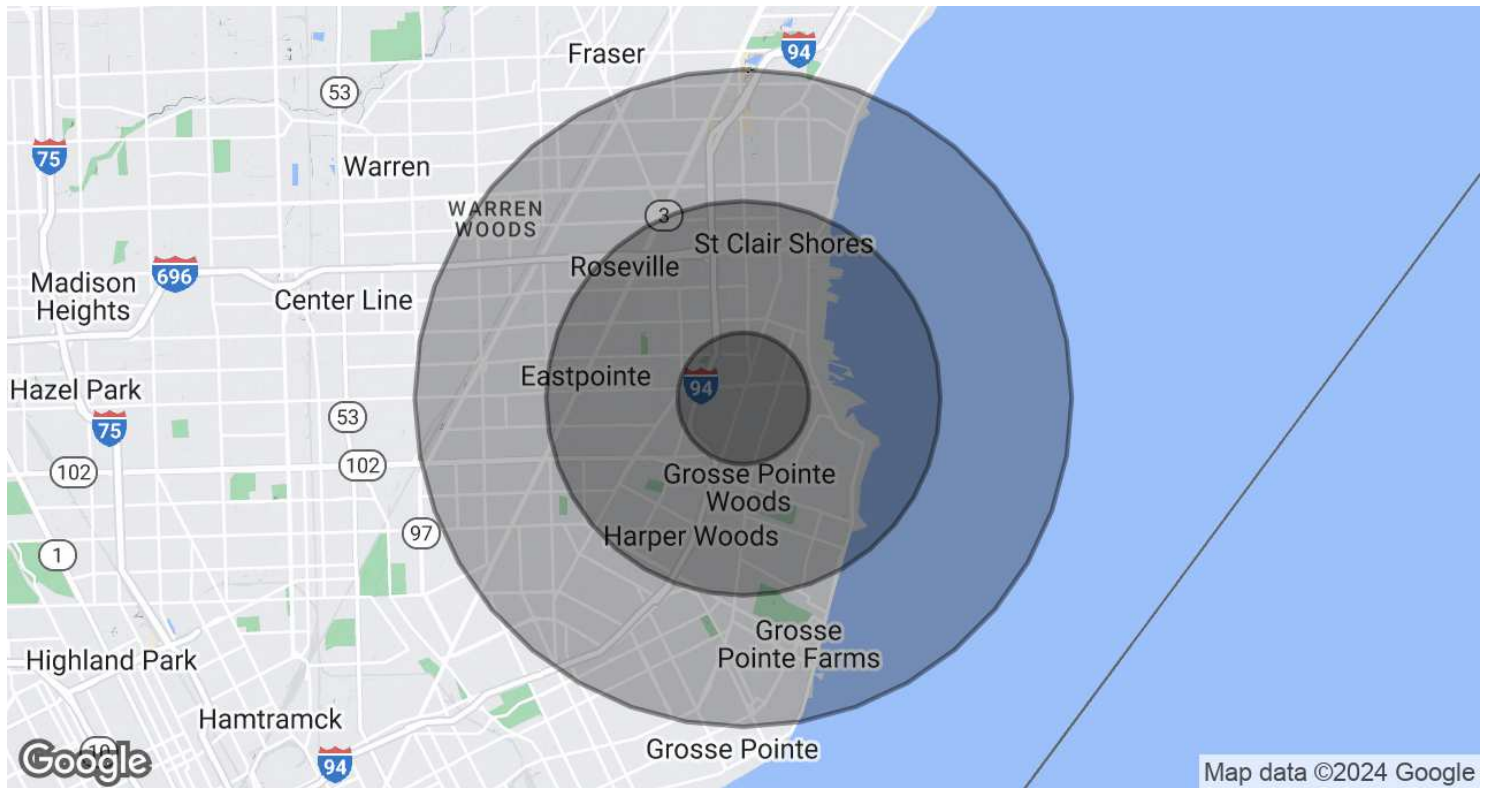
John E. De Wald, CPA PRINCIPAL
D: 248.663.0504 | C: 313.510.3777
john@pacommercial.com

Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

22708-22712 HARPER AVE, ST. CLAIR SHORES, MI 48080 // FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,880	124,367	274,138
Average Age	42.0	40.6	38.7
Average Age (Male)	41.2	38.6	37.0
Average Age (Female)	44.6	43.3	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,147	55,222	125,576
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$69,958	\$71,011	\$64,349
Average House Value	\$134,339	\$135,824	\$123,307

2020 American Community Survey (ACS)

22708-22712 HARPER AVE, ST. CLAIR SHORES, MI 48080 // FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:



John E. De Wald, CPA

PRINCIPAL

D: 248.663.0504

C: 313.510.3777

johnd@pacommercial.com



Mike Gunn

SENIOR ASSOCIATE

D: 248.331.0202

C: 248.924.7499

mike@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500

Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.