

# OFFICE PROPERTY FOR LEASE

## Aggressively Priced Executive Offices in St. Clair Shores

29800 HARPER AVE  
SAINT CLAIR SHORES, MI 48082



Motivated landlord - Major renovations made throughout

Aggressive complete gross rental rates

Seconds from I-94 and I-696 expressways

Ample parking



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

# 29800 HARPER AVE

29800 HARPER AVE, SAINT CLAIR SHORES, MI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	1,250 SF
Building Size:	5,600 SF
Lease Rate:	\$9.00 SF/yr (Gross)
Zoning:	B-1, Commercial
Year Built:	1974
Lot Size:	0.41 Acres
Market:	Detroit

## PROPERTY OVERVIEW

**\*\*Under New Ownership and Management\*\***

New ownership is motivated and will be aggressive in leasing space! Well maintained office/medical building in the heart of St. Clair Shores. Several "Executive Offices" are available and move-in ready! Major interior and exterior renovations are in the works. Aggressive gross rental rate.

## LOCATION OVERVIEW

Located on the east side of Harper Ave, just south of 12 Mile Rd surrounded by popular neighborhood restaurants, amenities, and business services. Quick access to I-94 and I-696

## PROPERTY HIGHLIGHTS

- Motivated landlord - Major renovations made throughout
- Aggressive complete gross rental rates
- Seconds from I-94 and I-696 expressways
- Ample parking

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// AVAILABLE SPACES

**LEASE TYPE** | Gross      **TOTAL SPACE** | 1,250 SF      **LEASE TERM** | Negotiable      **LEASE RATE** | \$1,250.00 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
29800 Harper Ave, Suite LL4	Available	1,250 SF	Gross	\$1,250 per month



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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

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// ADDITIONAL PHOTOS

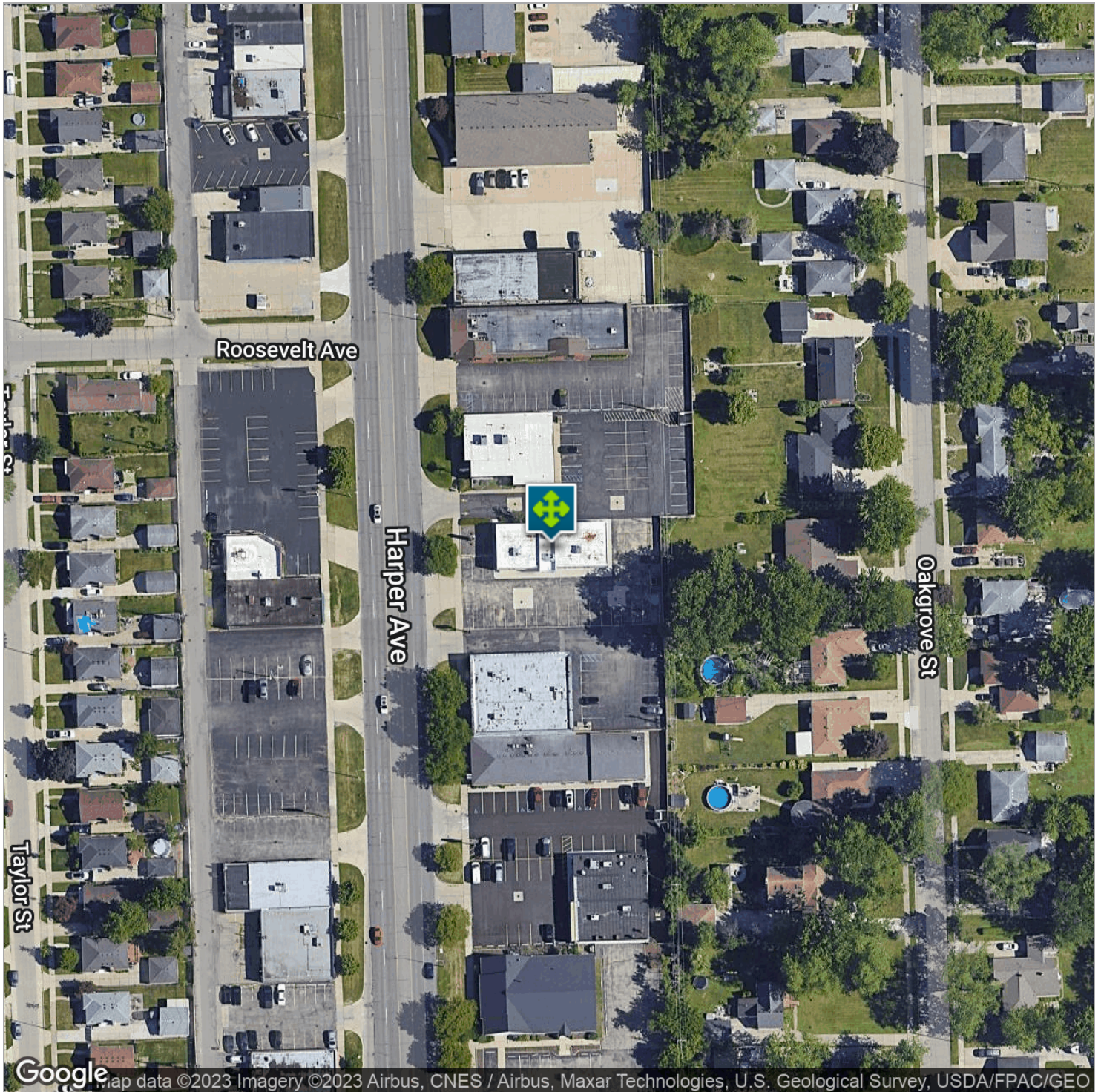


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// AERIAL MAP



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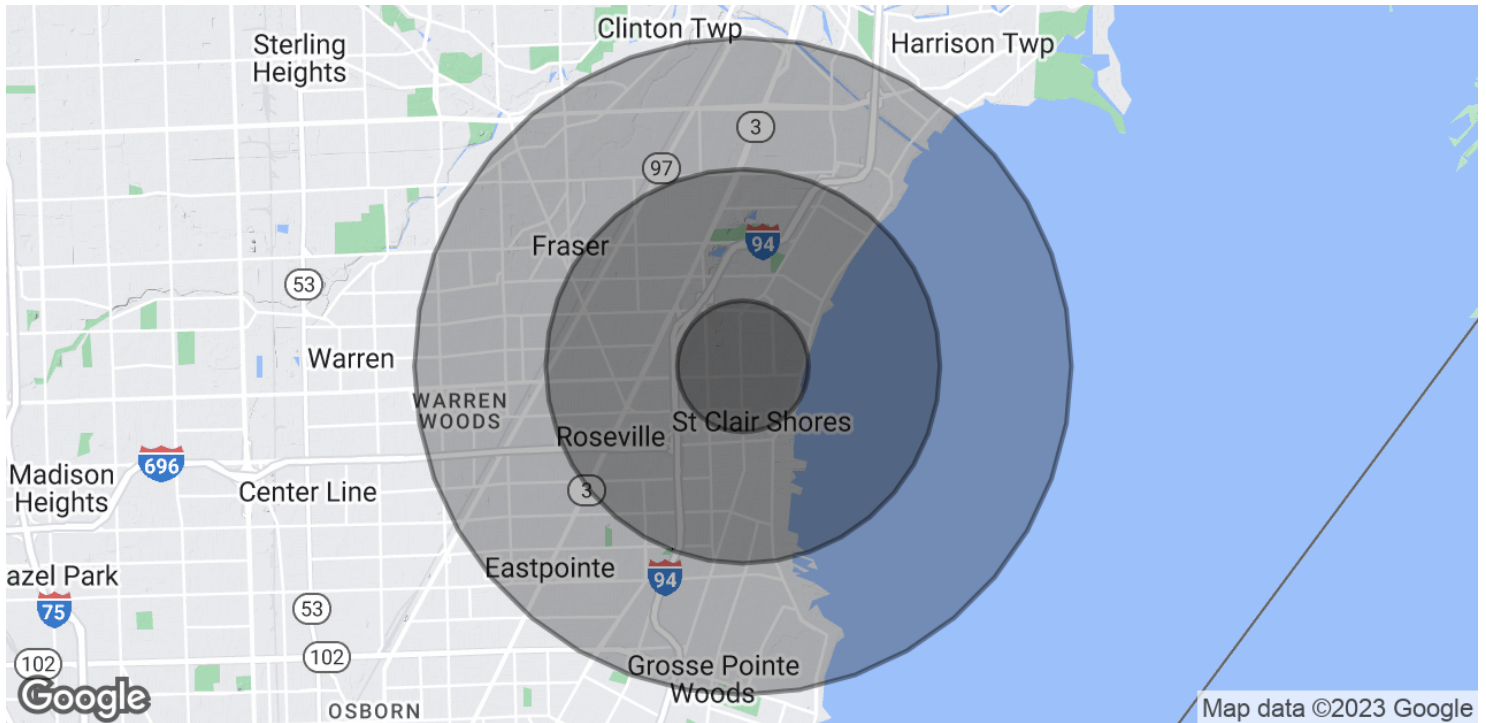
// LOCATION MAP



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// DEMOGRAPHICS MAP &amp; REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,394	96,435	255,689
Average Age	43.2	40.6	40.0
Average Age (Male)	42.9	39.3	38.1
Average Age (Female)	44.1	41.9	41.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,764	41,156	107,659
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$62,191	\$56,694	\$58,256
Average House Value	\$149,630	\$133,057	\$138,551

\* Demographic data derived from 2020 ACS - US Census



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