



Prime Retail Opportunity

Drive-Through Ready

For Lease

25501 Harper Avenue
St. Clair Shores, MI

Property Highlights

Exceptional freestanding retail building with existing drive-through infrastructure, perfectly positioned for immediate occupancy or quick conversion. Premium corner location at Harper & Crowley intersection provides high traffic count with excellent access from both streets. Expansion potential converting multiple covered drive-through lanes already in place enabling opportunity to add square footage with reduced construction investment. Established commercial main street offering success for quick service retailers. Layout accommodates business functions with minimal square footage footprint.

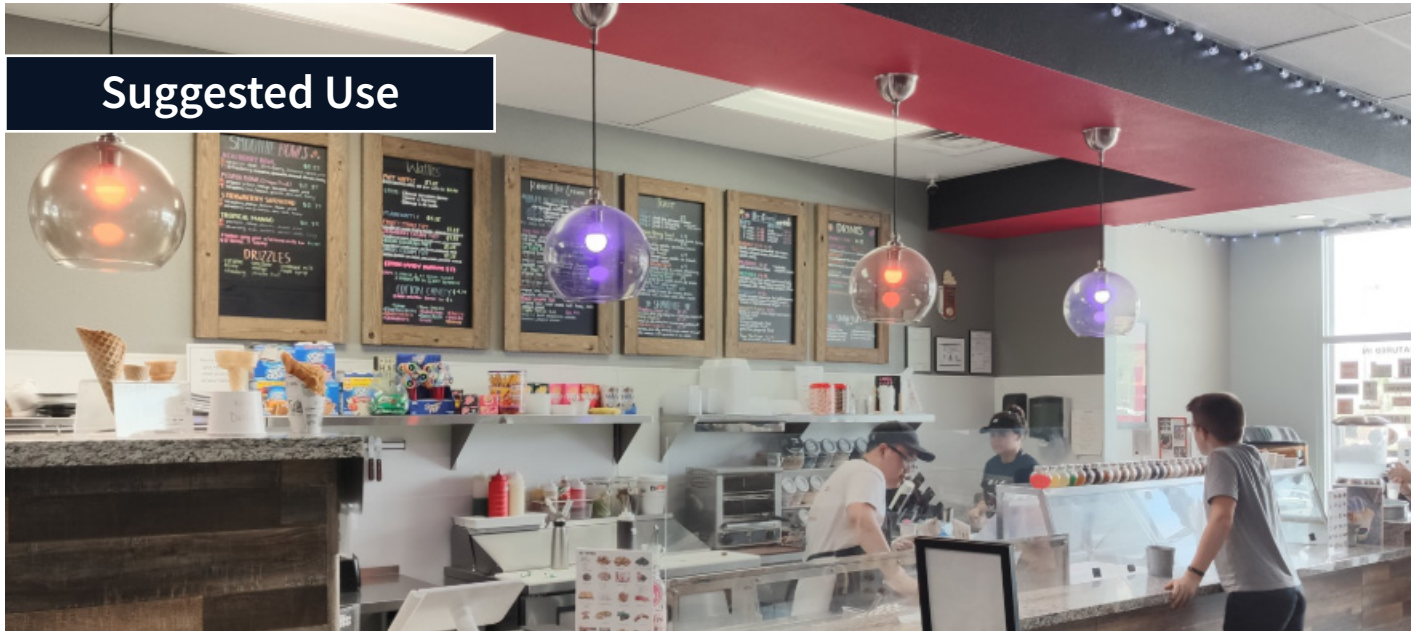
Key Advantages:

- Immediate revenue potential with existing drive-through lanes
- Reduced capital investment compared to ground-up construction
- Proven commercial location with established traffic patterns
- Multiple revenue streams through drive-through and walk-in customers

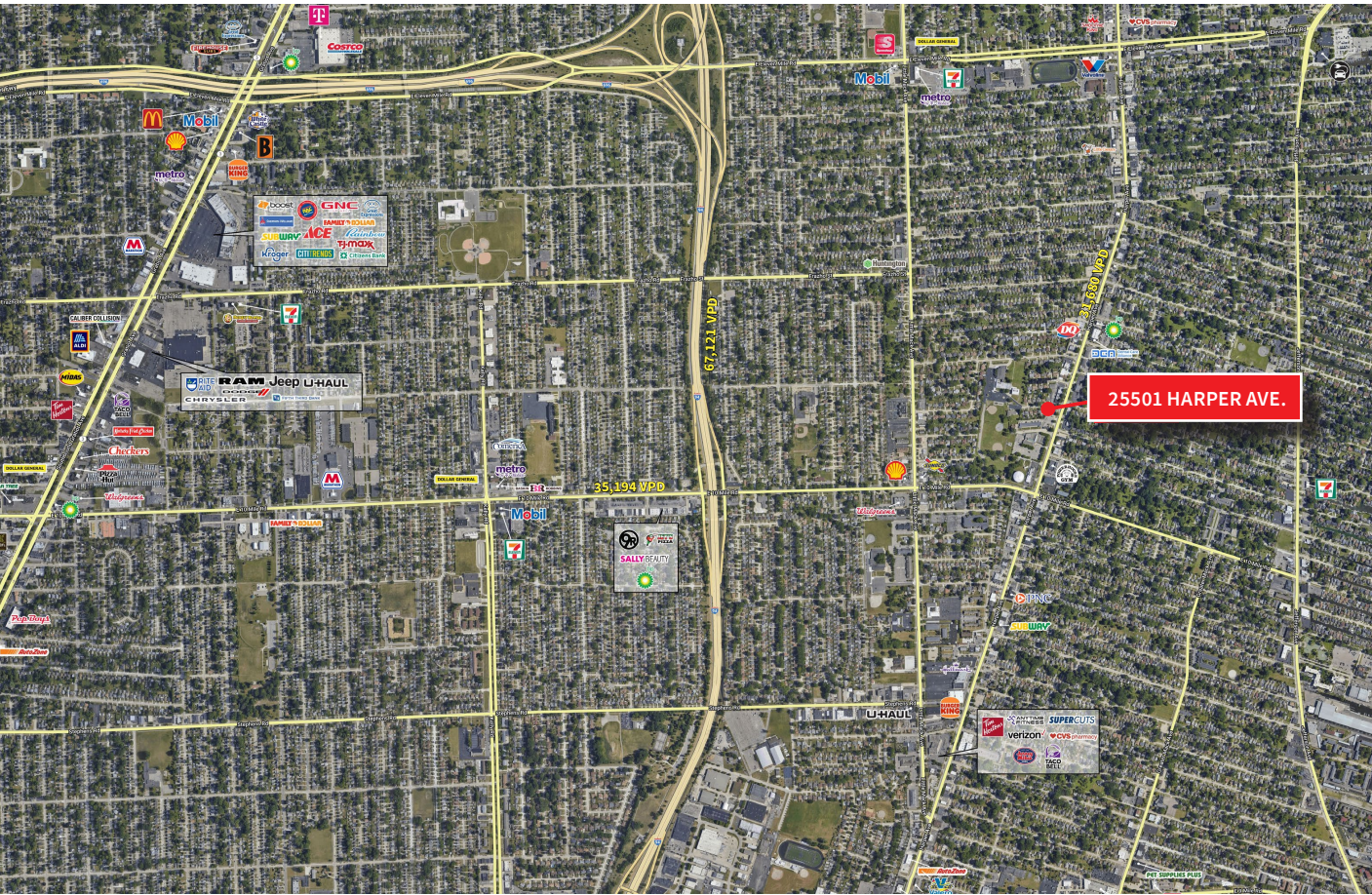
Ideal uses include:

- Coffee shops - capitalize on morning commuter traffic
- Ice cream parlors - family-friendly corner location
- Bakeries - drive-through convenience for busy customers
- Fast-food restaurants - proven drive-through configuration
- Quick-service concepts requiring drive-through capability





Location map



Demographics	1-mile	3-miles	5-miles
Population	15,981	111,739	258,125
Households	7,101	48,405	106,518
Average Household Income	\$92,886	\$84,077	\$72,765

Traffic counts	Vehicles per day
Harper Avenue	31,680

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