FOR SALE

CMP

Saint Clair Shores, MI

23707 JEFFERSON AVE

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	23707 Jefferson Ave
City/State	Saint Clair Shores, MI
Building Size *(Existing)*	1,600 SF
Parking	12 Spaces
Zoning	CLD (Commercial Limited District)
Sale Price	$350,000

PROPERTY HIGHLIGHTS

- Positioned along Jefferson Ave, just south of 9 Mile Road in St. Clair Shores.
- Features an existing 1,600 SF structure, providing immediate functionality, adaptive reuse potential, or an efficient redevelopment starting point.
- Prime waterfront corridor location with strong visibility, steady traffic, and seamless access to surrounding residential neighborhoods.
- Positioned within a high-income residential market, surrounded by local businesses and lakeside amenities, ensuring a stable and consistent customer draw.

DEMOGRAPHICS *(5-MILE RADIUS)*

232,610
PEOPLE

$78,509
AVG. HOUSEHOLD INCOME

91,820
HOUSEHOLDS

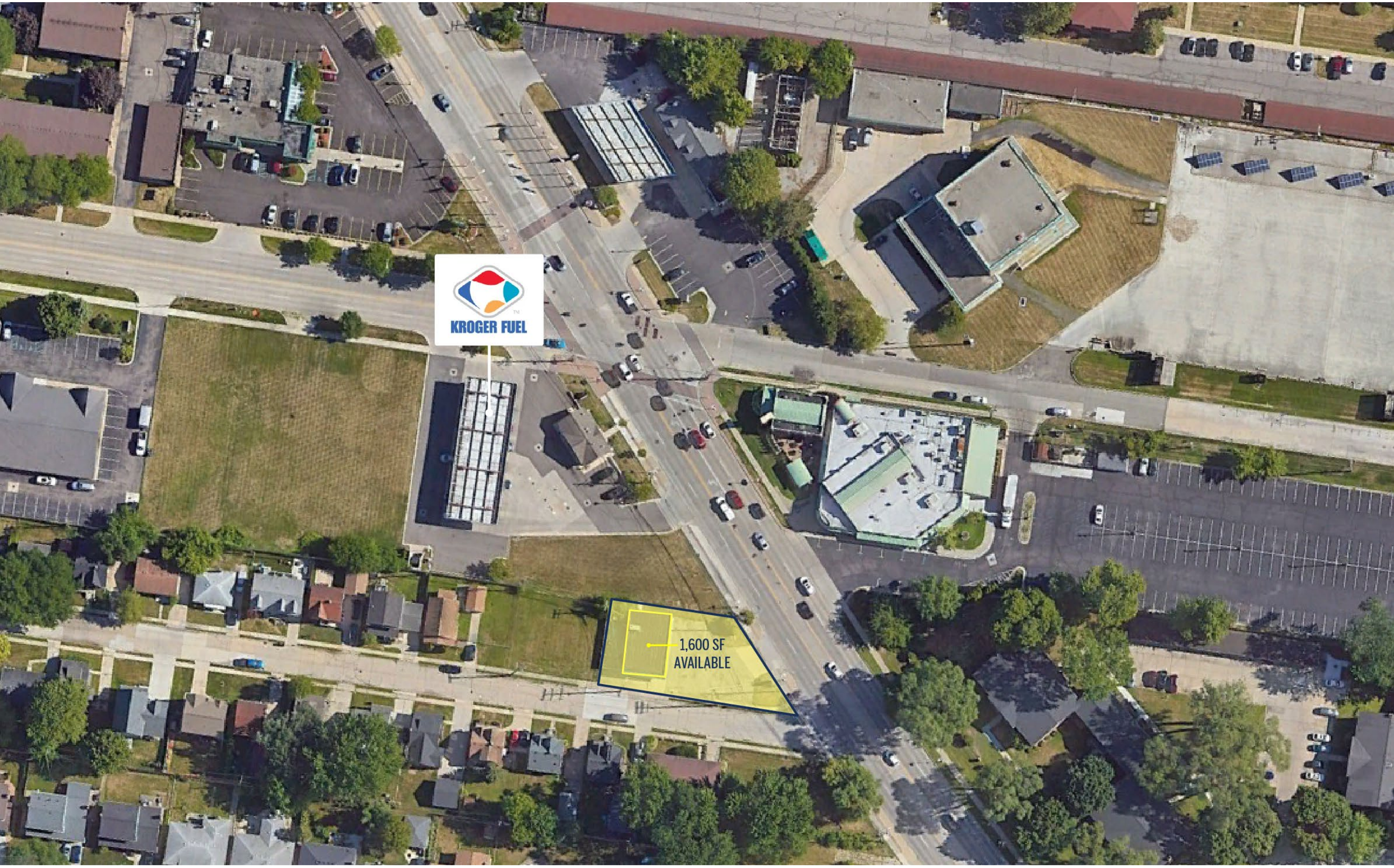
$2.5 B
OF CONSUMER SPENDING

AREA TENANTS

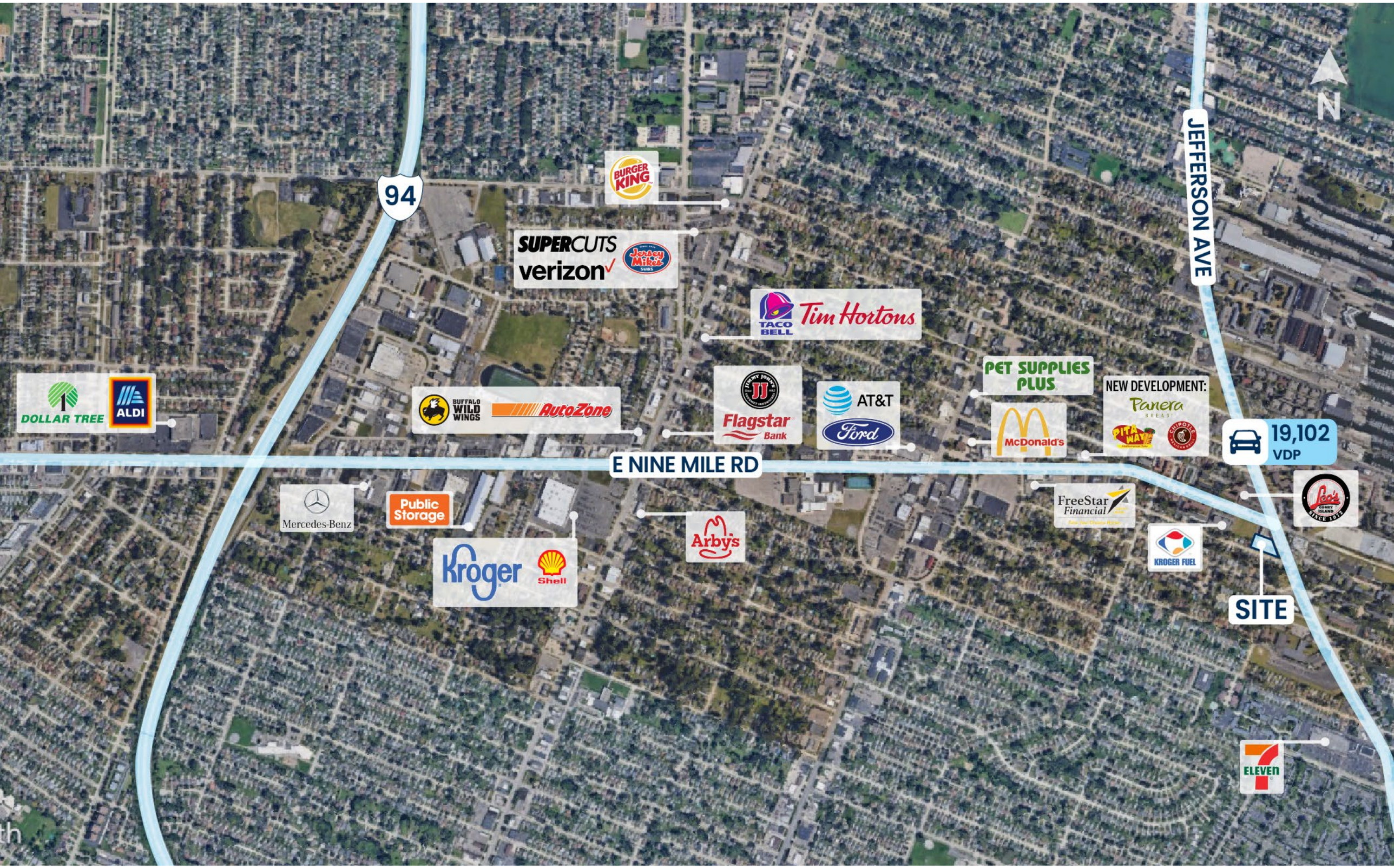
Kroger, Tim Hortons, Pet Supplies Plus, Jimmy John's, Buffalo Wild Wings, verizon, ALDI

PHOTOS

AERIAL VIEW



AERIAL


94
JEFFERSON AVE
N
BURGER KING
SUPERCUTS
verizon
Jersey Mike's SUBS
TACO BELL
Tim Hortons
DOLLAR TREE
ALDI
BUFFALO WILD WINGS
AutoZone
Flagstar Bank
AT&T
Ford
PET SUPPLIES PLUS
McDonald's
NEW DEVELOPMENT:
Panera BREAD
PITA WAY
CHIPOTLE
E NINE MILE RD
19,102
VDP
Mercedes-Benz
Public Storage
Kroger
Shell
Arby's
FreeStar Financial
KROGER FUEL
Leo's COMEY ISLAND
SITE
7 ELEVEN

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	12,090	85,984	232,610
2024 Population	11,753	80,901	227,205
2029 Population Projection	11,588	78,993	223,325
Annual Growth 2020-2024	-0.7%	-1.5%	-0.6%
Annual Growth 2024-2029	-0.3%	-0.5%	-0.3%

HOUSEHOLDS			
2020 Households	6,136	36,806	94,442
2024 Households	5,958	34,583	91,820
2029 Household Projection	5,871	33,756	90,178
Annual Growth 2020-2024	-0.2%	-0.6%	-0.1%
Annual Growth 2024-2029	-0.3%	-0.5%	-0.4%
Avg Household Size	1.90	2.30	2.40
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$78,879	$90,176	$78,509
Median Household Income	$63,655	$70,544	$59,101

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$176,570	$173,410	$150,051
Median Year Built	1957	1955	1955
Owner Occupied Households	4,182	26,229	61,616
Renter Occupied Households	1,689	7,527	28,562

HOUSING COMPOSITION			
1-Person Households	2,701	11,662	29,629
2-Person Households	1,897	11,355	27,999
3-Person Households	666	5,264	14,766
4-Person Households	483	3,954	10,972
5-Person Households	153	1,628	5,108
6-Person Households	46	516	2,114
7-Person Households	11	205	1,232

EMPLOYMENT			
Civilian Employed	5,957	41,048	111,904
Civilian Unemployed	134	1,461	4,917
Civilian Non-Labor Force	4,013	24,539	65,970

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