



Retail For Sale or Lease

Property Name: Frenchtown Farm Plaza
Location: 803 Nadeau Road
City, State: Monroe, MI
Cross Streets: near Vivian
County: Monroe
Zoning: C-2
Year Built: N/A

Total Building Sq. Ft.:	20,800	Property Type:	
Available Sq. Ft.:	20,800	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	20,800	Total Acreage:	3.39
Max Cont. Sq. Ft.:	20,800	Land Dimensions:	Irregular
Ceiling Height:	9' - 15'	Parking:	N/A
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Block	Power:	not connected
Structural System:	Block/Steel	Restrooms:	None
Heating:	to be added	Sprinklers:	No
Air-Conditioning:	to be added	Signage:	monument
Basement:	No	Roof:	Metal
Number of Stories:	0	Floors:	Dirt, NA
Condition:	N/A	Delivery Area:	to be added

Population:	Median HH Income:	Traffic:	Yr:	Count:	11,251	Nadeau Road
1 Mile: 1,070	1 Mile: \$83,938	Yr:	Count:	2,482		Vivian Road
3 Miles: 19,294	3 Miles: \$72,290	Yr:	Count:	1,318		War Road
5 Miles: 50,318	5 Miles: \$70,401	Yr:	Count:	61,142		I-75
Current Tenant(s):	N/A	Major Tenants:	N/A			

Lease Rate:	Monthly	Improvement Allowance:	negotiable
Lease Type:	NNN	Options:	available
Monthly Rate:	N/A/mo	Taxes:	\$20,000 2026
Lease Term:	10 Year(s)	TD:	N/A
Security Deposit:	N/A	Parcel #:	07-015-049-00
Sale Price:	\$1,250,000 (\$60.10/sqft)	Assessor #:	N/A
Sale Terms:	cash, seller financing	Date Available:	at once

Utilities		Electric:	No
Sanitary Sewer:	No	Gas:	No
Storm Sewer:	No	Water:	No

Tenant Responsibilities: negotiable

Comments: unfinished build to suit
4 residential tenants in the residential premises

Broker: SIGNATURE ASSOCIATES

Agent(s):

Thomas Fritz, CCIM, (419) 249-7070, tfritz@signatureassociates.com

