

880 S. MONROE STREET
MONROE, MI 48161

RETAIL SPACE FOR LEASE
Up to 26,616 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

AVAILABILITY

UNIT	TOTAL SF	RATE
2	4,000	\$20.00/SF NNN
10	15,872	\$8.00/SF NNN
11	8,744	\$20.00/SF NNN

Building Size: 66,912 SF
Number of Stories: 1
Year Constructed: 1954
Condition: Good
Acreage: 4.9
Closest Cross Street: Jones
County: Monroe
Zoning: C-2
Parking: 90 spaces
Curb Cuts: 2
Street: 4 lane, 2 way with center turn lane



For more information, please contact:

THOMAS FRITZ, CCIM
(734) 625 7100 or (419) 249 7070
tfritz@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Steel
Roof:	Flat
Floors:	Concrete slab
Floor Coverings:	Varies
Ceiling Height:	10' – 30'
Heating:	Forced Air
Air Conditioning:	Central
Power:	440 amp
Restrooms:	Yes – the number varies by SF
Security System:	No
Overhead Doors:	No
Sprinklers:	Yes
Signage:	Pylon
Delivery Area:	Unit back door

LEASE DETAILS

Term:	5 years
Security Deposit:	Equal to 1.5 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	NNN charges

BUILDING INFORMATION

Current Occupant:	Available units are vacant.
Occupancy Date:	Lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agent for appointment

2024 REAL ESTATE TAXES

Parcel ID Number:	12-020-214-22
Total Annual Taxes:	\$ 86,114

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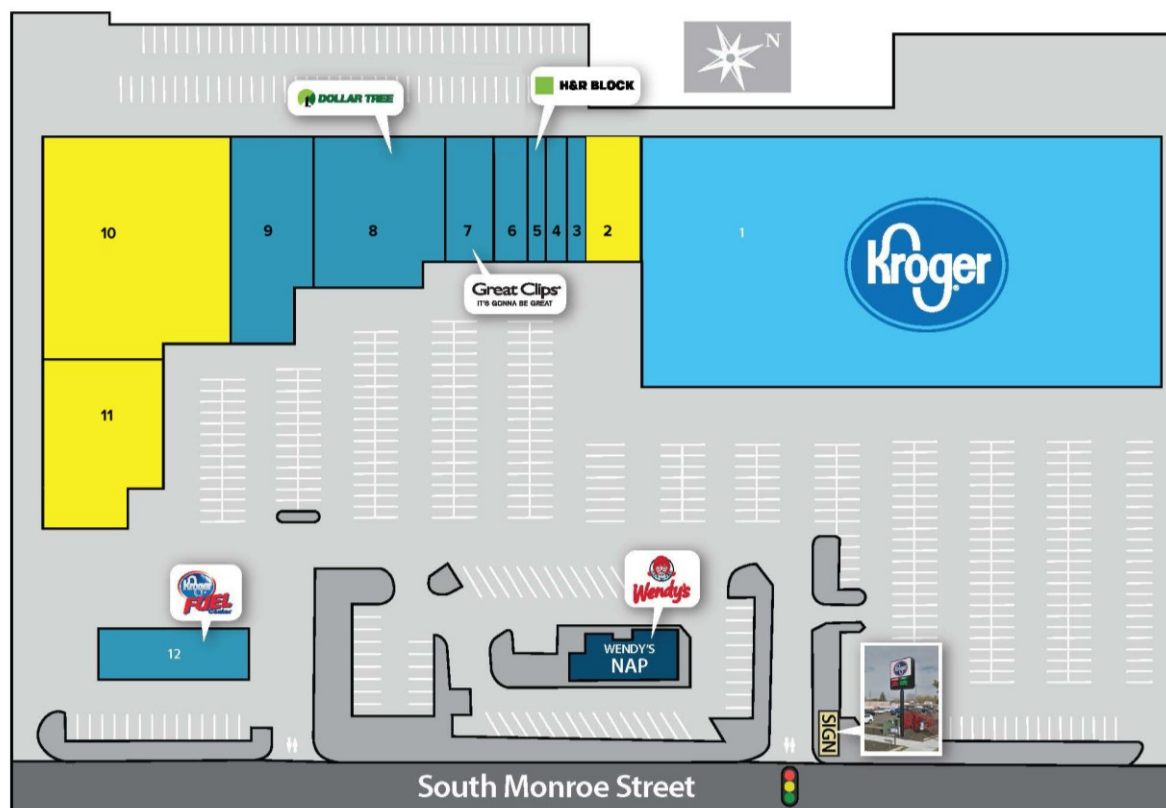
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KROGER SHOPPING PLAZA

SUITE	TENANT	SF
1	Kroger	63,763
2	AVAILABLE	4,000
3	Top Nail	1,200
4	Wild Bills	1,200
5	H&R Block	1,700
6	Metro PCS	1,989
7	Great Clips	1,879
8	Dollar Tree	12,000
9	Fresenius	8,600
10	AVAILABLE	15,872
11	AVAILABLE	8,744
12	Kroger Fuel Center	
Total Square Footage		120,947

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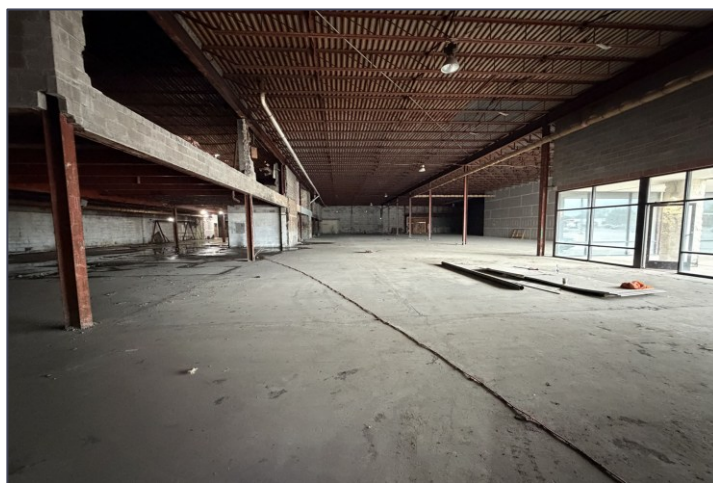
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Unit 11 & Unit 10 - Exterior



Unit 10 - Interior

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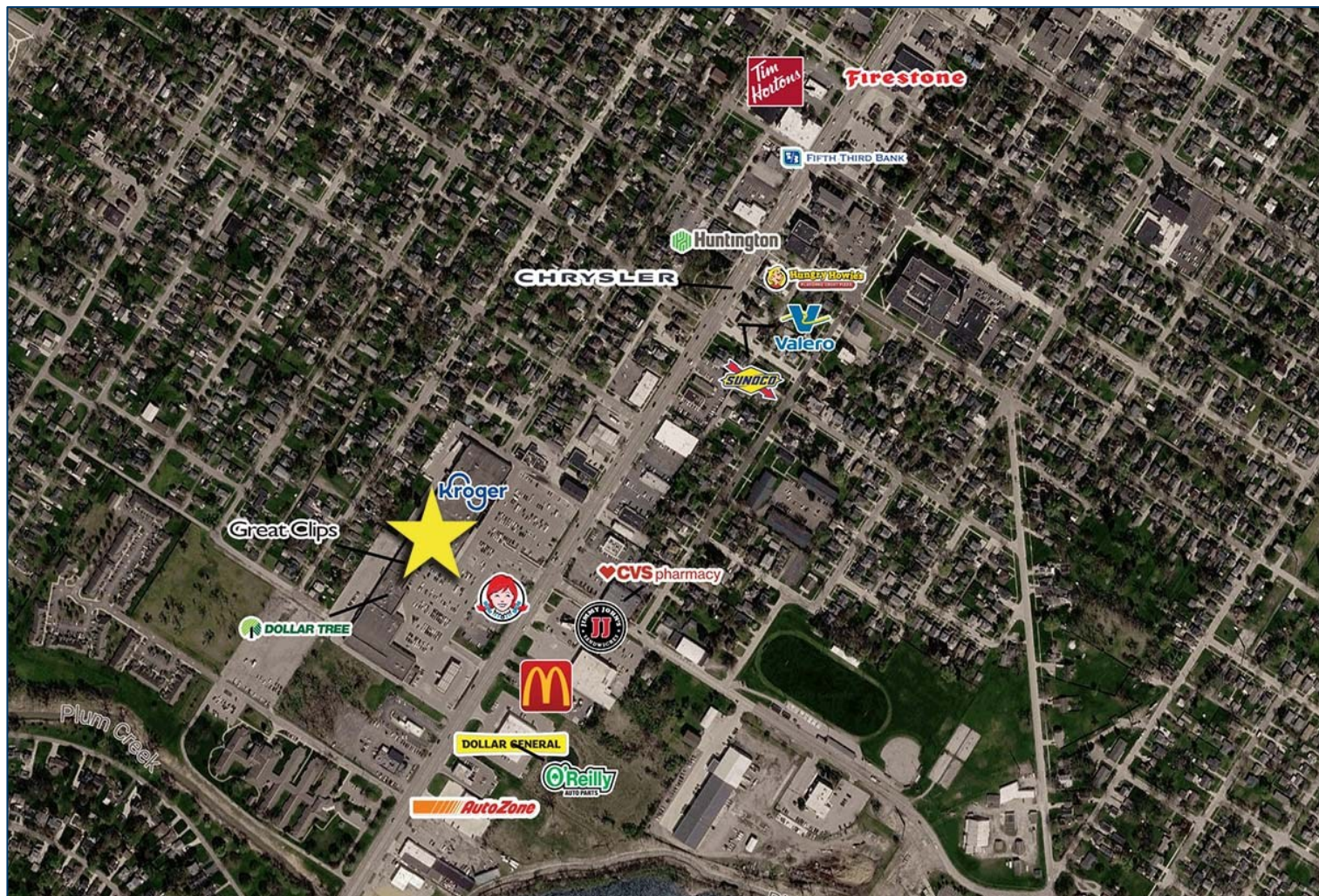
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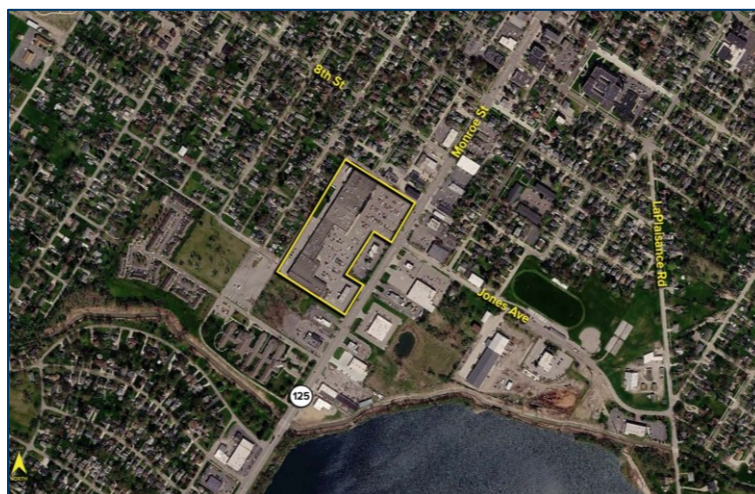


TRAFFIC COUNTS (TWO-WAY)

13,867	S. Monroe Street
2,572	Jones Avenue
1,115	W. 8 th Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,336	\$58,572
3 MILE	38,784	\$64,714
5 MILE	51,031	\$69,050



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