

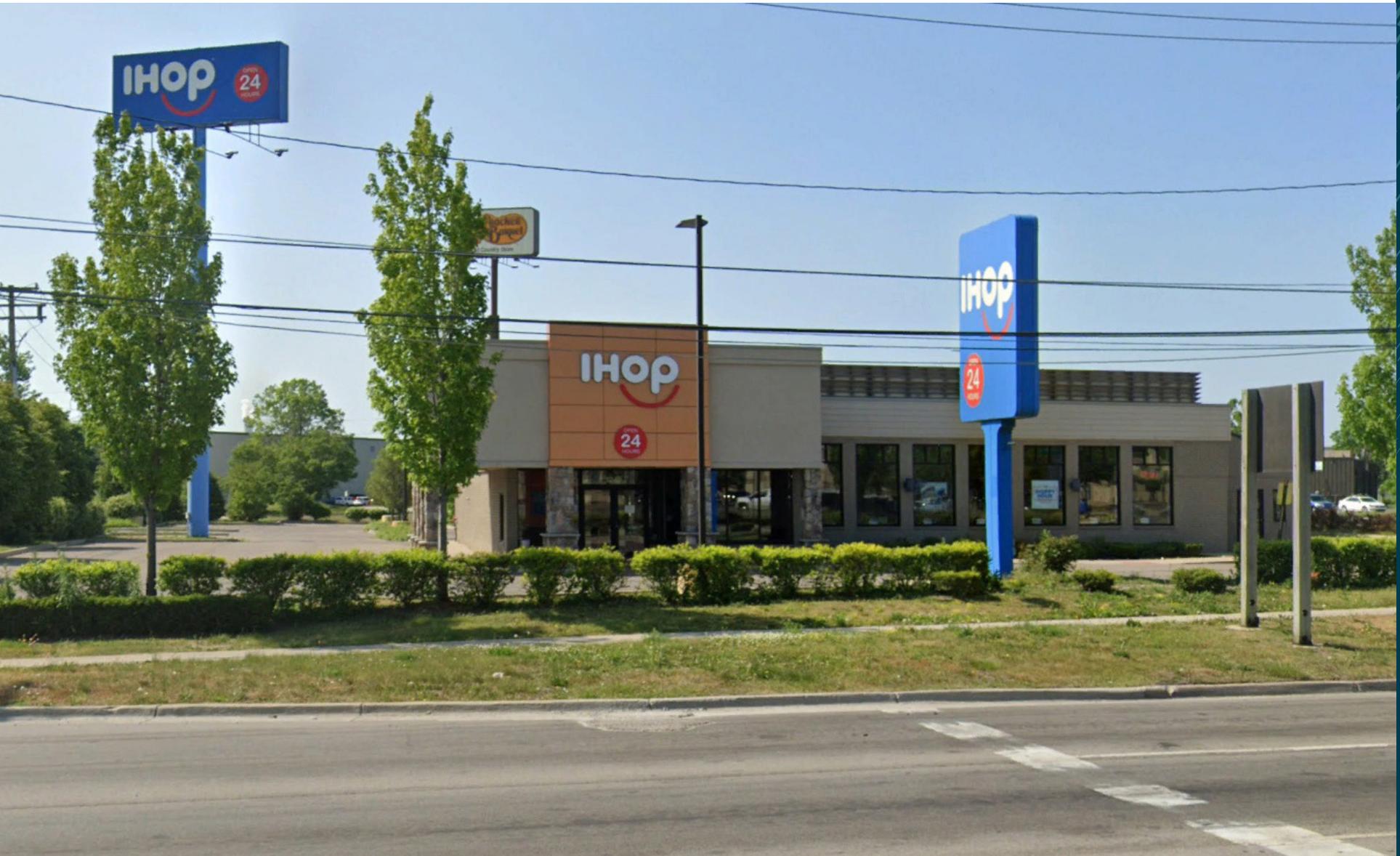
FORMER IHOP

1240 N. Dixie Highway / Monroe, MI



MID-AMERICA[®]
Real Estate-Michigan, Inc.

FOR LEASE



RETAIL OPPORTUNITY

FORMER IHOP



Address

1240 N. Dixie Highway
Monroe, MI 48162

Availability

5,114 SF
1.377 Acres

Features

- Former IHOP located at the I-75 & Dixie Highway interchange.
- 5,114 SF building situated on 1.377 acres with 94 parking spaces.
- Monument and highway pylon signage for strong visibility.
- 200' frontage along Dixie Highway (24,917 cars per day).
- Convenient access from Dixie Highway and Ternes Drive (signalized intersection).
- Adjacent to a new Starbucks-anchored development.
- Within a 1-mile radius of approximately 2,500,000 SF of industrial space, supporting a strong daytime population.
- Zoned C-D (Dixie Commercial District) – permitted and special uses include restaurants, retail, drive-thrus, gas stations, hotels, and more.

Area Tenants



Demographics (2025)

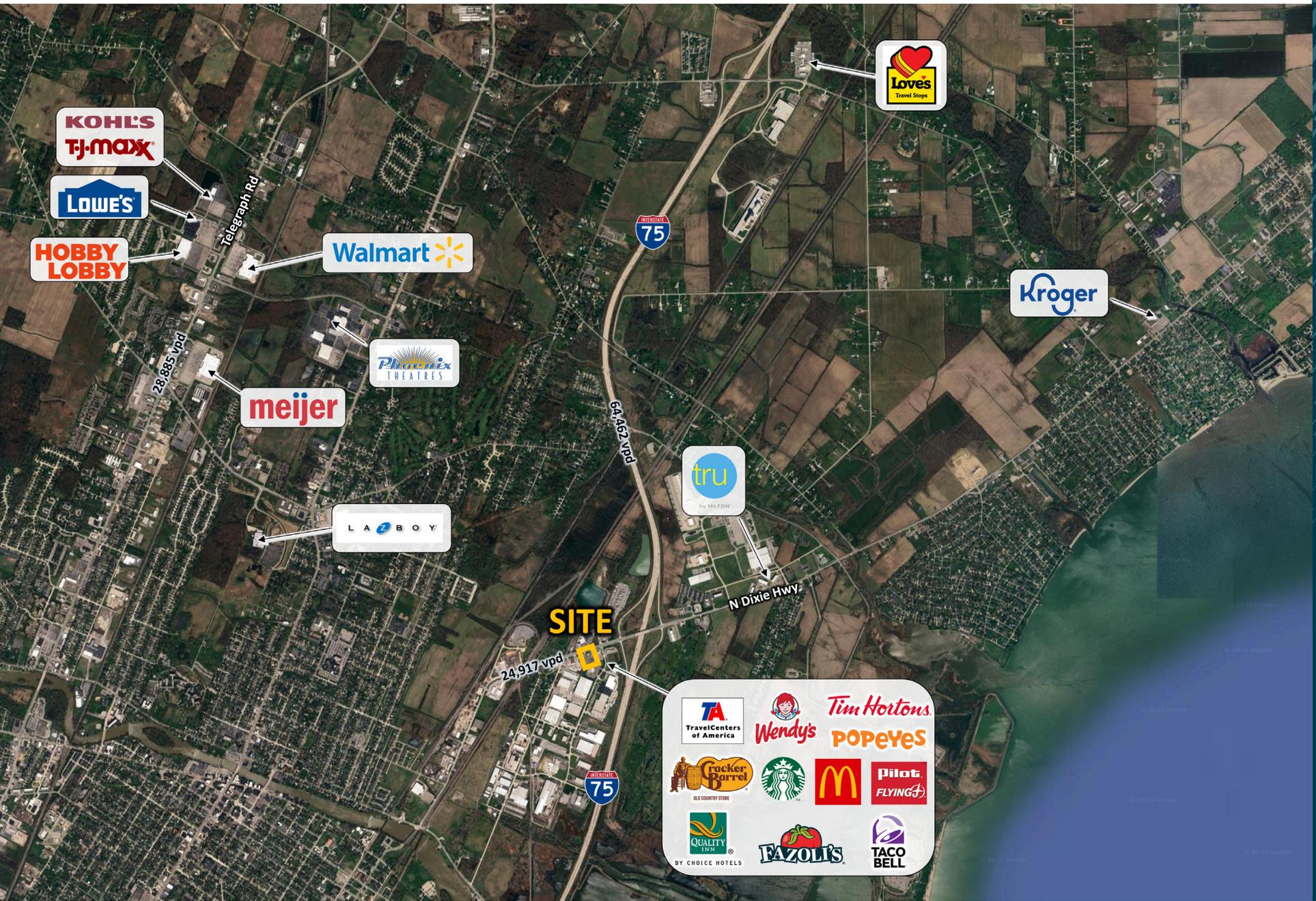
	3 MILE	3 MILES	10 MILES
POPULATION	31,436	52,027	82,387
HOUSEHOLDS	13,468	51,007	72,384
AVG HOUSEHOLD INCOME	\$75,554	\$84,040	\$89,966
DAYTIME POPULATION	33,821	51,007	72,384

FORMER IHOP



EXTERIOR PICTURES

FORMER IHOP



HIGH LEVEL AERIAL

FORMER IHOP



LOW LEVEL AERIAL