



Retail For Lease

Property Name: Monroe Mall
Location: 1421-1433 Telegraph Rd., Unit: B
City, State: Monroe, MI
Cross Streets: Stewart Rd.
County: Monroe
Zoning: C-2
Year Built: 1972 (Retrofit: 2016)

Total Building Sq. Ft.:	3,200	Property Type:	Strip Center
Available Sq. Ft.:	1,263	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	1,263	Total Acreage:	0.72
Max Cont. Sq. Ft.:	1,263	Land Dimensions:	Irregular
Ceiling Height:	9'	Parking:	30
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Block	Power:	200 Amps
Structural System:	Block & truss	Restrooms:	1
Heating:	Forced Air	Sprinklers:	Yes
Air-Conditioning:	Central	Signage:	Available
Basement:	No	Roof:	Flat rubber
Number of Stories:	1	Floors:	N/A
Condition:	Excellent	Delivery Area:	Back door

Population:	Median HH Income:	Traffic:	Yr:	Count:	N/A
1 Mile:	1 Mile:		Yr:	Count:	
3 Miles:	3 Miles:		Yr:	Count:	
5 Miles:	5 Miles:		Yr:	Count:	

Current Tenant(s): Vacant **Major Tenants:** Happy's Pizza, Hair Mechanix, Monroe Vape & Tobacco

Lease Rate:	\$23.00	Improvement Allowance:	Negotiable
Lease Type:	psf NNN	Options:	Negotiable
Monthly Rate:	\$2,430/mo	Taxes:	
Lease Term:	3 Year(s)	TD:	N/A
Security Deposit:	\$5,000	Assessor #:	N/A
Parcel #:	07-806-008-00	Date Available:	Lease execution

Utilities		Electric:	Yes
Sanitary Sewer:	Yes	Gas:	Yes
Storm Sewer:	Yes	Water:	Yes

Tenant Responsibilities: NNN

Comments:

Renovated shopping center with high visibility and a traffic count of 30,000, located on US-24 just south of Stewart Rd. This property is strategically positioned in a prime location, central to a diverse range of popular franchises and national retailers. These include well-known names such as McDonald's, Wendy's, Burger King, Arby's, Big Lots, Harbor Freight, Culver's, Dairy Queen, Taco Bell, Chipotle, Qdoba, Meijer, and many others. This is an excellent opportunity for businesses looking to establish a presence in a high-traffic area with a strong consumer base.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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

