

35 S. MONROE STREET
MONROE, MI 48161

RETAIL SPACE FOR LEASE
1,200 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



PROPERTY FEATURES

- 1,200 square feet available
- Street level commercial space located in Downtown Monroe's Central Business District
- Ideally situated for legal, professional, or civic-oriented services; the property sits in close proximity to both the Monroe County Courthouse and Monroe City Hall
- Zoned C-2
- Lease Rate: \$11.00/sq. ft. modified gross



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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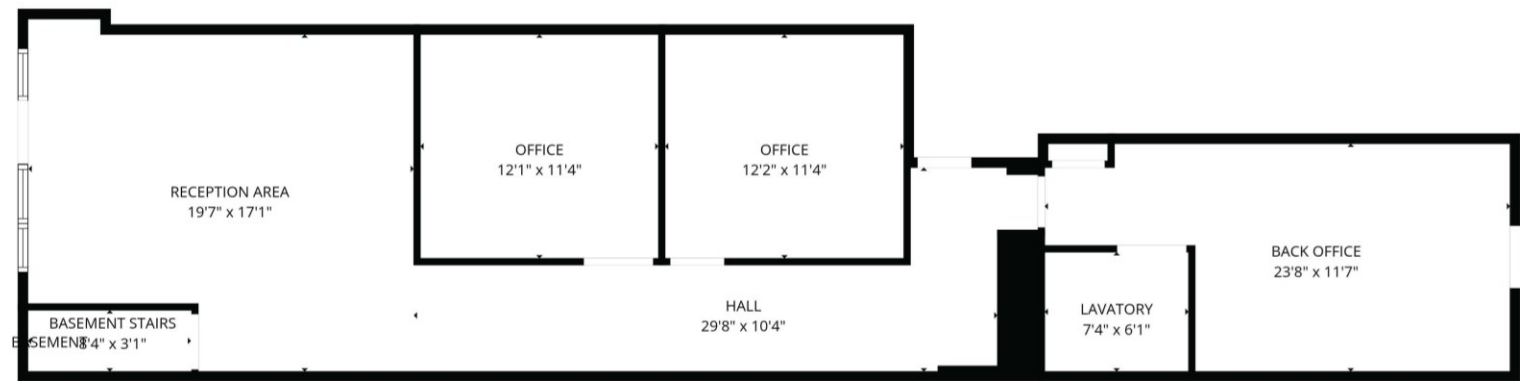
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Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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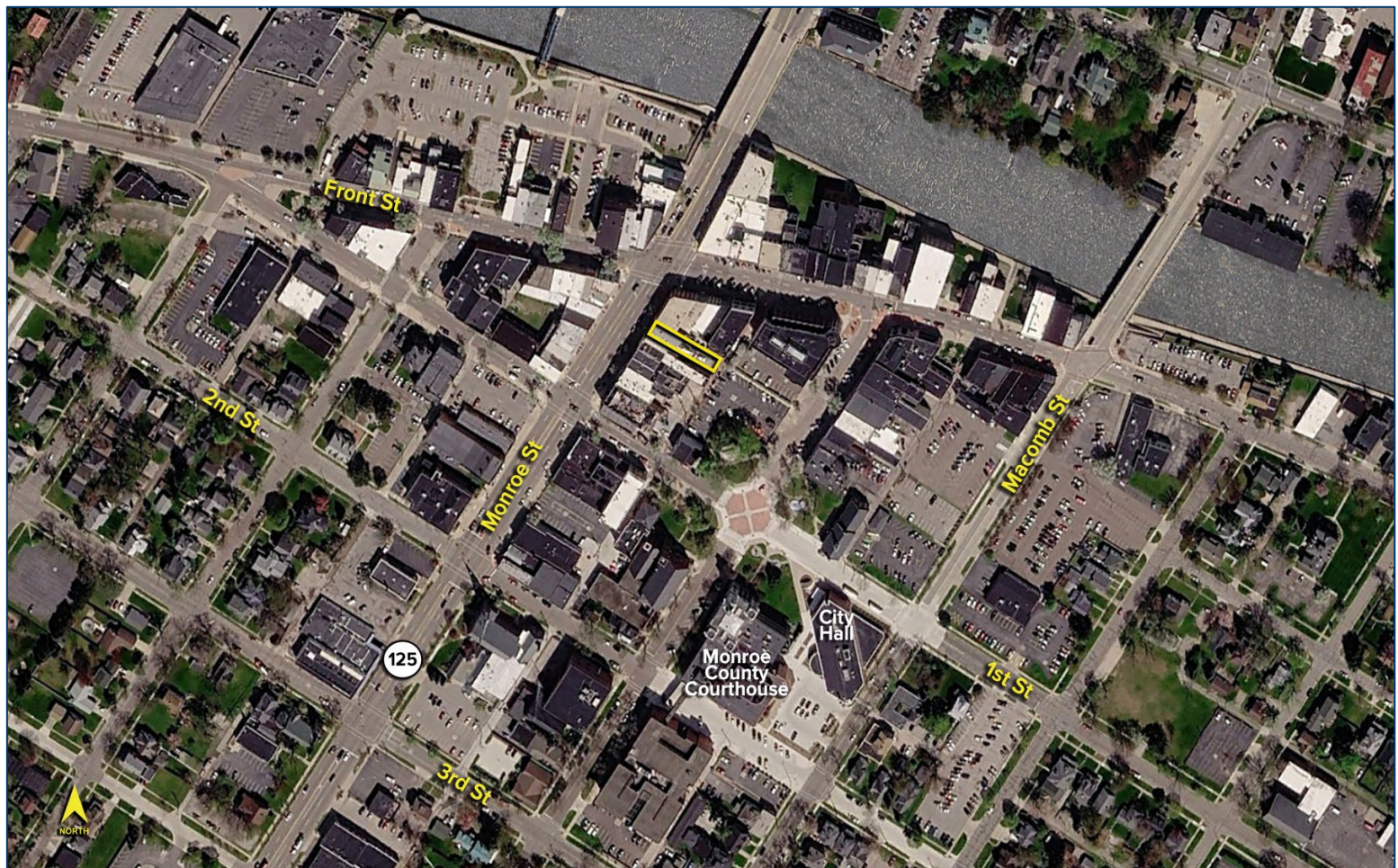
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TRAFFIC COUNTS (TWO-WAY)

14,518	S. Monroe Street
2,982	1st Street
3,876	West Front Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	13,691	\$59,308
3 MILE	39,639	\$64,280
5 MILE	52,175	\$69,213



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