



**SIGNATURE
ASSOCIATES**
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Retail For Lease

Property Name: Downtown Central Business District
Location: 35 Monroe Street
City, State: Monroe, MI
Cross Streets: Front Street
County: Monroe
Zoning: C-2
Year Built: 1910

Total Building Sq. Ft.:				4,612	Property Type:		Street Retail	
Available Sq. Ft.:				1,200	Bldg. Dimensions:		N/A	
Min Cont. Sq. Ft.:				1,200	Total Acreage:		N/A	
Max Cont. Sq. Ft.:				1,200	Land Dimensions:		Irregular	
Ceiling Height:				8'	Parking:		1	
Overhead Door(s) / Height:				0	Curb Cuts:		1	
Exterior Construction:				Block/Brick	Power:		200 Amps	
Structural System:				Block/Wood truss	Restrooms:		1	
Heating:				Forced Air	Sprinklers:		No	
Air-Conditioning:				Central	Signage:		Canopy	
Basement:				Yes	Roof:		Flat	
Number of Stories:				3	Floors:		Unknown, Unknown	
Condition:				Good	Delivery Area:		N/A	
Population:		Median HH Income:		Traffic:	Yr:	Count:	14,518	S. Monroe Street
1 Mile:	13,691	1 Mile:	\$59,308		Yr:	Count:	2,982	1st Street
3 Miles:	39,639	3 Miles:	\$64,280		Yr:	Count:	3,876	West Front Street
5 Miles:	52,175	5 Miles:	\$69,213		Yr:	Count:		
Current Tenant(s):				Vacant		Major Tenants:		N/A
Lease Rate:				\$11.00		Improvement Allowance:		Negotiable
Lease Type:				Per month Mod.gross		Options:		Negotiable
Monthly Rate:				\$1,100/mo		Taxes:		Included
Lease Term:				3 Year(s)		TD:		N/A
Security Deposit:				\$1,500		Assessor #:		N/A
Parcel #:				07 065 015 00		Date Available:		At lease execution

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

Tenant Responsibilities: Modified Gross

Comments: 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

Broker: SIGNATURE ASSOCIATES

Agent(s):

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