



2511 N Telegraph Rd

Monroe, Michigan 48162

Property Highlights

- For Lease
- Property is Anchored by Kohl's, TJ Maxx, and PetSmart
- Other Surrounding Tenants Include Lowes, Hobby Lobby, Dunhams, Staples, Belle Tire, Five Below, Walmart, Tractor Supply Co.
- Vacancies Include: 1,651 SF Retail Center
- Located at the Signalized Intersection on Telegraph & Mall Rd. in Monroe, MI
- NNN Charges: \$4.82 PSF
- Zoning: CG

OFFERING SUMMARY

Available SF	1,651 SF
Lease Rate	\$12.00 SF/yr (NNN)
Building Size	141,354 SF

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 212	\$12.00 SF/yr	1,651

For more information

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

31700 Middlebelt Road
Suite 225
Farmington Hills, MI 48334
248 353 0500 tel
naifarbman.com

Additional Photos

Vacant
Suite 212
1,651 SF

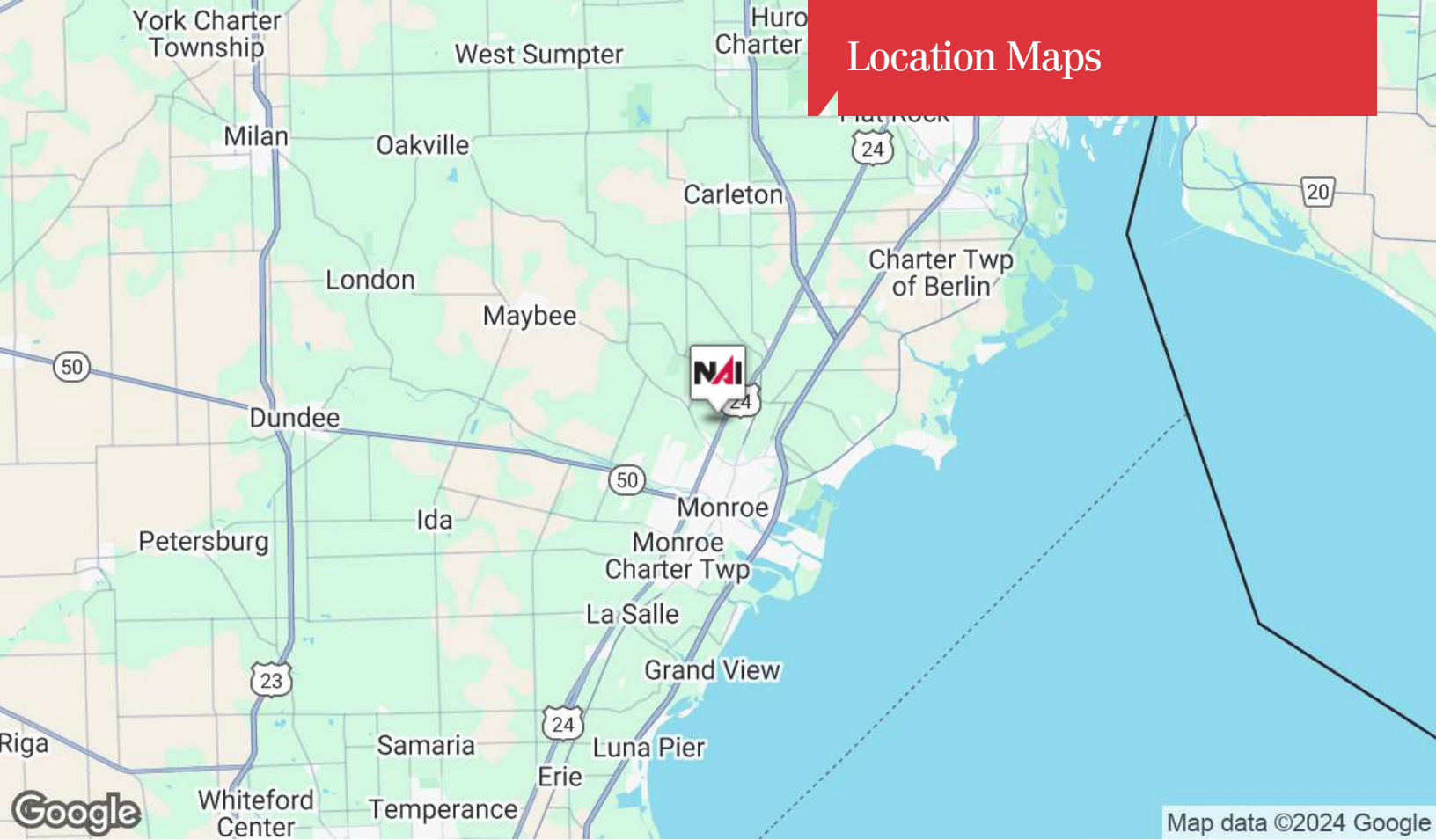


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Retailer Map

Subject Property

KOHL'S

PETSMART

FIVE BELOW

verizon wireless

maurices

SHOE sensation

TJ-maxx

LOWE'S

Dunham's
Discount Sporting Goods

STAPLES
Make More Happen

HOBBY LOBBY

FIFTH THIRD BANK

Bob Evans

FLAGSTAR
Original
BANK

TRACTOR
SUPPLY CO

Walmart
Save money. Live better.

SUBWAY

THE
SALVATION
ARMY

Ruby
The Chef

Applebee's

ALDI

STARBUCKS
COFFEE

BUFFALO WILD WINGS

Wendy's

BIG
LOTS!

meijer

Arby's

McDonald's

Qdoba

BURGER KING

HAPPY'S
PIZZA

Tim Hortons

DUNKIN'
DONUTS

Google

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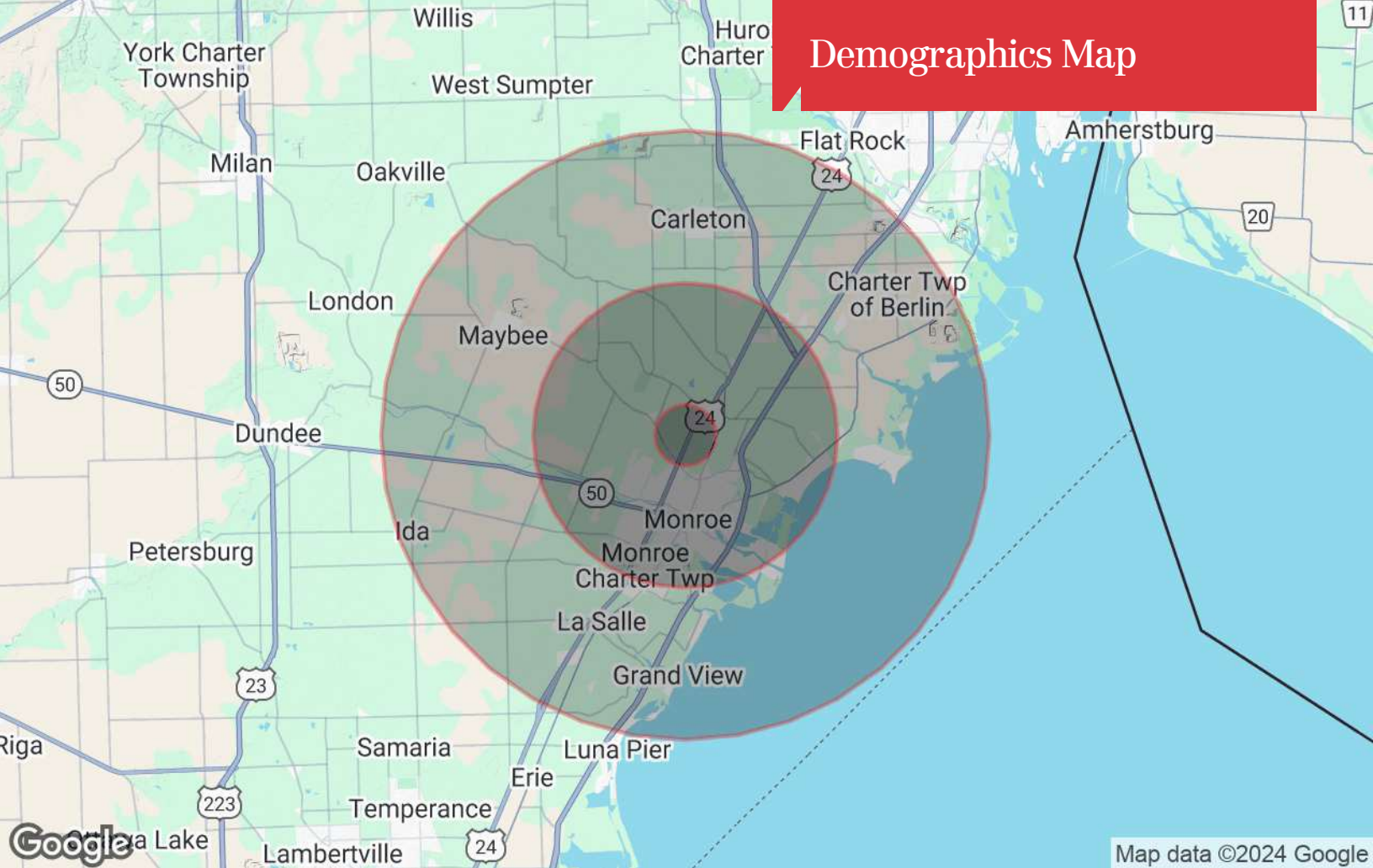
Site Plan



Suite	Tenant	Square Feet
100	Kohl's	68,727
110	TJ Maxx	26,055
115	PetSmart	20,100
120	Shoe Sensation	6,521

Suite	Tenant	Square Feet
200	Maurice's	4,800
204	Five Below	8,300
212	Vacant	1,651
214	Art Nails	1,000
216	Regis Salon	1,200
218	Verizon Wireless	3,000

Total:
141,354 SF



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,744	60,765	106,424
MEDIAN AGE	42.0	38.7	38.9
MEDIAN AGE (MALE)	41.2	37.1	37.7
MEDIAN AGE (FEMALE)	43.0	39.8	39.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	721	24,294	41,485
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$71,269	\$58,814	\$62,415
AVERAGE HOUSE VALUE	\$166,011	\$133,276	\$144,452

Race

	1 Mile	5 Miles	10 Miles
% WHITE	97.9%	95.4%	95.6%
% BLACK	1.5%	3.4%	3.0%
% ASIAN	0.3%	0.5%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.4%
% OTHER	0.1%	0.5%	0.5%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	2.8%	3.8%	3.9%

* Demographic data derived from 2020 ACS - US Census