



Retail For Lease

Property Name:

Location: 524 Telegraph Road
City, State: Monroe, MI
Cross Streets: W Lorain
County: Monroe
Zoning: C-2
Year Built: 1971

Total Building Sq. Ft.:		7,403		Property Type:		Other	
Available Sq. Ft.:		2,904		Bldg. Dimensions:		N/A	
Min Cont. Sq. Ft.:		1,800		Total Acreage:		N/A	
Max Cont. Sq. Ft.:		2,904		Land Dimensions:		Irregular	
Ceiling Height:		8'		Parking:		50, Surface	
Overhead Door(s) / Height:		0		Curb Cuts:		2	
Exterior Construction:		Brick		Power:		220 Amps	
Structural System:		Block/Steel truss		Restrooms:		2	
Heating:		N/A		Sprinklers:		No	
Air-Conditioning:		Central		Signage:		Available	
Basement:		No		Roof:		Flat	
Number of Stories:		1		Floors:		Unknown, Unknown	
Condition:		Good		Delivery Area:		Side door	
Population:		Median HH Income:		Traffic:		Yr:	
Count:		24,955		N. Telegraph Road			
1 Mile: 9,402		1 Mile: \$50,873		Yr:		Count: 5,217	
3 Miles: 40,633		3 Miles: \$65,899		Yr:		Count:	
5 Miles: 53,147		5 Miles: \$69,179		Yr:		Count:	
Current Tenant(s):		N/A		Major Tenants:		N/A	
Lease Rate:		\$12.00 - \$14.00		Improvement Allowance:		Negotiable	
Lease Type:		PSF Mod.gross		Options:		Negotiable	
Monthly Rate:		N/A		Taxes:		Included	
Lease Term:		3 Year(s)		TD:		N/A	
Security Deposit:		Equal to 1 month's rent		Assessor #:		N/A	
Parcel #:		55-69-00705-000		Date Available:		Lease execution	

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

Tenant Responsibilities: N/A

Comments:

Unit A - Highly visible 1,800 sq. ft. restaurant space
 Unit B - 1,104 sq. ft. flexible floorplan commercial unit
 Outstanding visibility and direct frontage on heavily traveled N. Telegraph Road
 50+ parking lot with prominent building signage
 Zoned C-2

Broker: SIGNATURE ASSOCIATES

Agent(s):

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

