

524 N. TELEGRAPH ROAD
UNIT A & B
MONROE, MI 48161

RETAIL SPACE FOR LEASE
1,800 – 2,904 Square Feet Available



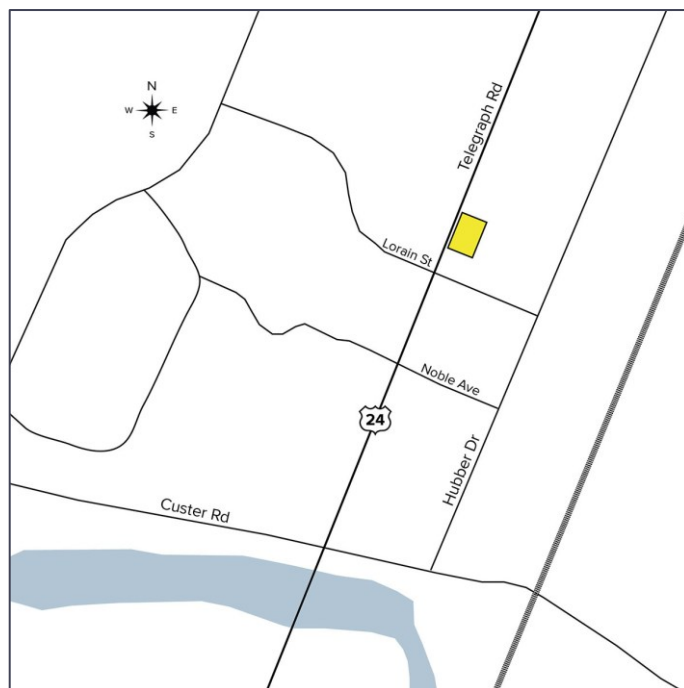
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FULL-SERVICE COMMERCIAL REAL ESTATE



PROPERTY FEATURES

- 1,800 & 1,104 square foot units available
- 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
- Lease Rate: \$12.00 – 14.00/sq. ft. modified gross



For more information, please contact:

THOMAS FRITZ, CCIM
(734) 625 7100 or (419) 249 7070
tfritz@signatureassociates.com

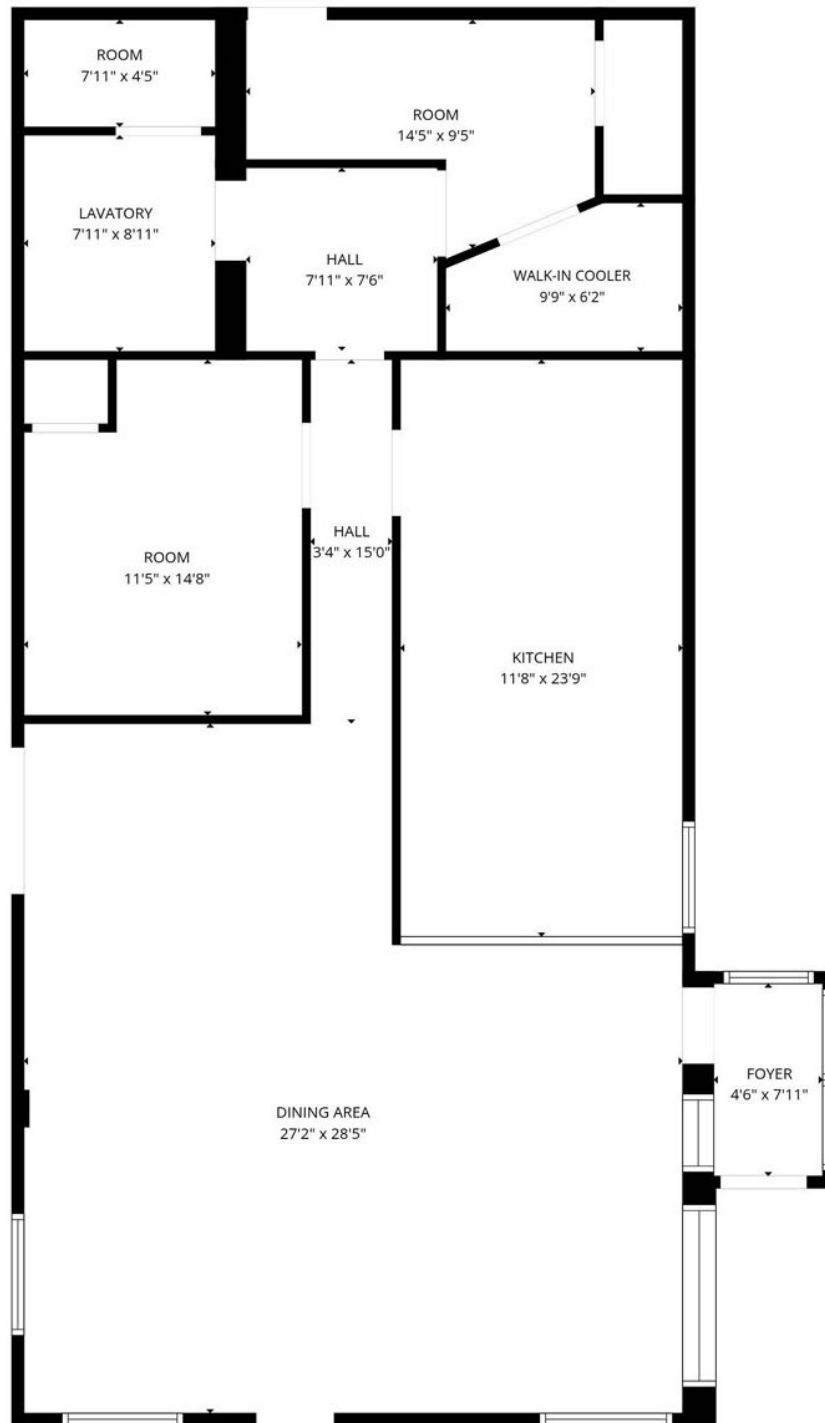
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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Unit A Floor Plan



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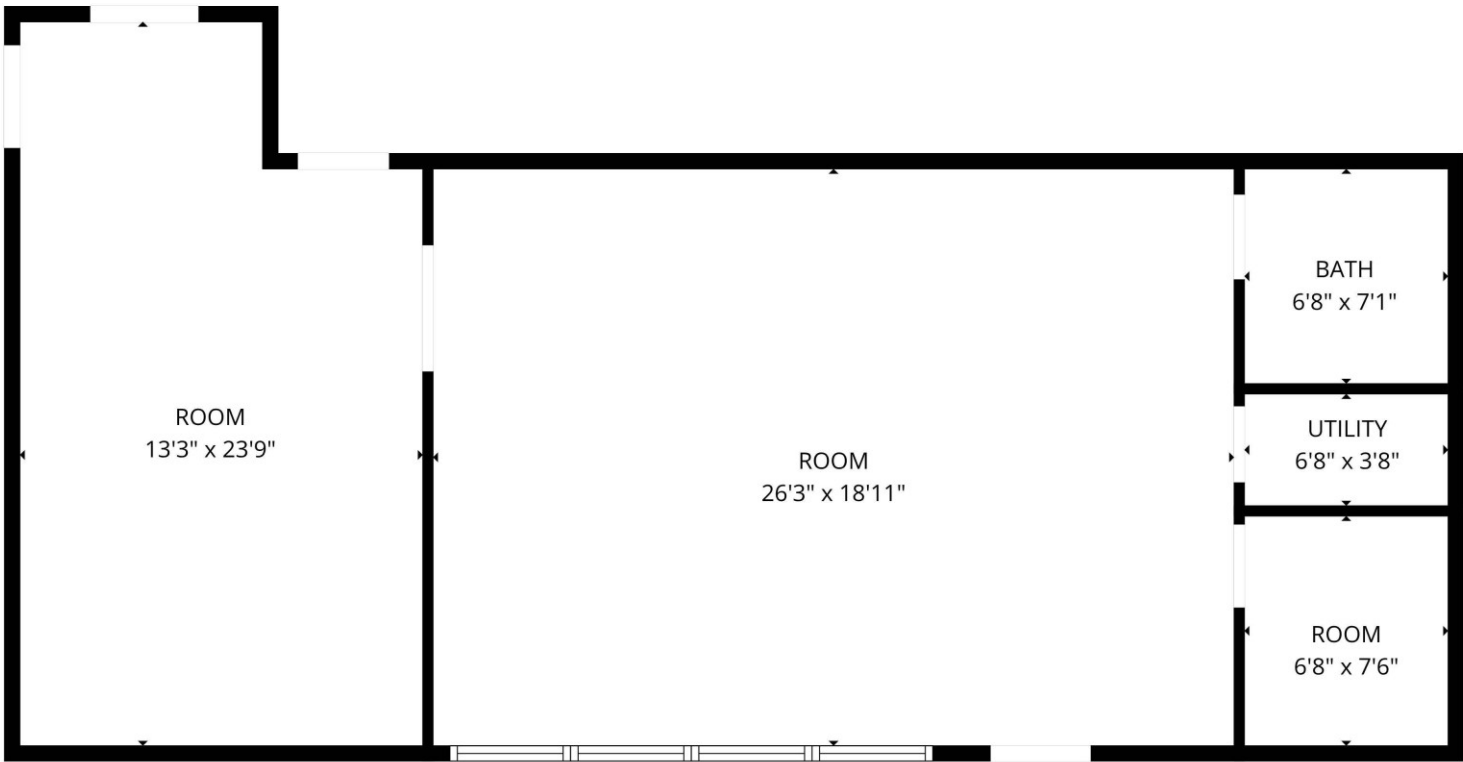
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Unit B Floor Plan



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

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TRAFFIC COUNTS (TWO-WAY)

24,955 N. Telegraph Road

5,217 N. Custer Road

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,402	\$50,873
3 MILE	40,633	\$65,899
5 MILE	53,147	\$69,179

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