

2059 N. MONROE STREET
UNIT B-3
MONROE, MI 48161

RETAIL SPACE FOR LEASE
1,855 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

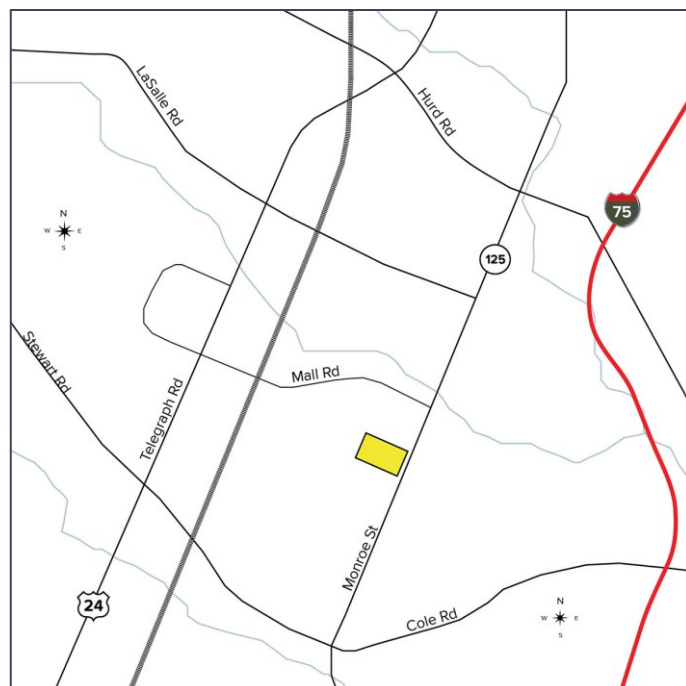
FULL-SERVICE COMMERCIAL REAL ESTATE

SCHOOL HOUSE SQUARE



PROPERTY FEATURES

- 1,855 square feet available
- Move-in ready - spacious main area/reception room, private office, breakout rooms, and two restrooms
- Versatile commercial/retail space situated along highly traveled N. Monroe Street
- Zoned C-2
- Ample surface parking – 50 shared spaces
- Lease Rate: \$12.00/sq. ft. modified gross



For more information, please contact:

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

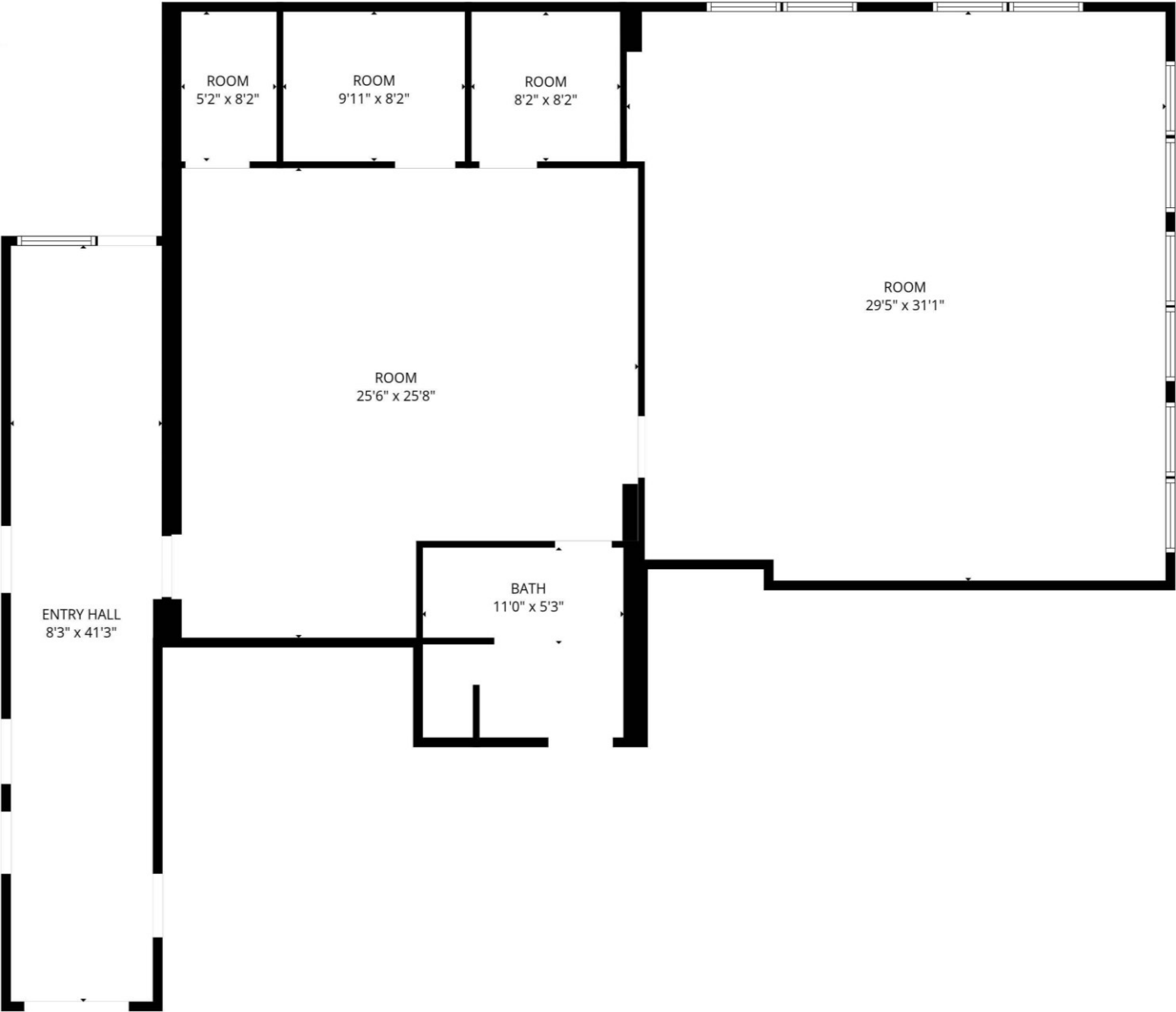
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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Unit B-3 Floor Plan



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

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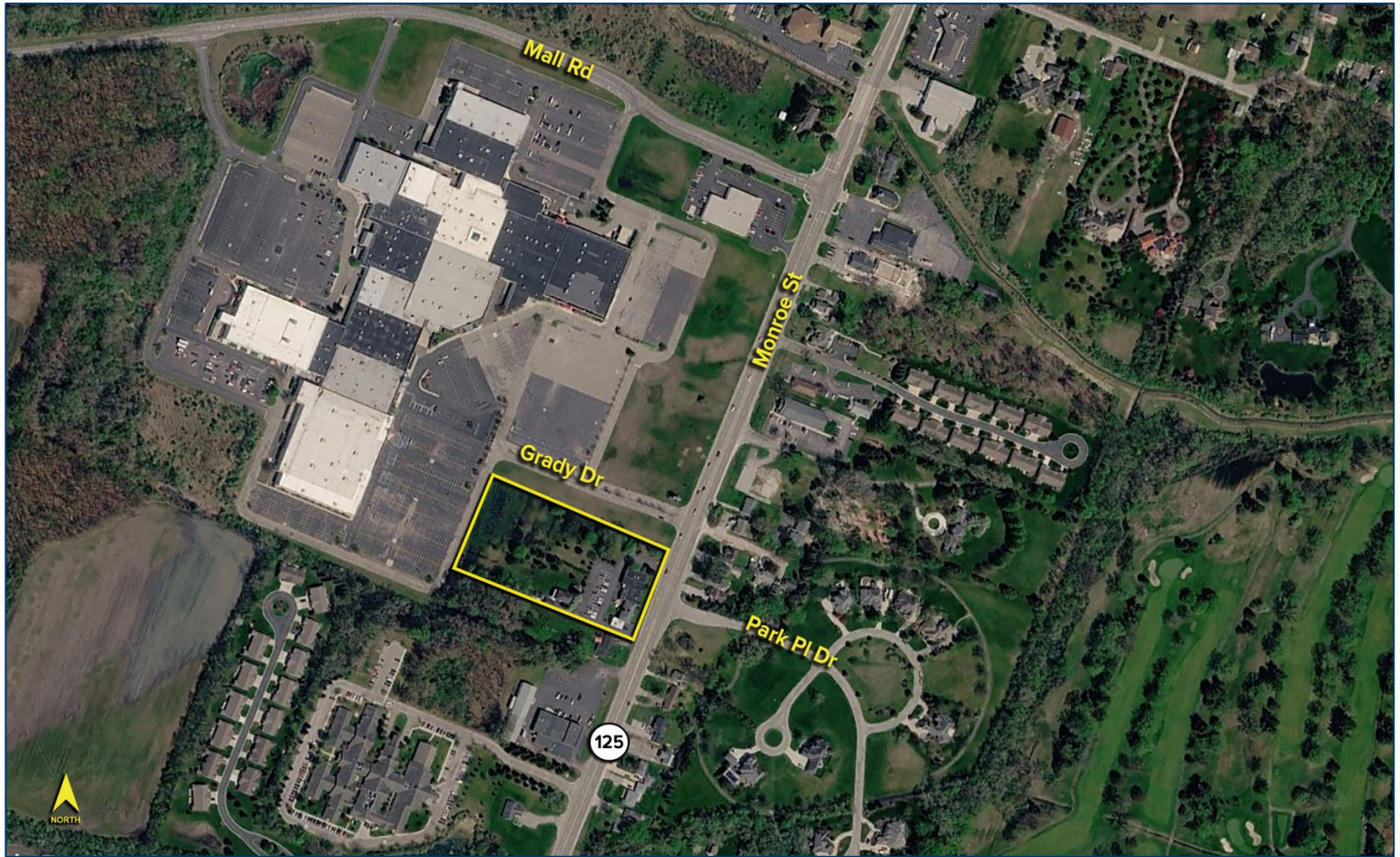
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TRAFFIC COUNTS (TWO-WAY)

13,566	N. Monroe Street
7,123	Mall Road
10,695	Stewart Road

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,027	\$61,083
3 MILE	32,748	\$63,799
5 MILE	55,814	\$69,478

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