

611 N. TELEGRAPH ROAD
MONROE, MI 48162

VACANT LAND FOR SALE
6± Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

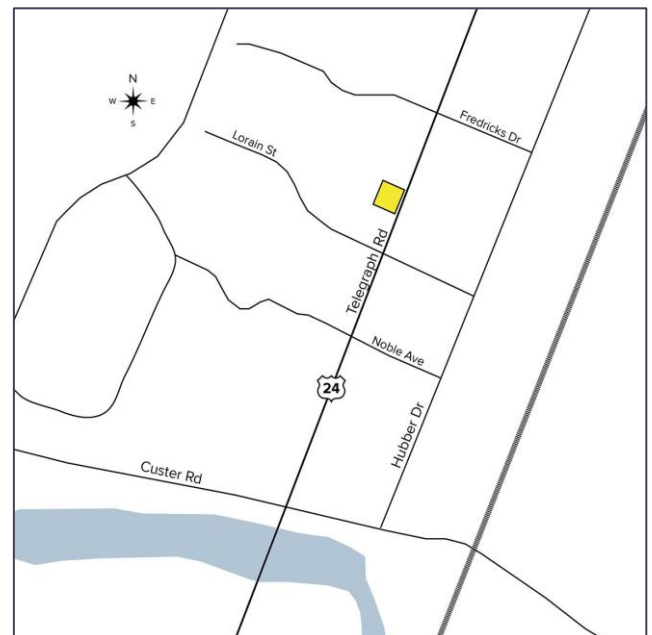
FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL REDEVELOPMENT SITE



GENERAL INFORMATION

Sale Price:	\$1,250,000
Acreage:	6± acres
Closest Cross Street:	2 blocks north of M-50
County:	Monroe
Zoning:	C-T – Telegraph Rd Comm. Dist.
Easements:	Of record
Topography:	Flat
Survey Available:	Yes
Environmental Report:	Phase I



For more information, please contact:

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PROPERTY DESCRIPTION	
Improvements:	All utilities to site
Restrictions:	Zoning
Sign on Property:	Yes
Adjacent Land:	
North:	BP/C- store
South:	Retail
East:	Retail
West:	Residential/Multi-family

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	11,752	\$53,972
3 MILE	40,901	\$62,649
5 MILE	51,386	\$66,846

UTILITIES	
Electric:	Consumer's Energy
Gas:	Consumer's Energy
Water:	City of Monroe
Sanitary Sewer:	City of Monroe
Storm Sewer:	City of Monroe

2024 REAL ESTATE TAXES	
Parcel Numbers:	55-69-00659-44
Winter Taxes:	\$11,989.75
Summer Taxes:	\$12,379.94
Total Taxes:	\$24,369.69

2024 TRAFFIC COUNTS (TWO-WAY)	
TELEGRAPH ROAD	24,722 N/S ADT

Comments:

- 6 acres in an opportunity zone.
- Major north/south high traffic commercial corridor.
- Dense infill location.
- Large asphalt parking lot (former bowling alley).
- All utilities are in place.
- 450' of frontage on Telegraph Road ready for development.

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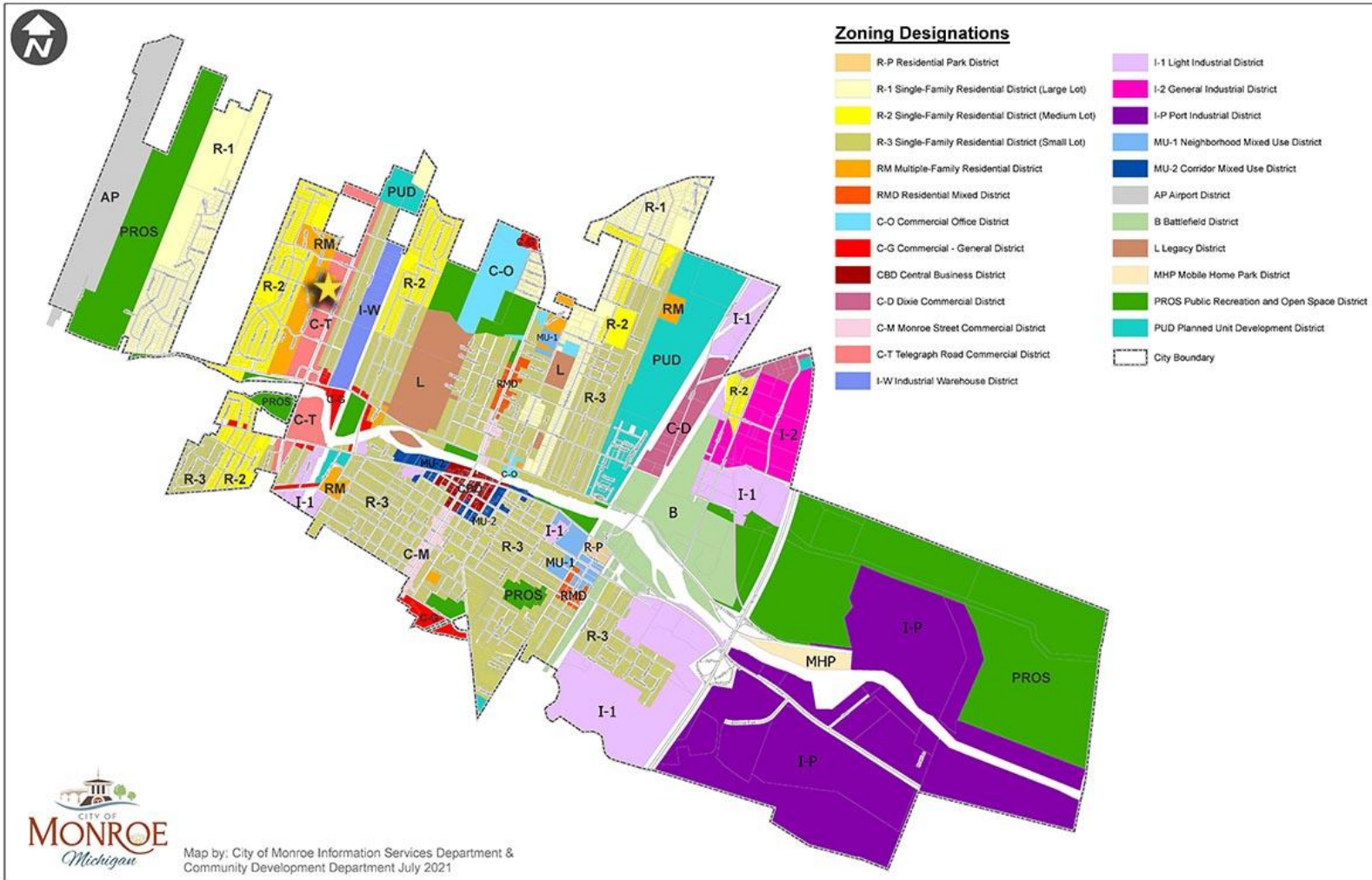
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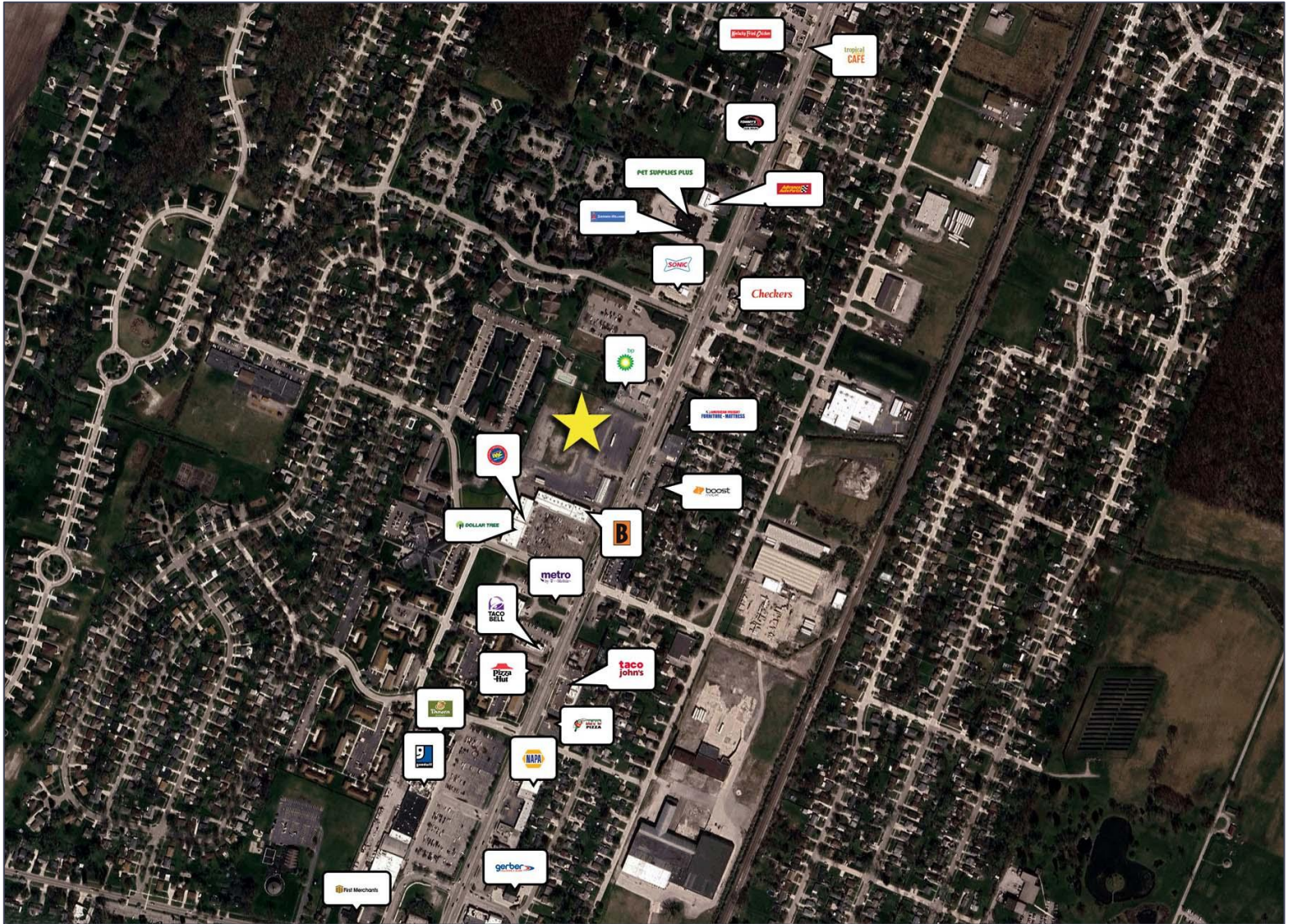
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