



Retail For Lease

Property Name: Townsite Plaza
Location: 15511-15583 Dixie Highway, Unit: 15515
City, State: Monroe, MI
Cross Streets: Parkside
County: Monroe
Zoning: C-2
Year Built: 1970

Total Building Sq. Ft.:	26,172	Property Type:	Other
Available Sq. Ft.:	4,985	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	4,985	Total Acreage:	N/A
Max Cont. Sq. Ft.:	4,985	Land Dimensions:	Irregular
Ceiling Height:	10'	Parking:	1
Overhead Door(s) / Height:	1: 10 x 0	Curb Cuts:	1
Exterior Construction:	Block/Brick	Power:	200 Amps
Structural System:	Block/Steel truss	Restrooms:	2
Heating:	Forced Air	Sprinklers:	No
Air-Conditioning:	Central	Signage:	Available
Basement:	No	Roof:	Flat rubber
Number of Stories:	1	Floors:	Unknown, Unknown
Condition:	Good	Delivery Area:	N/A

Population:		Median HH Income:		Traffic:	Yr:	Count: 12,657	S. Dixie Highway
1 Mile:	10,476	1 Mile:	\$60,879		Yr:	Count: 7,989	E. Dunbar Road
3 Miles:	37,352	3 Miles:	\$64,107		Yr:	Count: 1,488	Jones Avenue
5 Miles:	50,478	5 Miles:	\$68,937		Yr:	Count:	

Current Tenant(s):	Occupied - 30 day notice	Major Tenants:	N/A
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Lease Rate:	\$10.00 - \$15.00	Improvement Allowance:	N/A
Lease Type:	PSF Mod. Gross	Options:	N/A
Monthly Rate:	\$4,000/mo	Taxes:	included
Lease Term:	3 Year(s)	TD:	N/A
Security Deposit:	\$5,000	Assessor #:	N/A
Parcel #:	12-215-005-00, 12-215-001-00	Date Available:	Negotiable

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

Tenant Responsibilities:	N/A
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Comments:
 Open layout flex unit
 Single-story neighborhood strip center built in 1970
 Well-suited for retail, flex, or service-oriented uses
 Convenient parking and prominent signage

Broker: SIGNATURE ASSOCIATES

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

