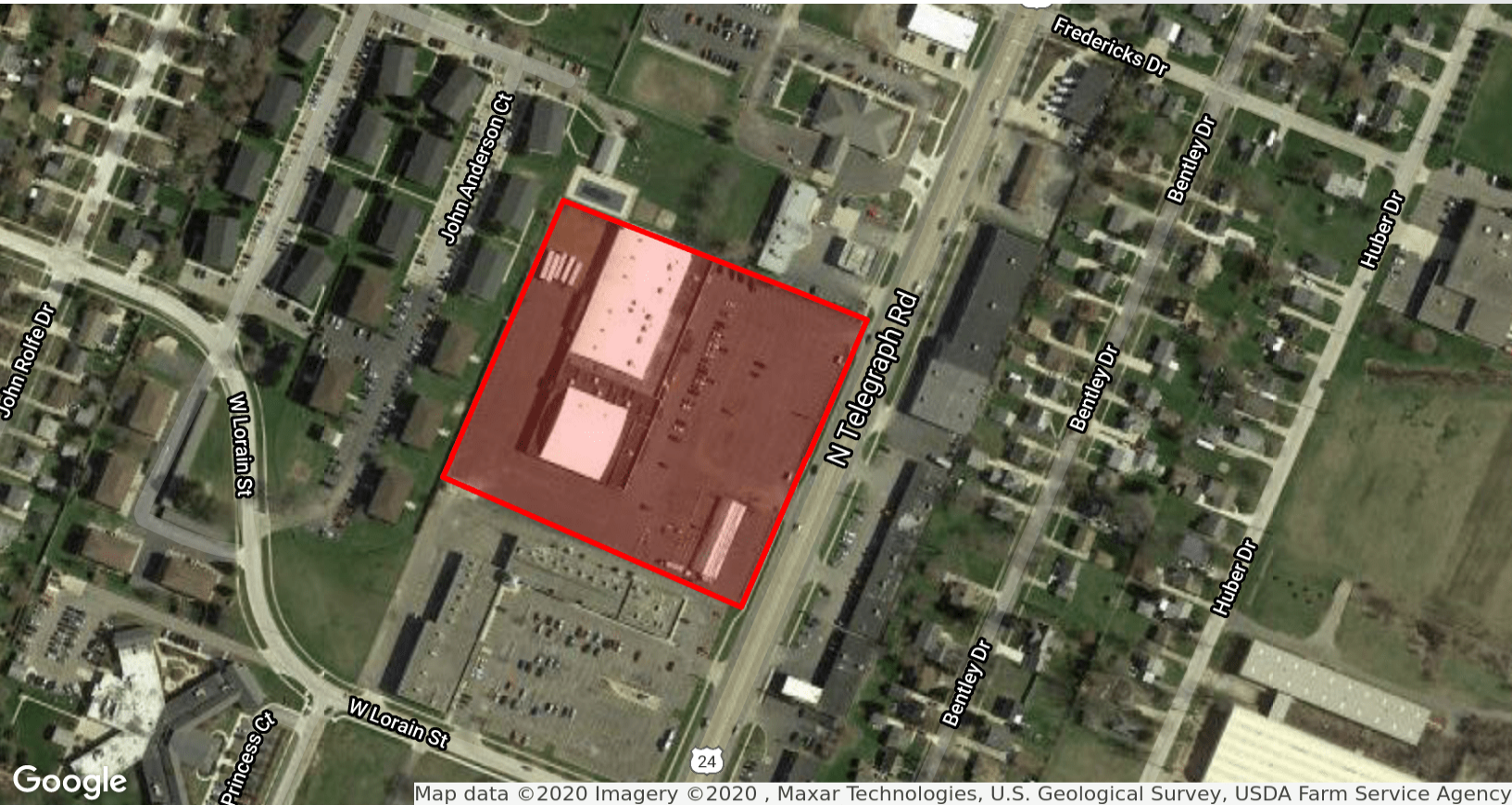


# 6 ACRES IN OPPORTUNITY ZONE LAND



## FOR SALE

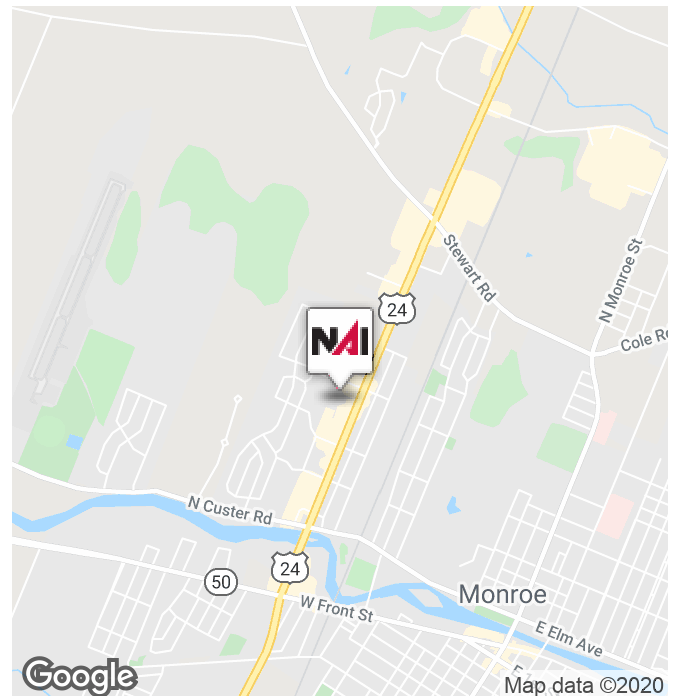


## 611 N Telegraph Rd

Monroe, Michigan 48162

### Property Highlights

- 6 Acres and 450 Feet of Frontage on Busy Telegraph Rd Ready For Development
- Major North / South High Traffic Commercial Corridor
- Width and Depth of the Site Ideal for Big Box or Mid-Box Retail
- 30,000 + Vehicles Per Day
- Has a Liquor License Available
- All Site Improvements in as Previous Building was Demolished
- Large Existing Parking Lot in Place



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**John Harwood**

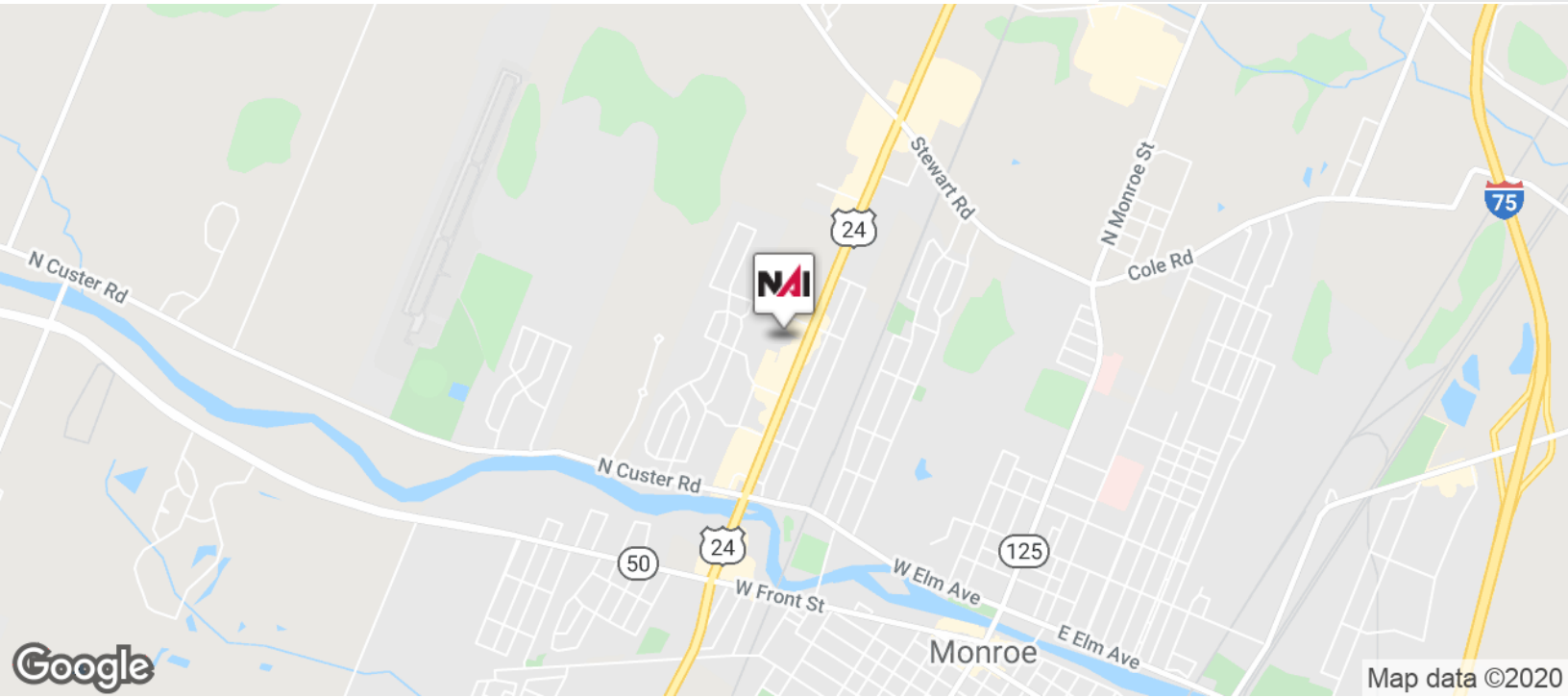
Associate Broker | 734.755.0488  
[harwood@farbman.com](mailto:harwood@farbman.com)

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# 6 ACRES IN OPPORTUNITY ZONE LAND



## FOR SALE



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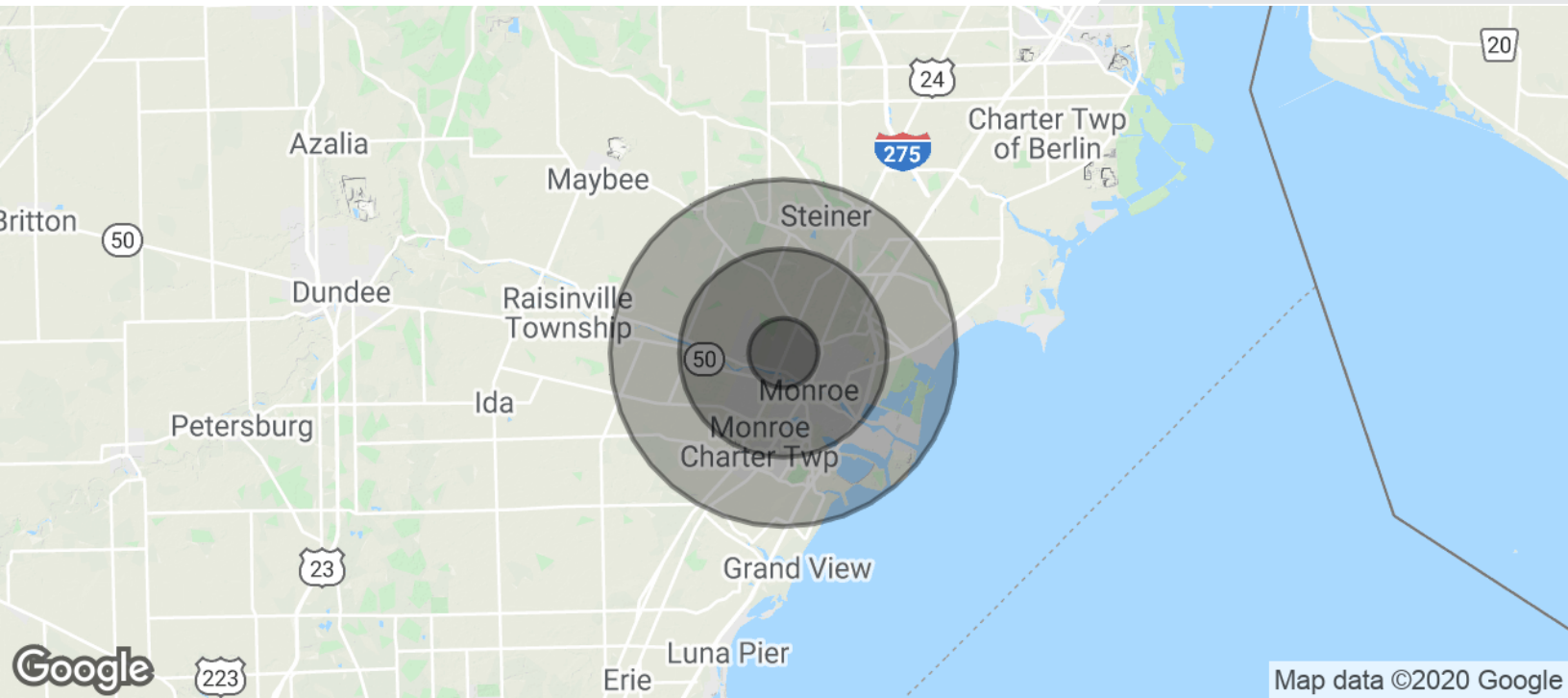
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# 6 ACRES IN OPPORTUNITY ZONE LAND



## FOR SALE



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,666	41,095	62,864
Median age	37.3	39.0	38.9
Median age (Male)	37.4	37.2	37.6
Median age (Female)	37.6	40.0	39.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,380	16,795	25,234
# of persons per HH	2.4	2.4	2.5
Average HH income	\$55,638	\$56,660	\$60,425
Average house value	\$153,866	\$133,845	\$135,066

\* Demographic data derived from 2010 US Census



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