

FOR LEASE
FORMER BIG LOTS

1575 N. TELEGRAPH RD, MONROE, MI 48162

**36,480 SF
AVAILABLE**



PROPERTY DETAILS

LOCATION:	1575 N. Telegraph Rd Monroe, MI 48162
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Immediately
RENT:	\$8.50/SF NNN
NNN EXPENSE:	\$3.51/SF
AVAILABLE SPACE:	36,480 SF
ZONING:	C-2
GROSS LEASABLE AREA:	91,951 SF
TRAFFIC COUNT:	N Telegraph Rd (25,798 CPD) Stewart Rd (7,857 CPD)

EXCLUSIVELY LISTED BY:



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\$8.50/SF NNN

36,480 SF

RENT

AVAILABLE SPACE

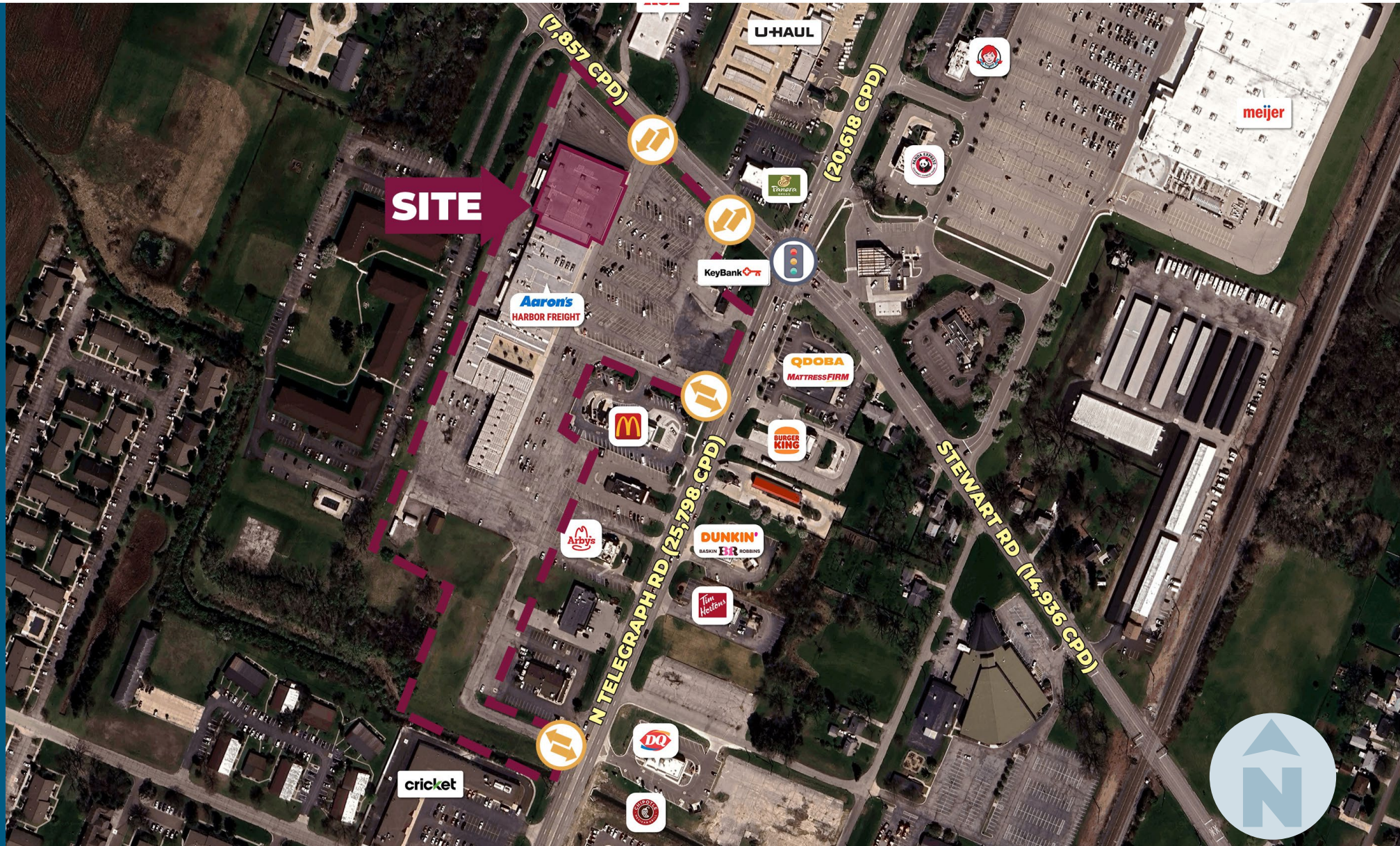
TENANT ROSTER



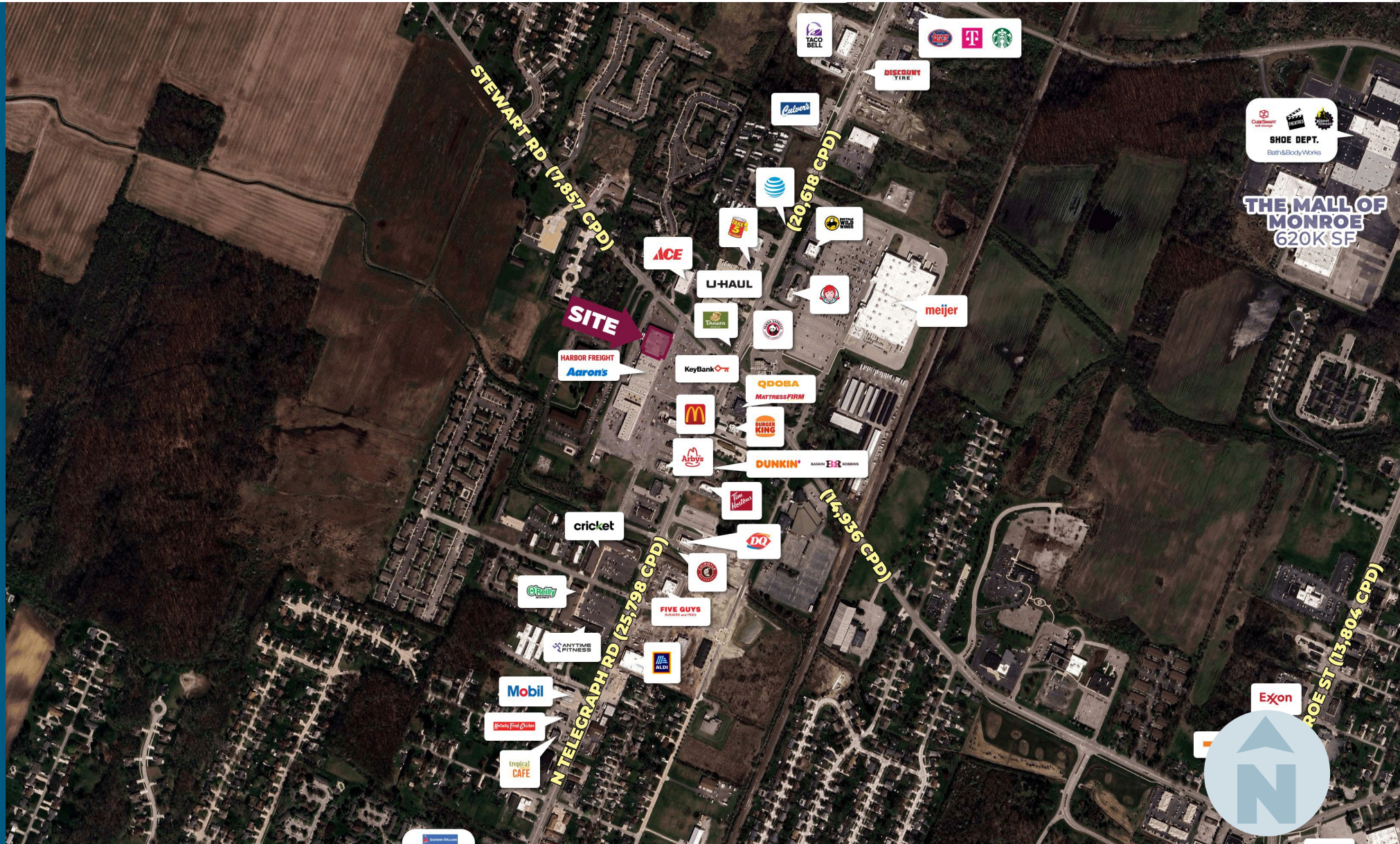
HIGHLIGHTS

- The former Big Lots/Big Lots Furniture has approximately 225' frontage. The box is splitable, and the ceiling height is 15 feet to the joist.
- Adjacent national big-box stores include Meijer, Wal-Mart, Lowe's, T.J. Maxx, and Hobby Lobby.
- Monroe is within 40 miles of Detroit and Ann Arbor, and just 20 miles from Toledo, making it a strategic link to the I-75 corridor.

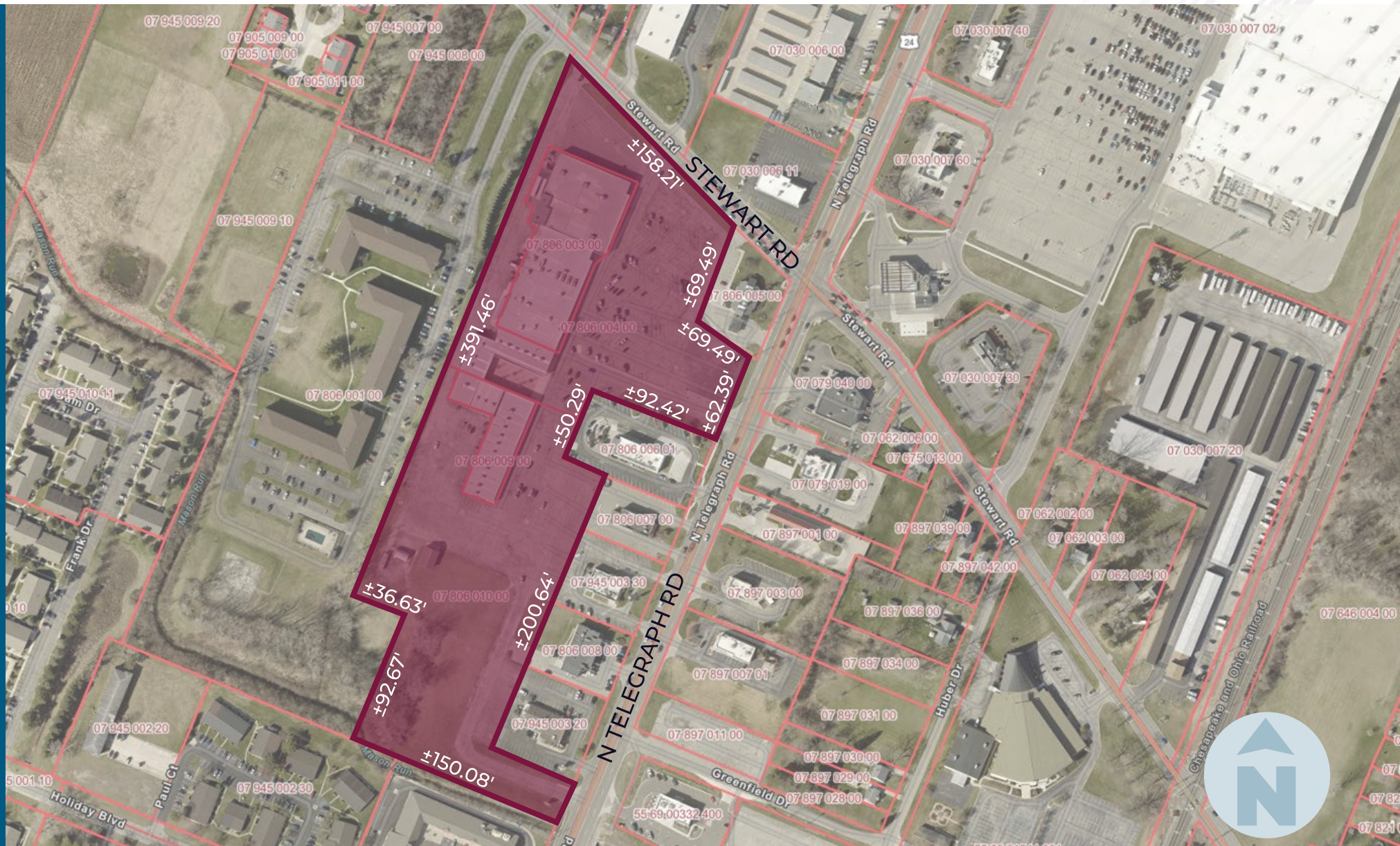
MICRO AERIAL



MACRO AERIAL



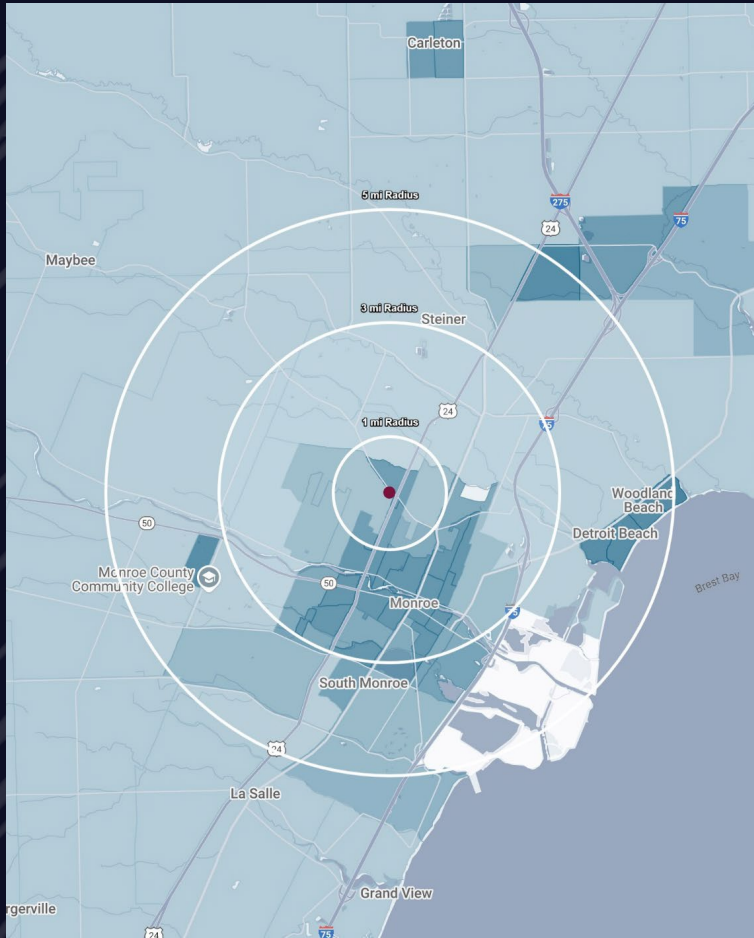
PLAT



PYLON SIGN



DEMOGRAPHICS



FORMER BIG LOTS

1575 N. Telegraph Rd, Monroe, MI 48162

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	5,696	35,551	55,132
2020 Census Population	5,845	35,207	54,537
2010 Census Population	5,838	35,246	54,166
HOUSEHOLDS			
2025 Estimated Households	2,618	15,120	23,064
2030 Projected Households	2,647	15,308	23,339
2020 Census Households	2,478	14,499	22,307
2010 Census Households	2,346	14,048	21,303
Projected Annual Growth 2025 to 2030	0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.8%	0.5%	0.6%
RACE			
2025 Est. White	84.9%	86.4%	87.7%
2025 Est. Black	7.8%	6.3%	5.5%
2025 Est. Asian or Pacific Islander	1.6%	1.0%	0.9%
2025 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2025 Est. Other Races	5.6%	6.0%	5.6%
INCOME			
2025 Est. Average Household Income	\$72,969	\$80,080	\$85,189
2025 Est. Median Household Income	\$51,538	\$64,072	\$68,063
2025 Est. Per Capita Income	\$33,997	\$34,323	\$35,829
BUSINESS			
2025 Est. Total Businesses	262	1,301	1,686
2025 Est. Total Employees	3,052	18,149	22,821

CONTACT US



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