



FOR LEASE

Starbucks Anchored Lease Opportunity

1224 North Dixie Highway

Monroe, MI 48162

1,615 – 1,944 SF

AVAILABLE

\$28.00

SF/YR

4

SPACES



Re/Max Commercial

23676 Park Street
Dearborn, MI 48124
3135251101

Yousef Beydoun

Commercial Division

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Lic# 6501354088

Property Overview



6,789 SF
AVAILABLE SF



\$28
ASKING RATE SF/YR



4
SPACES AVAILABLE



2025
YEAR BUILT



1.722
LOT SIZE



4
UNITS



Monroe
COUNTY



250
FRONTAGE



41.925182, -83.364658
COORDINATES

EXECUTIVE SUMMARY

Anchored by **Starbucks**, this new retail center offers **1,615–1,944 SF spaces available** along highly traveled North Dixie Highway in Monroe. **Directly off I-75**, the center offers exceptional visibility, convenient access, and strong daily traffic, surrounded by national retailers, restaurants, major employers, and established residential neighborhoods.

PROPERTY HIGHLIGHTS

- New Starbucks Anchored Development
- Located Directly off I-75
- Nearby National Tenants Include; McDonald's, Cracker Barrel, Tim Horton's, Taco Bell, iHop & more
- Excellent Visibility & Signage

ACCESSIBILITY



AIRPORTS

Detroit Metropolitan Wayne County Airport	19.9 mi
Willow Run Airport	23.1 mi
Grosse Ile Municipal Airport (KONZ)	16.2 mi



HIGHWAYS

I 75	0.3 mi
Detroit-Toledo Expressway	1.2 mi
I 275	5.3 mi
South Telegraph Road	8.2 mi

Space Available

2

\$28 SF/Yr

SF AVAILABLE

1,615 SF

TYPE

NNN

USE

Retail

3

\$28 SF/Yr

SF AVAILABLE

1,615 SF

TYPE

NNN

USE

Retail

4

\$28 SF/Yr

SF AVAILABLE

1,615 SF

TYPE

NNN

USE

Retail

5

\$28 SF/Yr

SF AVAILABLE

1,944 SF

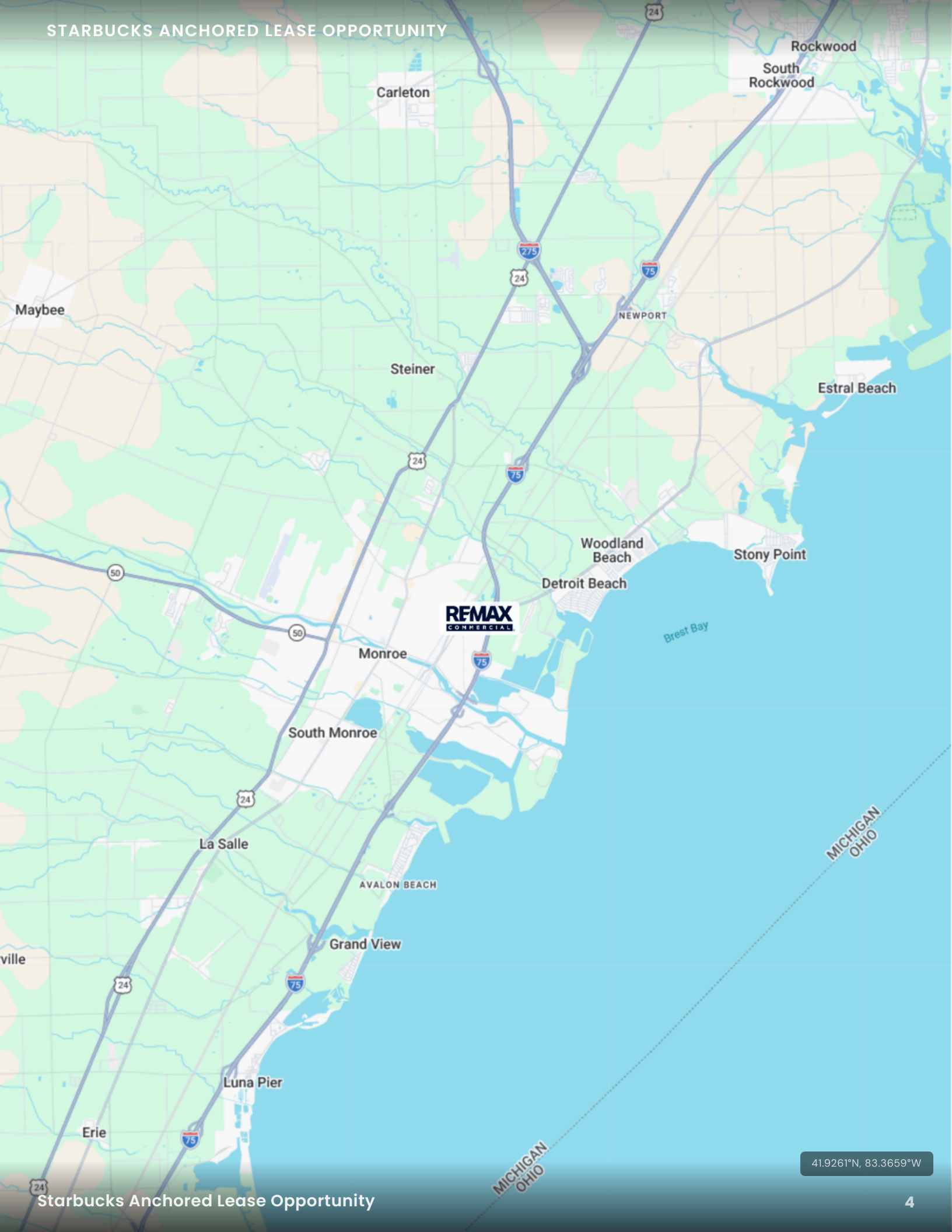
TYPE

NNN

USE

Retail

STARBUCKS ANCHORED LEASE OPPORTUNITY



REMAX
COMMERCIAL

MICHIGAN
OHIO

MICHIGAN
OHIO

41.9261°N, 83.3659°W

Photo Gallery



Photo Gallery



Market Overview



POPULATION
20,462

AREA
10.2 sq mi

ELEVATION
597 ft

COUNTY
Monroe County

INCORPORATED
1817

STATE
Michigan

Market Overview: Monroe, MI

Monroe is the largest city in Monroe County, Michigan, United States, and its county seat. The population was 20,462 at the 2020 census. The city is bordered on the south by Monroe Charter Township, but the two are administered autonomously. Monroe is the core city in the Monroe metropolitan area, which is coterminous with Monroe County and had a population of 154,809 in 2020. On the western shores of Lake Erie about 20 miles (32 km) northeast of Toledo, Ohio, and 40 miles (64 km) southwest of Detroit, the city is part of the Detroit–Ann Arbor–Flint combined statistical area.

The Monroe area was the scene of several military conflicts during the War of 1812 against the United Kingdom and is known for the Battle of Frenchtown. In 1817, parts of the Frenchtown settlement along the River Raisin were platted and renamed "Monroe" after then-president James Monroe. When Michigan became a state in 1837, Monroe was incorporated as a city.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	2,218
Median HH Income	\$87,499
Households	910

3-MILE RADIUS

Population	31,089
Median HH Income	\$65,598
Households	13,390

5-MILE RADIUS

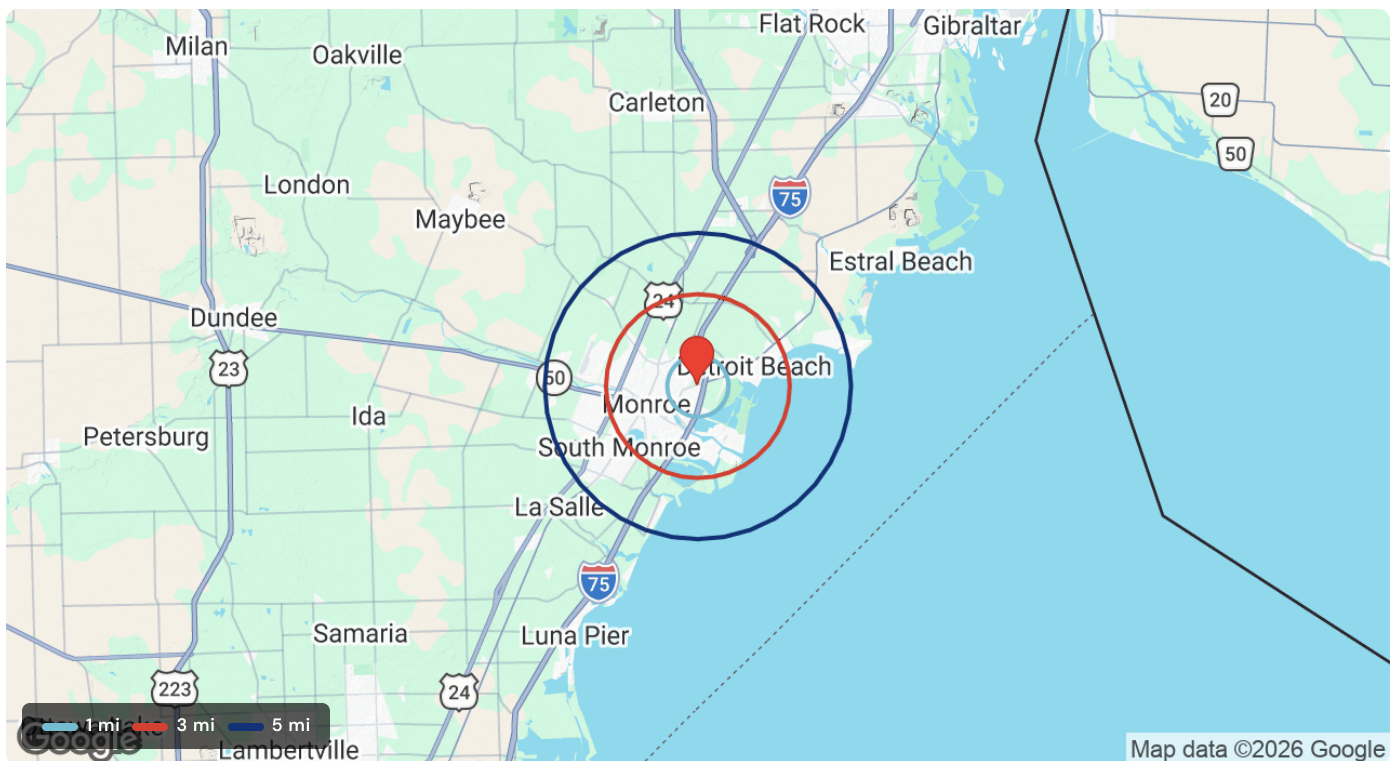
Population	51,250
Median HH Income	\$69,780
Households	21,698

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,147	32,426	51,319
2010 Population	2,218	31,562	51,354
2026 Population	2,218	31,089	51,250
2031 Population	2,188	30,864	50,994
2026-2031 Growth Rate	-0.27 %	-0.15 %	-0.10 %
2026 Daytime Population	3,327	34,151	50,953

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	838	12,601	19,866	less than \$15,000	67	1,581	2,259
2010 Total Households	870	12,550	20,271	\$15,000-\$24,999	56	1,003	1,473
2026 Total Households	910	13,390	21,698	\$25,000-\$34,999	49	1,228	1,897
2031 Total Households	917	13,569	21,998	\$35,000-\$49,999	94	1,441	2,216
2026 Avg. Household Size	2.44	2.23	2.3	\$50,000-\$74,999	139	2,487	3,830
2026 Owner Occupied Housing	708	8,481	14,923	\$75,000-\$99,999	91	1,849	3,223
2031 Owner Occupied Housing	724	8,801	15,406	\$100,000-\$149,999	164	2,087	3,460
2026 Renter Occupied Housing	202	4,909	6,775	\$150,000-\$199,999	199	1,321	2,103
2031 Renter Occupied Housing	193	4,767	6,592	\$200,000 or greater	52	393	1,237
2026 Vacant Housing	35	1,011	1,424	Median HH Income	\$87,499	\$65,598	\$69,780
2026 Total Housing	945	14,401	23,122	Average HH Income	\$101,817	\$77,957	\$86,577





PRESENTED BY

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