



Monroe Mall

1573-1575 N Telegraph Rd, Monroe, MI 48162

Jon Syrocki

Frenchtown Shopping Center LLC
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Monroe Mall

\$11.00 /SF/YR

up to 36,400 Continuous Sq Foot previously occupied by Big Lots now available in Retail center. Located On corner of major intersection of N Telegraph with 30,000 + Traffic Count and Stewart Rd 20,000 plus Traffic count. Harbor Freight anchor tenant, Multiple Egress/ Ingress Locations on Main Streets. Unit can be split into a 8,200 sq feet and 28,200 sq feet space or Leased as one continuous unit with 36,400 sq feet. Unit is equipped with new HVAC units and Tenant controlled Siemens automatic control system for lighting and HVAC system. New Asphalt parking lot...

- Highly Visible location on Corner of Major Intersection
- 30,000+ Traffic count N Telegraph, 20,000 + Stewart Rd
- Existing Open Retail setup with Warehouse space



Rental Rate:	\$11.00 /SF/YR
Min. Divisible:	8,400 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	10
Center Properties:	7
Frontage:	1,288' on Telegraph Rd
Gross Leasable Area:	103,787 SF
Walk Score ®:	55 (Somewhat Walkable)
Taxes & Insurance :	\$0.28 USD/SF/MO
Operating Expenses:	N/A
Rental Rate Mo:	\$0.92 /SF/MO

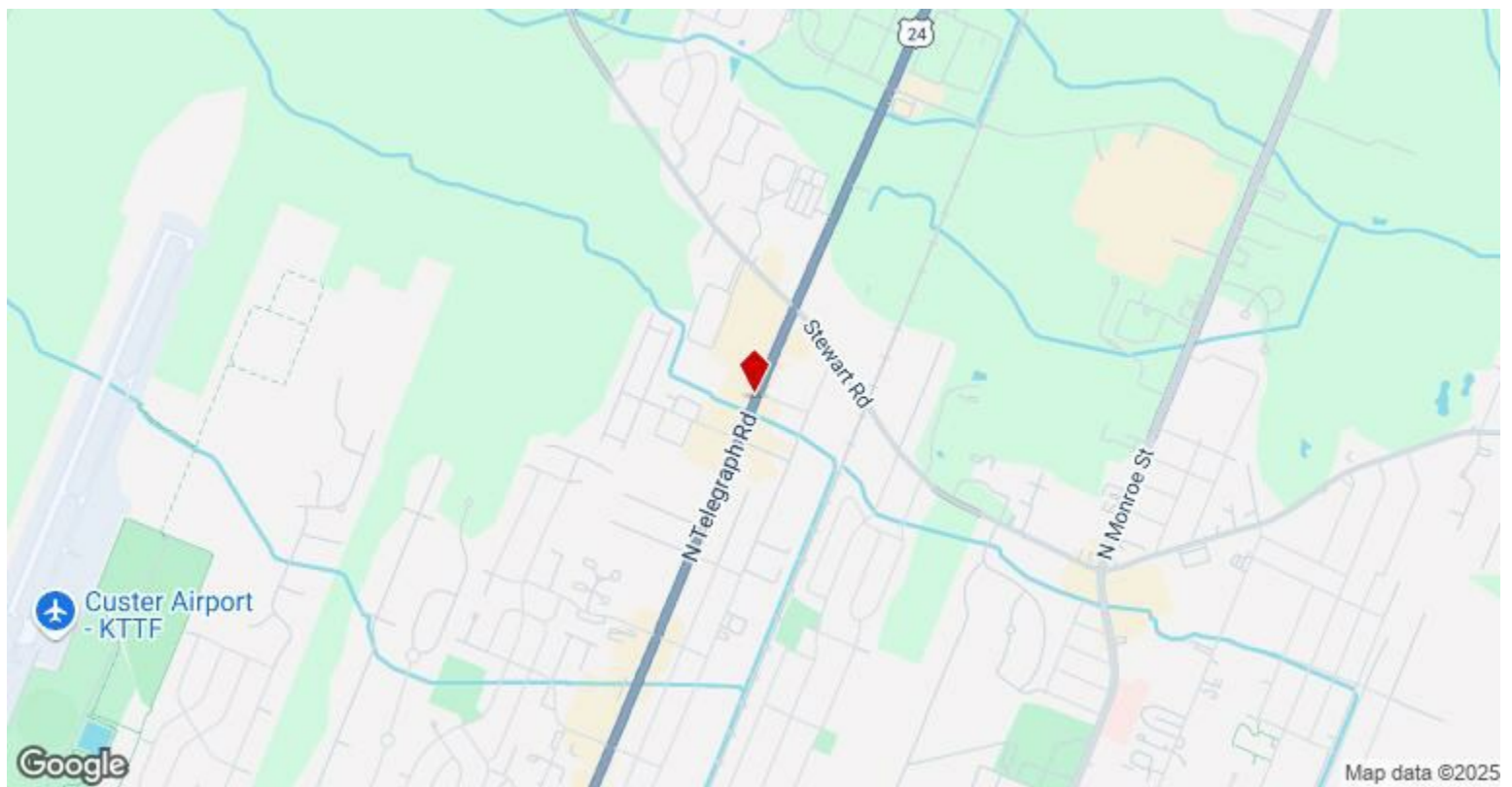
1st Floor Ste 1575

Space Available	8,400 - 36,400 SF
Rental Rate	\$11.00 /SF/YR
Date Available	March 01, 2025
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Existing open floor plan for approx 25,400 foot of retail with approx, 11,000 sq foot of warehouse, Storage and office space in rear. Unit is divisible and available to lease as a 8200 or 28200 square foot unit. New asphalt parking lot and HVAC units. Entire footage is sprinkled.

Major Tenant Information

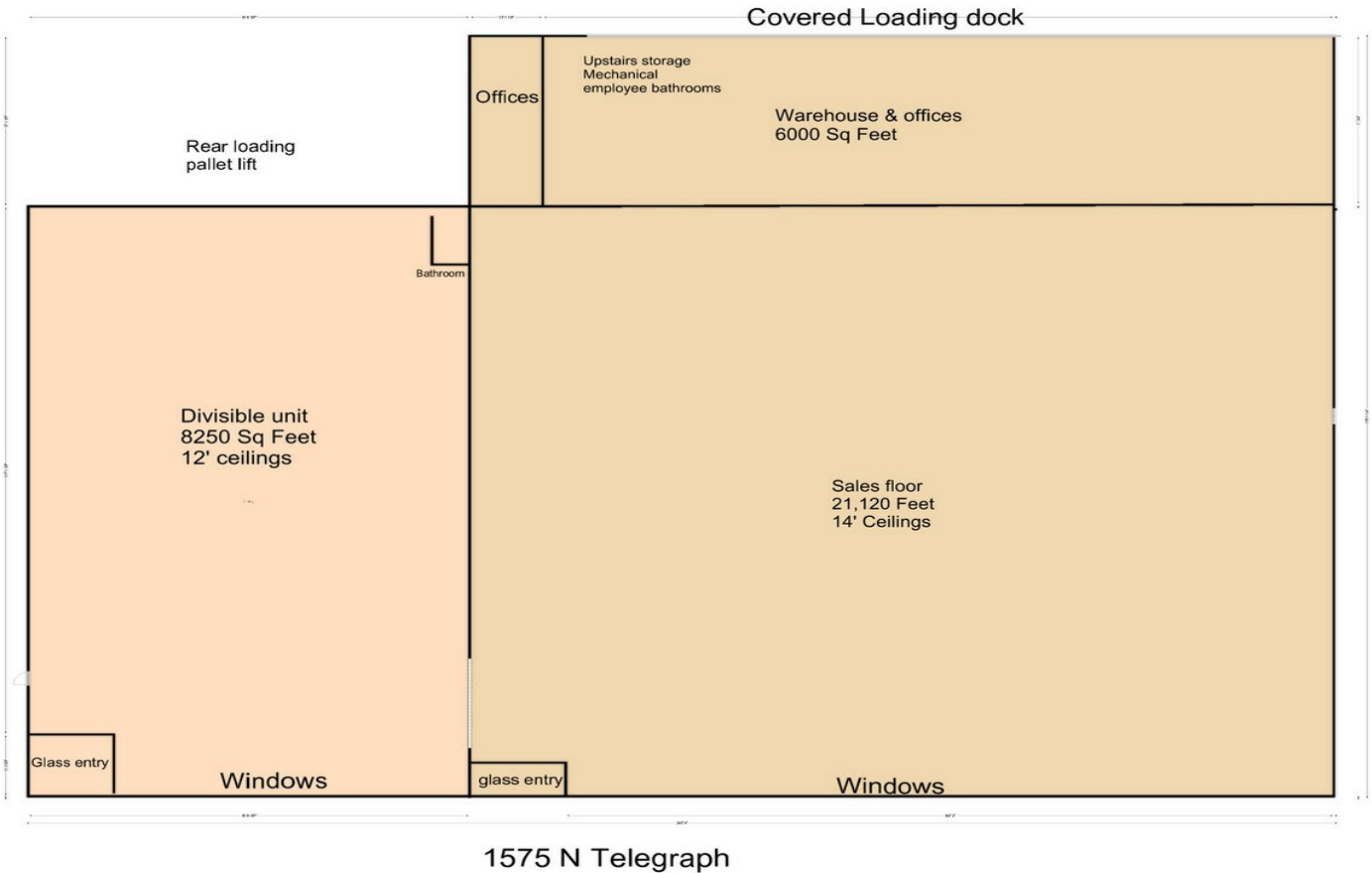
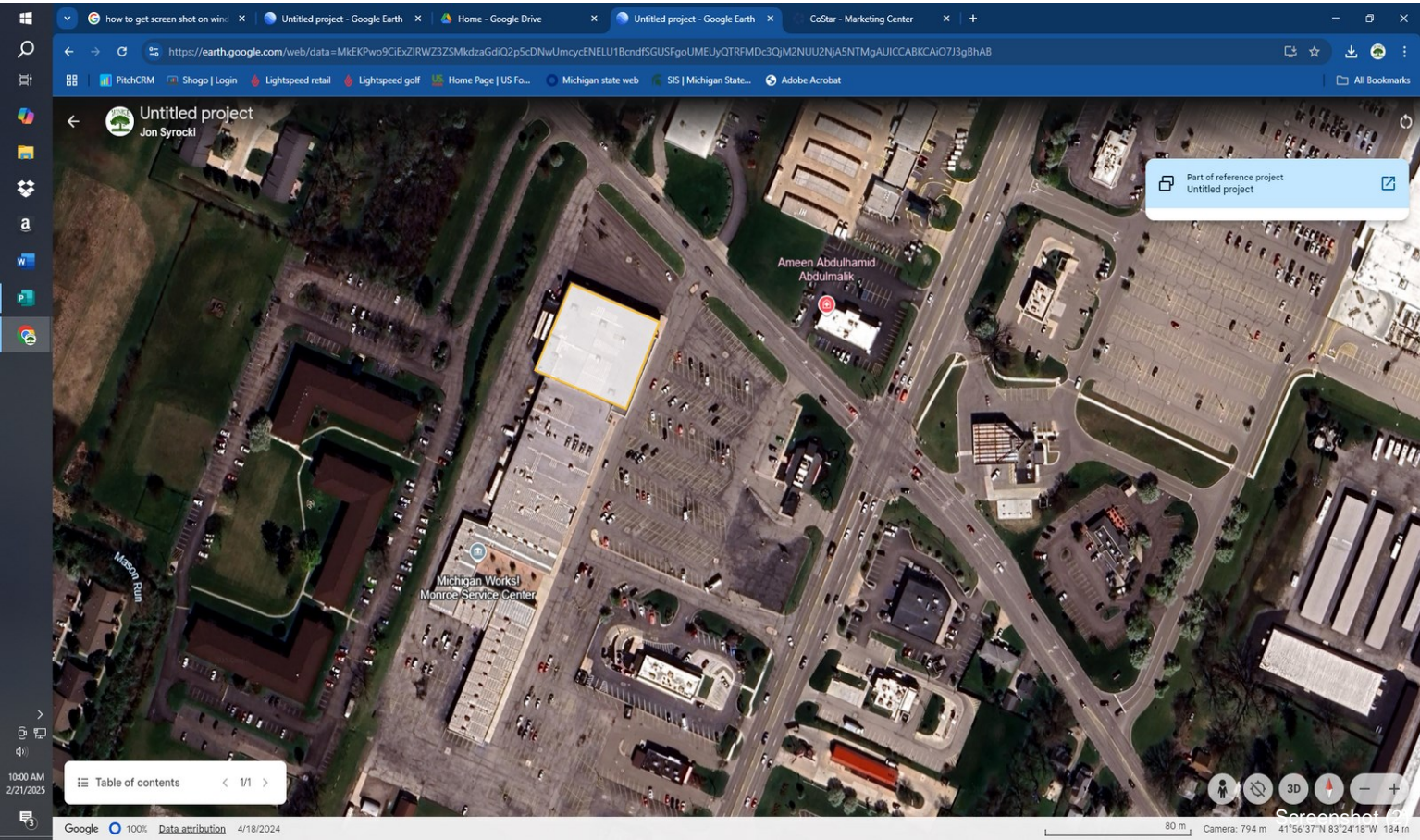
Tenant	SF Occupied	Lease Expired
Aaron's	-	
Fuji restaurant	-	
Harbor Freight Tools	-	
Keybank	-	
McDonald's	-	
Michigan Works! Association	-	
PKSA Karate	-	
Pool Town	-	



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Retail center On corner of major intersection of N Telegraph with 30,000 + Traffic Count and Stewart Rd 20,000 plus Traffic count. Harbor Freight anchor tenant, Multiple Egress/ Ingress Locations on Main Streets. Unit can be split into approximately a 8,200 sq feet and 28,200 sq feet units or Leased as one continuous unit with 36,400 sq feet. Unit is equipped with new HVAC units and Tenant controlled Siemens automatic control system for lighting and HVAC system. New Asphalt parking lot

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Other



1533 N Telegraph Rd - McDonald's

Property Photos

