

15483 S Dixie Highway
Monroe, MI 48161



7,000
Square Feet



0.92
Acres

\$1,250,000
Sale Price

FOR SALE

Located at 15483 S Dixie Highway in Monroe, MI, this former Hometown Pharmacy building presents an exceptional opportunity for retail users seeking a high-visibility, high-traffic location. The property offers 7,000 SF of versatile space, ample on-site parking, and prominent monument and building signage along the busy S Dixie Highway corridor. Strategically positioned just minutes from downtown Monroe and with easy access to I-75, the site benefits from strong daily traffic and a dense surrounding population. The area is anchored by a robust mix of national and regional retailers, including CVS Pharmacy, Walgreens, Meijer, Walmart, Kroger, Dollar Tree, Arby's, McDonald's, Taco Bell, Planet Fitness, Phoenix Theatres, and Domka Outdoors.

CONTACT

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BUILDING SNAPSHOT



7,000 SF
Total Building



0.92
Acres



2014
Year Built

BUILDING INFORMATION

Total Building SF	7,000 SF
Lot Size	0.92 Acres
Parcel Number	12-215-011-00
Building Class	-
Year Built	2014
Construction	Brick & block
Floors	1
Parking Spaces	26 spaces
Signage	Monument/Building
Municipality	Monroe Charter
Zoning	C-2, Commercial

SALE SNAPSHOT



7,000 SF
Building



\$1,250,000
Sale Price

\$178.57/SF
Sale Price


SALE INFORMATION

Sale Price	\$1,250,000	
Sale Price/SF	\$178.57/SF	
Possession	At close	
State Equalized Value (2024)	\$	
Assessed Value (2024)	\$518,900	
Taxable Value (2024)	\$	
Real Estate Taxes	\$24,361	
	Summer 2024	\$
	Winter 2024	\$

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SITE DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
 Total Population	660	14,069	41,760
 Median Age	46.6	44.4	42.0
 Total Households	275	5,652	17,151
 Median Income	\$75,204	\$69,106	\$61,895



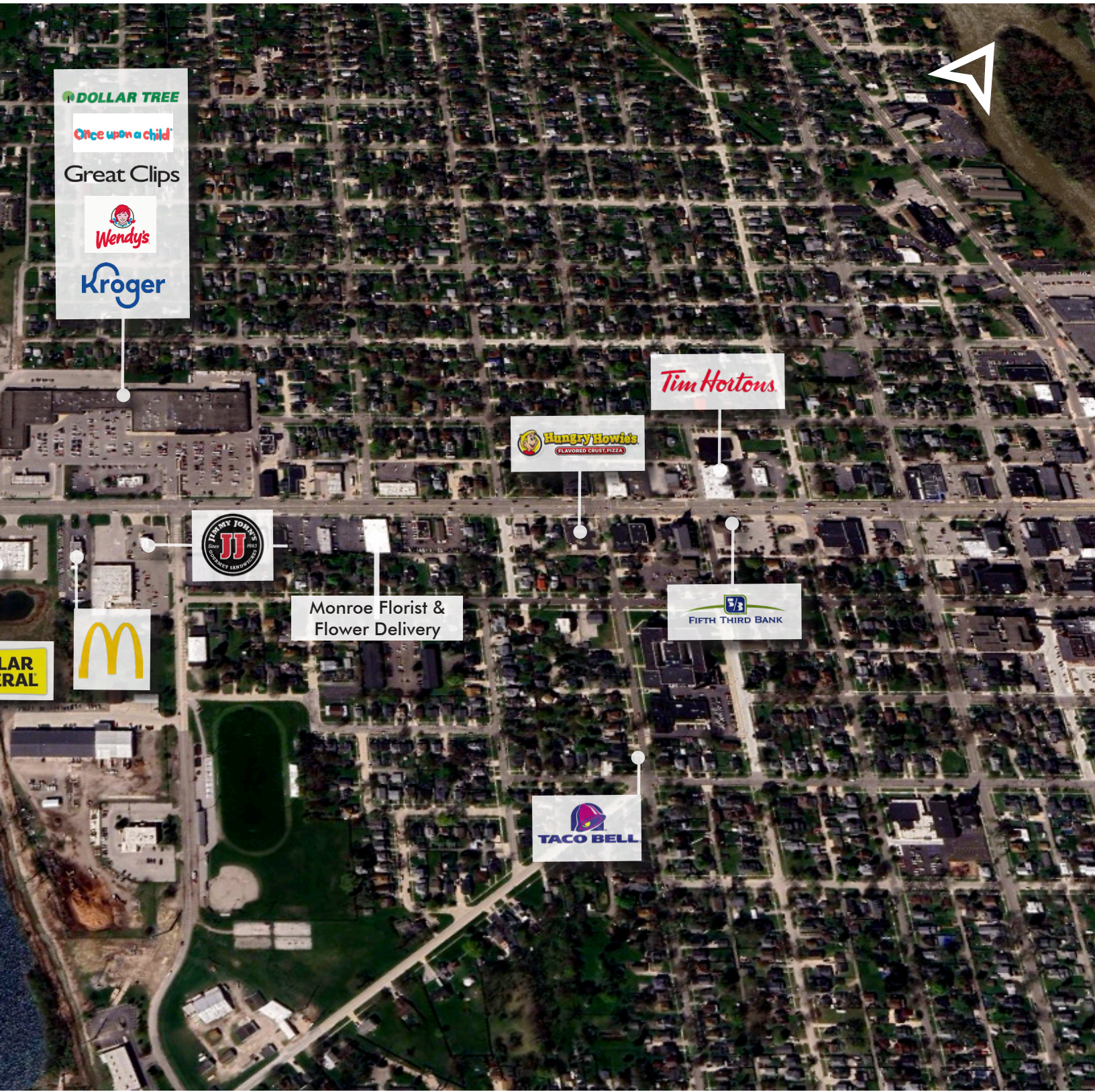
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SITE PLAN

FLOOR PLAN

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DOLLAR TREE

Once upon a child

Great Clips



Kroger

Tim Hortons



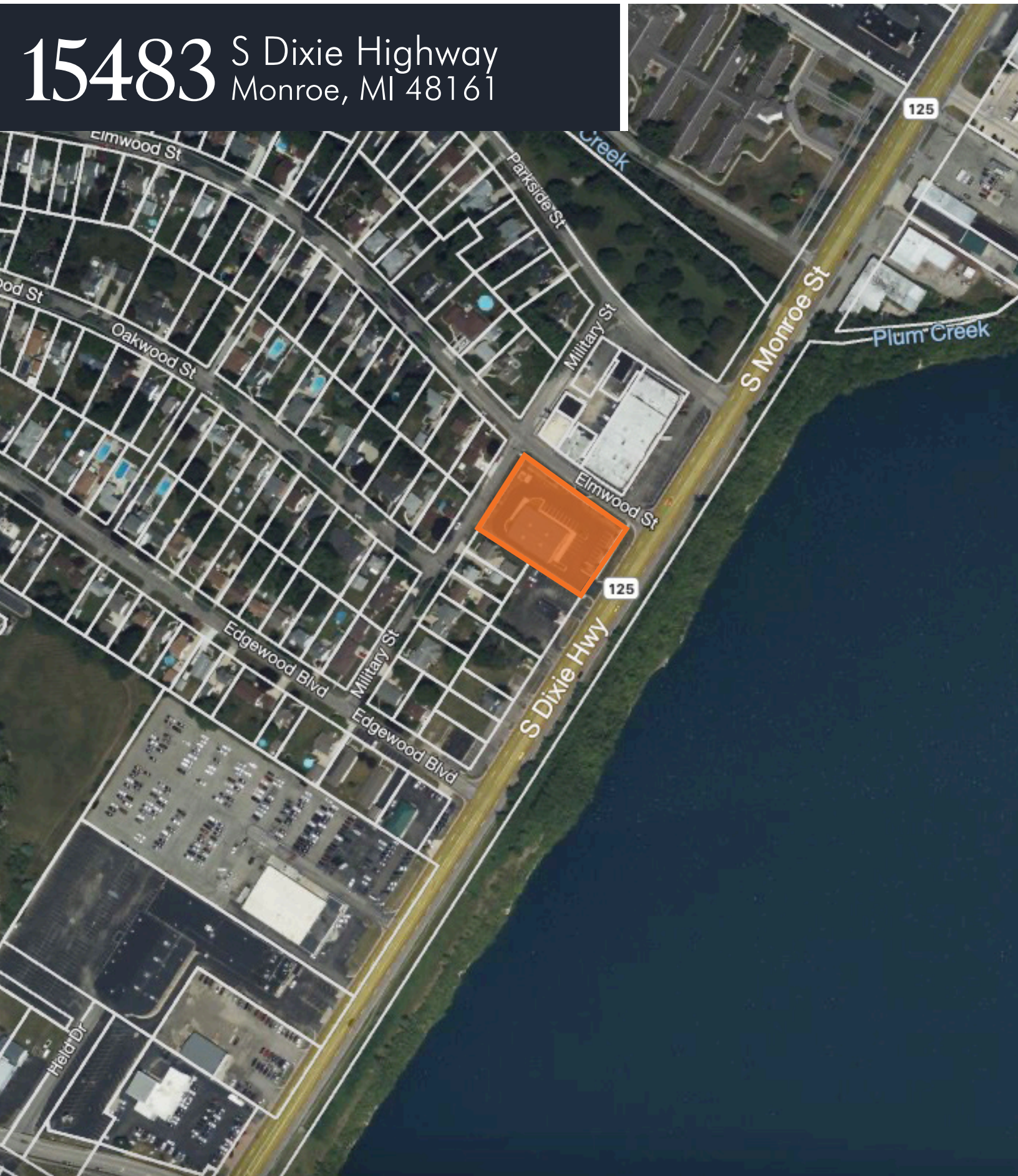
Monroe Florist & Flower Delivery

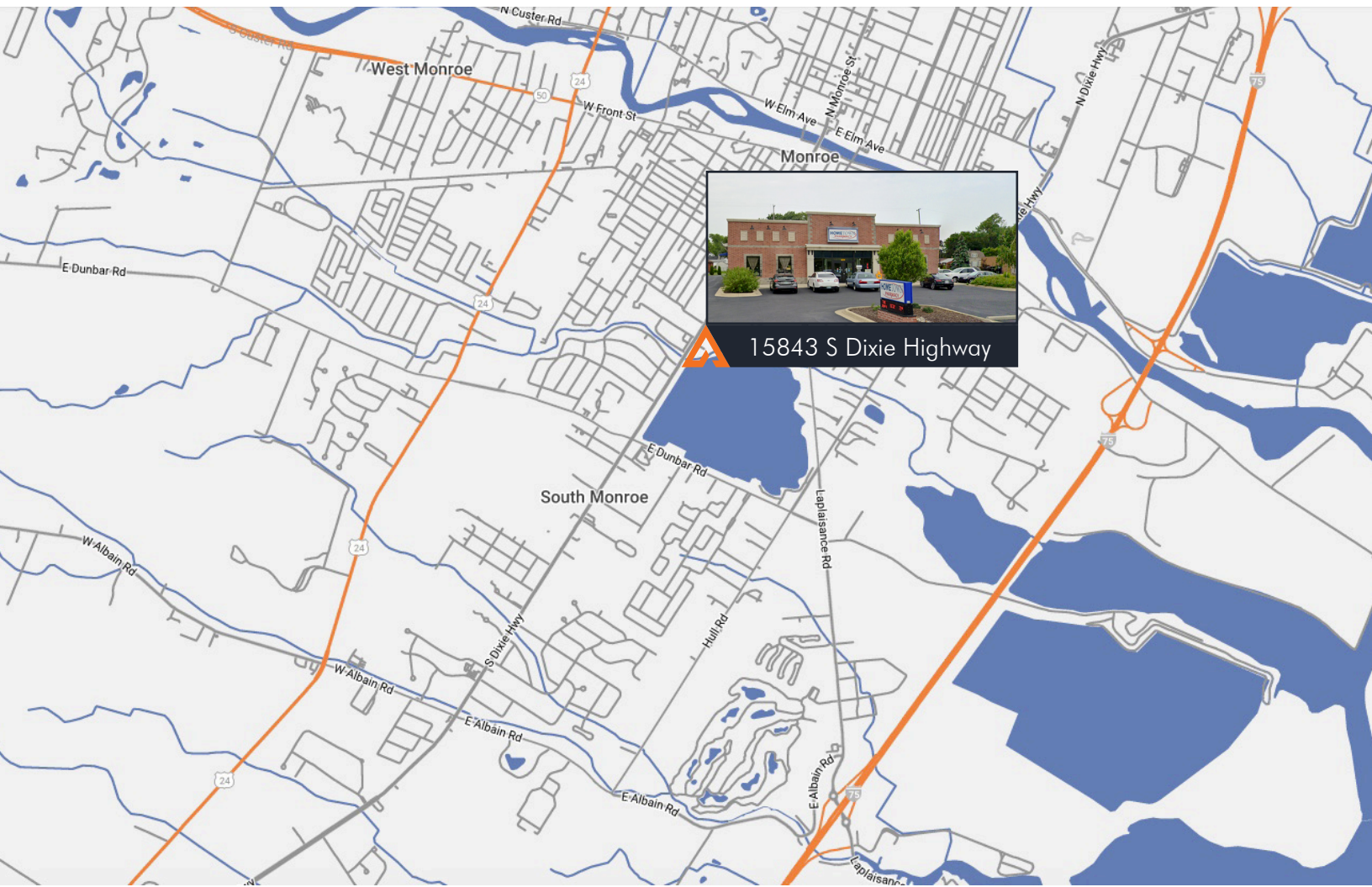


LAR
RAL



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PROPERTY MAPPING

PROXIMITY TO

Detroit	42 miles
Lansing	109 miles
Downtown Grand Rapids	176 miles
Gerald R. Ford International Airport	167 miles
Chicago	267 miles
Indianapolis	249 miles

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