

26,725 SF
RETAIL



FOR SALE / LEASE

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630 N Telegraph Rd

Monroe, Michigan 48162

Property Highlights

- 26,725 SF freestanding commercial building situated on 1.19 acres
- Immediate occupancy ideal for an owner-user or tenant
- Located along N Telegraph Rd with ±26,500 vehicles per day providing strong retail visibility, exposure, and convenient parking
- Prominent frontage in one of Monroe's primary commercial corridors
- Flexible layout suitable for retail, showroom, services, or specialty users
- Excellent opportunity for an investor seeking value-add repositioning
- Convenient access to I-75 and major thoroughfares serving the greater Monroe trade area

OFFERING SUMMARY

Sale Price:	\$1,495,000
Lease Rate:	\$8.00 + NNN
Lot Size:	1.18 Acres
Building Size:	26,725 SF
Zoning:	Commercial (C-T)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,592	21,535	36,200
Total Population	39,513	51,993	89,184
Average HH Income	\$75,811	\$80,514	\$87,148

NAI Farbman

Commercial Real Estate Services, Worldwide.

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Subject Property

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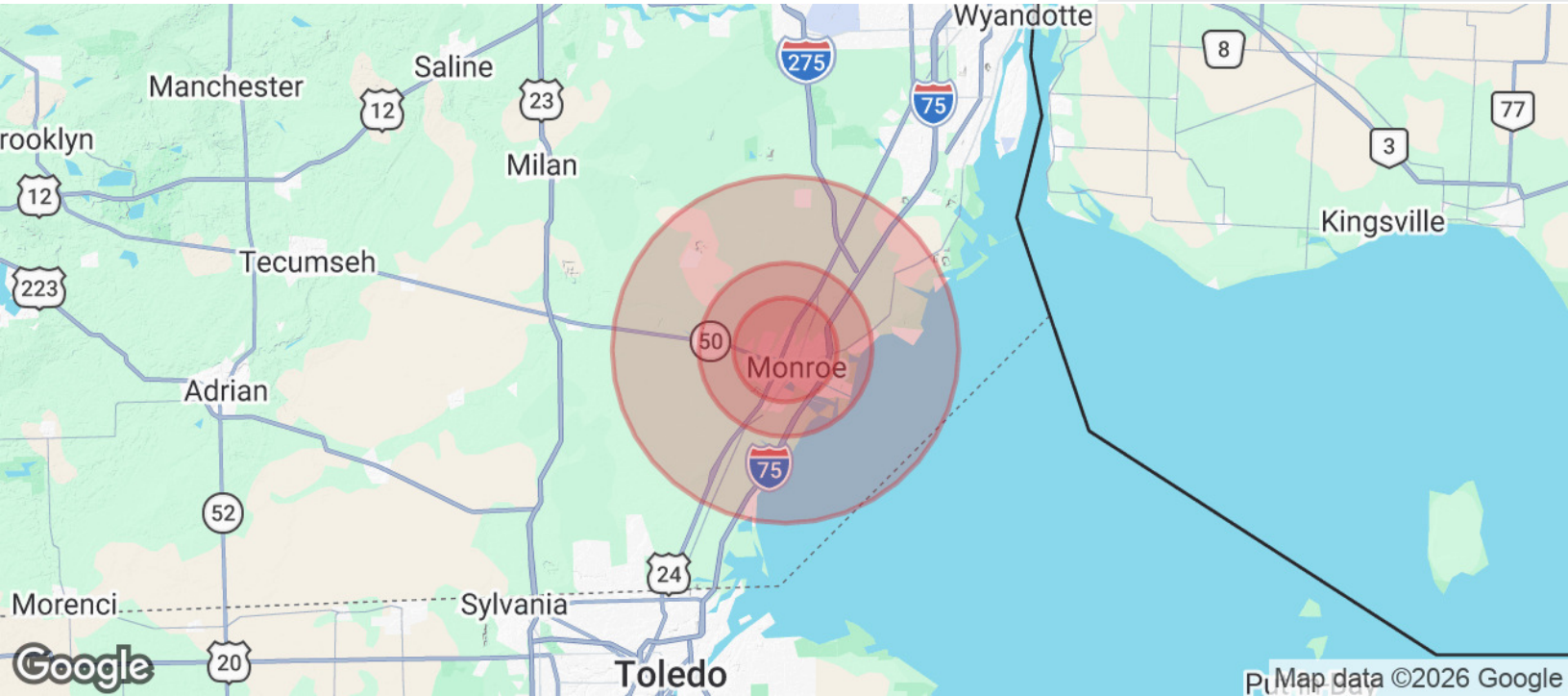
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	39,513	51,993	89,184
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,592	21,535	36,200
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$75,811	\$80,514	\$87,148
Average House Value	\$201,505	\$210,274	\$229,068

Demographics data derived from AlphaMap