

The map shows the Frenchtown Plaza area with the following store logos overlaid:

- Top Left:** maurices, five BELOW, verizon, T.J. MAXX, KOHL'S, PET SMART
- Top Right:** TSC TRACTOR SUPPLY CO.
- Middle Left:** JIMMY JOHN'S, Hungry Howie's, AMERICA'S BEST CONTACTS & EYEGLASSES, ASPENDENTAL, OLLIE'S OUTLET Bargain GOOD STUFF CHEAP, STAPLES, Lowe's, BELLE TIRE, HOBBY LOBBY, Bob Evans DOWN ON THE FARM, AT&T, Dunham's SPORTS, FIFTH THIRD BANK
- Middle Right:** Walmart, Applebee's
- Right Side (Mall of Monroe):** Carson's, Pat Catan's CRAFT CENTERS, planet fitness, PHOENIX THEATRES
- Bottom Left:** Gordon FOOD SERVICE, ACE Hardware, U-HAUL, BIG LOTS!, KeyBank, Arby's, ATI PHYSICAL THERAPY, McDonald's, Aaron's, SUBWAY
- Bottom Middle:** Culver's, ALDI, STARBUCKS COFFEE, T-Mobile, Olgas KITCHEN, WILD BILLS TOBACCO
- Bottom Right:** BUFFALO WILD WINGS, meijer, Wendy's, BURGER KING, QDOBA



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PROPERTY INFORMATION

Property Address	2071 North Telegraph Road
City/Township	Frenchtown Twp
Building Size	14,466 SF
Maximum Available	1,440 SF
Asking Rental Rate	\$35.00 PSF
Estimated NNN's	\$6.00 PSF
Parking	143 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 57,903 PEOPLE	 MEDIAN AGE 41.2 YEARS OLD
 HOUSEHOLDS 22,716	 CONSUMER SPENDING \$351.7 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$69,331/ANNUALLY	 DAYTIME EMPLOYEES 24,797 EMPLOYEES

JOIN

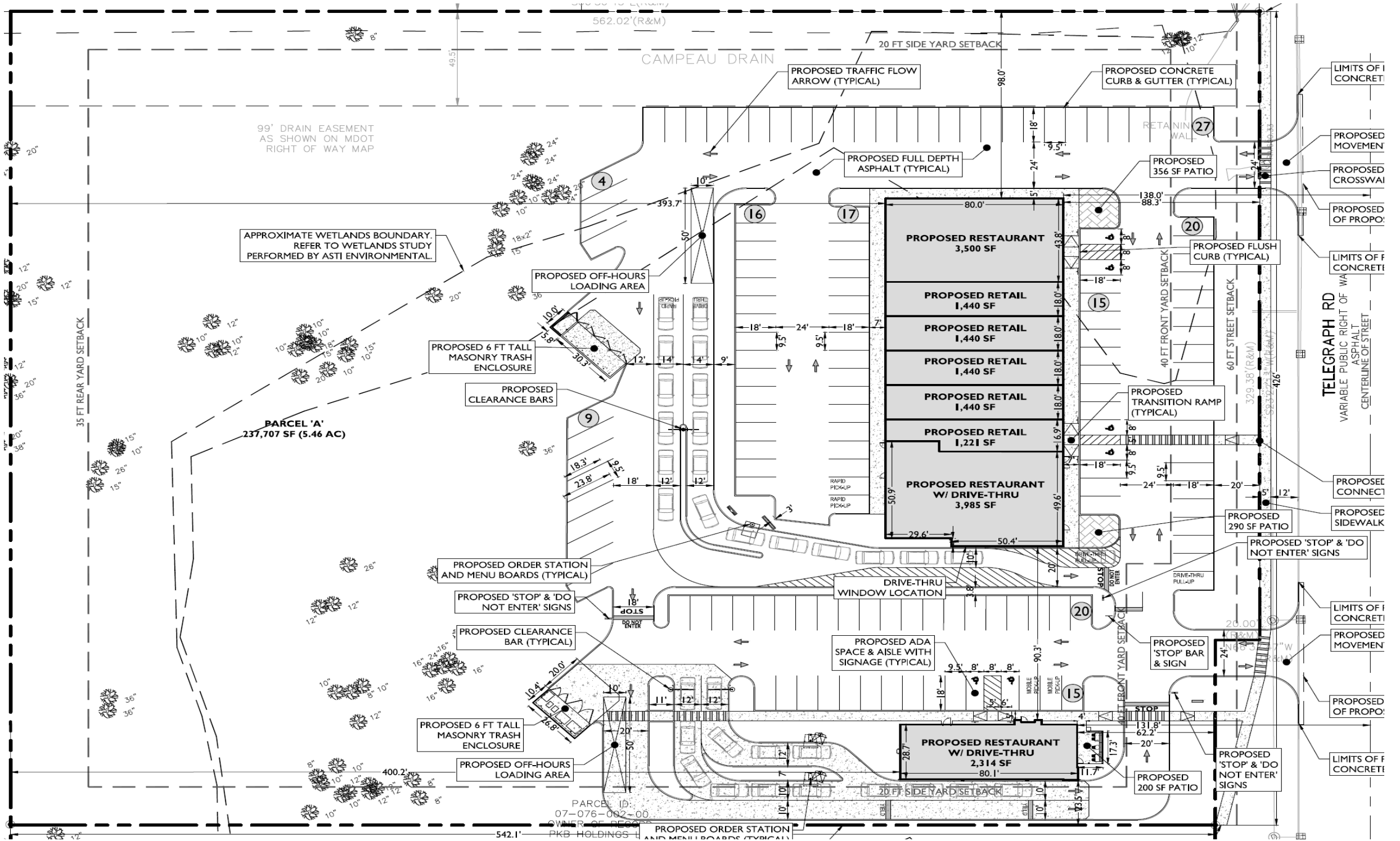


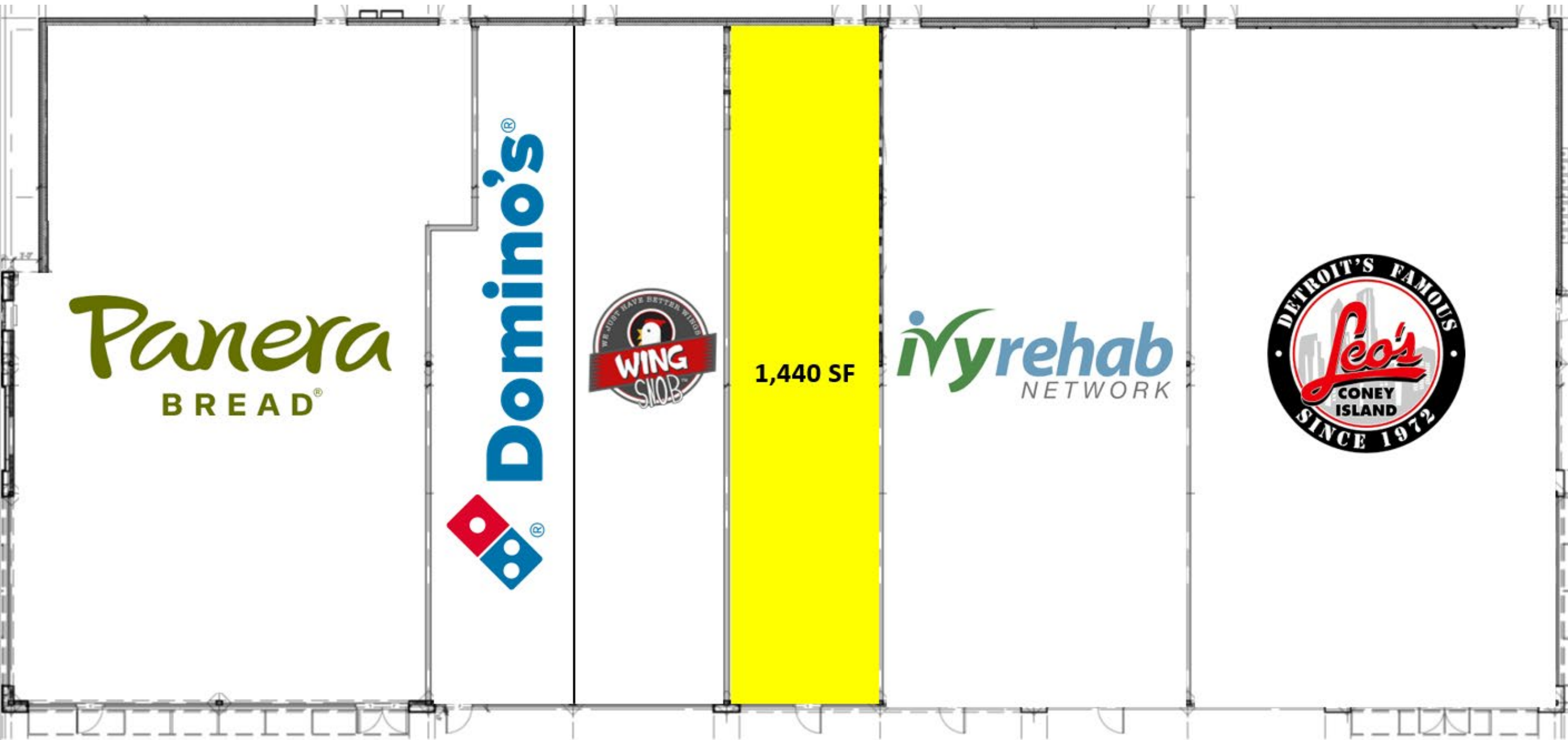
AREA TENANTS



PROPERTY HIGHLIGHTS

- Join Panera Bread and Leo's Coney Island at Frenchtown Plaza a new construction retail developed located on Telegraph Road in the heart of the Monroe Shopping District.
- Construction has commenced and delivery is set for Fall of 2023.
- Several national retailers such as Wal-Mart, Meijer, Kohl's, TJ Maxx and Aldi are operating within the immediate trade area.
- The site will offer excellent visibility with over 400 feet of frontage on Telegraph Road.
- Viable site for fast casual restaurants, small shop retailers, medical and service users.







maurices | five BELOW | verizon | T.J. maxx
KOHLS | PET SMART

TSC TRACTOR SUPPLY CO

JIMMY JOHN'S | Hungry Howie's | AMERICA'S BEST CONTACTS & EYEGLASSES | OLLIE'S OUTLET Bargain GOOD STUFF CHEAP
LOWE'S | BELLE TIRE | HOBBY LOBBY | STAPLES | Bob Evans DOWN ON THE FARM
AT&T | Dunham's SPORTS | FIFTH THIRD BANK

Chick-fil-A

Walmart

Mall of Monroe
Carson's | Pat Catan's CRAFT CENTERS
planet fitness | Phoenix THEATRES

Applebee's

Calver's

ALDI

STARBUCKS COFFEE | T-Mobile
Olgas KITCHEN | WILD BITES TOBACCO

Gordon FOOD SERVICE | ACE Hardware | U-HAUL

BUFFALO WILD WINGS | Wendy's
meijer

BIG LOTS! | KeyBank | Arby's
ATI PHYSICAL THERAPY
McDonald's | Aaron's | SUBWAY

BURGER KING | QDOBA

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	3,409	30,729	55,301
2023 Population	3,676	31,485	57,903
2028 Population Projection	3,818	32,413	59,837
Annual Growth 2010-2022	0.60%	0.20%	0.40%
Annual Growth 2022-2027	0.80%	0.60%	0.70%
Median Age	40	41	41.2
Bachelor's Degree or Higher	16%	19%	17%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,145	28,302	52,557
Black	339	1,791	2,909
American Indian/Alaskan Native	15	152	270
Asian	54	289	453
Hawaiian & Pacific Islander	0	25	31
Two or More Races	123	927	1,682
Hispanic Origin	294	1,831	3,125

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,393	12,317	21,692
2023 Households	1,505	12,636	22,716
2028 Household Projection	1,565	13,023	23,495
Owner Occupied Households	73400%	8,147	16,658
Renter Occupied Households	831	4,876	6,836
Avg Household Income	79,481	70,333	69,331
Median Household Income	70,404	56,856	55,216

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	361	2,940	5,313
\$50,000 - 75,000	290	2,394	4,271
\$75,000 - 100,000	236	1,467	2,799
\$100,000 - 125,000	210	1,180	1,915
\$125,000 - 150,000	128	1,043	1,782
\$150,000 - 200,000	121	677	1,011
\$200,000+	14	248	543

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	2,752	302	9	16,123	1,828	9	21,980	2,426	9
Trade Transportation & Utilities	1,172	64	18	3,150	259	12	4,306	373	12
Information	27	7	4	404	35	12	549	44	12
Financial Activities	122	33	4	896	169	5	1,331	253	5
Professional & Business Services	77	15	5	996	184	5	1,423	256	6
Education & Health Services	598	128	5	5,448	777	7	6,827	931	7
Leisure & Hospitality	667	32	21	2,300	143	16	3,027	196	15
Other Services	89	23	4	1,397	181	8	2,416	264	9
Public Administration	0	0	-	1,532	80	19	2,101	109	19
Goods-Producing Industries	30	5	6	2,333	116	20	2,817	174	16
Natural Resources & Mining	0	0	-	3	1	3	33	4	8
Construction	17	2	9	1,008	77	13	1,155	113	10
Manufacturing	13	3	4	1,322	38	35	1,629	57	29
Total	2,782	307	9	18,456	1,944	9	24,797	2,600	10

EXCLUSIVELY LISTED BY:

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*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



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*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*