

# **FOR LEASE**

## MONROE CENTER | MONROE, MICHIGAN



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6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

#### **PROPERTY SUMMARY**



#### PROPERTY INFORMATION

Property Address	205-255 N Telegraph
City/Township	Monroe
Building Size	96,595 SF
Land Size	9.91 AC
Space Available	7,113 SF
Asking Rental Rate	\$10.00 PSF
Estimated NNN's	Contact Broker
Proposed Outlot's	Contact Broker

#### **JOIN**











#### **AREA TENANTS & EMPLOYERS**



















### **DEMOGRAPHICS (FIVE-MILE RADIUS)**



**POPULATION** 53,725 PEOPLE

**HOUSEHOLDS** 

21,170



**MEDIAN AGE** 41.6 YEARS OLD



**CONSUMER SPENDING** \$604.3 MILLION ANNUALLY



**AVG HOUSEHOLD INCOME** \$71,317/ANNUALLY



**DAYTIME EMPLOYEES** 24,324 EMPLOYEES

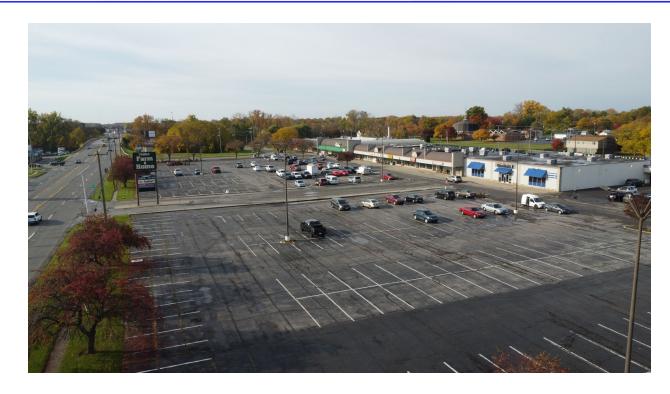
#### **PROPERTY HIGHLIGHTS**

- Great Opportunity for a Retail, Office, or Medical user to join a strong neighborhood center..
- Situated along, and easily accessible from the heavily traveled Telegraph Rd with 23,000+ VPD.
- Strong Retail Synergy with several national retail users like Family Farm & Home, and Goodwill.
- Outlot with a proposed drive-thru is available with many options. Contact Broker for more details.

**PICTURE** 





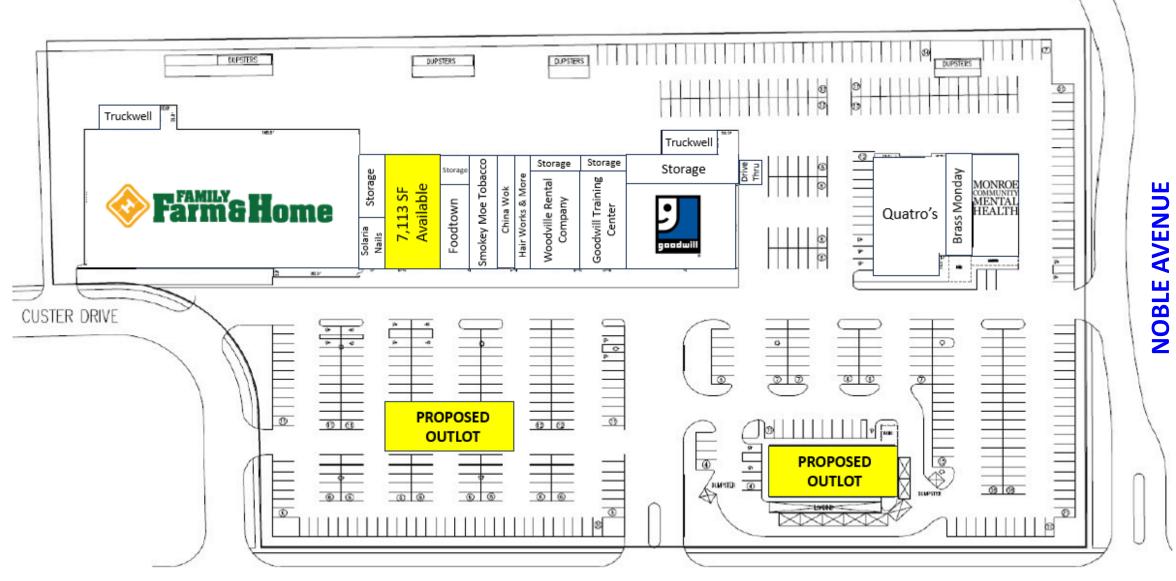












**TELEGRAPH ROAD** 





### **DEMOGRAPHICS**



ULATION	1 MILE	3 MILE	5 MILI	E	E HOUSEHOLDS	E HOUSEHOLDS 1 MILE	E HOUSEHOLDS 1 MILE 3 MILE				
2010 Population	10,903	41,450	51,980		2010 Households	2010 Households 4,451	2010 Households 4,451 16,465				
2023 Population	10,806	42,571	53,725		2023 Households	2023 Households 4,419	2023 Households 4,419 16,922				
2028 Population Projection	11,056	43,843	55,393		2028 Household Projection	2028 Household Projection 4,527	2028 Household Projection 4,527 17,445				
Annual Growth 2010-2022	-0.10%	0.20%	0.30%	_	Owner Occupied Households	Owner Occupied Households 2,658	Owner Occupied Households 2,658 11,455				
Annual Growth 2022-2027	0.50%	0.60%	0.60%	_	Renter Occupied Households	Renter Occupied Households 1,869	Renter Occupied Households 1,869 5,990				
Median Age	40.6	40.8	41.6		Avg Household Income	Avg Household Income \$56,213	Avg Household Income \$56,213 \$66,687				
Bachelor's Degree or Higher	19%	18%	18% 18% Median Household Income \$43,679	18% Median Household Income \$43,679	Median Household Income \$43,679 \$53,320						
POPULATION BY RACE	1 MILE	3 MILE	5 MILE		INCOME	INCOME 1 MILE	INCOME 1 MILE 3 MILE				
White	9,745	37,952	48,606		\$25,000 - 50,000	\$25,000 - 50,000 1,216	\$25,000 - 50,000 1,216 4,046				
Black	593	2,711	2,889		\$50,000 - 75,000	\$50,000 - 75,000 918	\$50,000 - 75,000 918 3,005				
American Indian/Alaskan Native	46	196       238       \$75,000 - 100,000       474         392       448       \$100,000 - 125,000       305         19       31       \$125,000 - 150,000       113	238	-	\$75,000 - 100,000	\$75,000 - 100,000 474	\$75,000 - 100,000 474 2,198				
Asian	102		392 448 \$100,000 - 125,000 305	392 448 \$100,000 - 125,000 305 1,458	392 448 \$100,000 - 125,000 305 £	392 448 \$100,000 - 125,000 305 1,4	392 448 \$100,000 - 125,000 305 1,458	392 448 \$100,000 - 125,000 305 1,458	392 448 \$100,000 - 125,000 305 1,458	392 448 \$100,000 - 125,000 305	392 448 \$100,000 - 125,000 305 1,458
Hawaiian & Pacific Islander	2		31	31 \$125,000 - 150,000	\$125,000 - 150,000	\$125,000 - 150,000 113	\$125,000 - 150,000 113 1,176				
Two or More Races	317	1,301	1,512		\$150,000 - 200,000	\$150,000 - 200,000 207	\$150,000 - 200,000 207 780				
Hispanic Origin	494	2,464	2,944	_	\$200.000+	\$200 000± 15	\$200,000+ 15 285				

### DAYTIME POPULATION



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	768	101	8	26,114	3,272	8	81,444	9,902	8
Trade Transportation & Utilities	223	26	9	3,572	440	8	18,548	1,438	13
Information	15	2	8	417	43	10	1,386	127	11
Financial Activities	88	13	7	1,777	322	6	7,265	1,105	7
Professional & Business Services	191	22	9	2,078	377	6	7,464	1,214	6
Education & Health Services	104	13	8	13,764	1,604	9	27,987	4,349	6
Leisure & Hospitality	92	10	9	2,925	202	14	11,371	719	16
Other Services	34	13	3	1,254	265	5	5,481	866	6
Public Administration	21	2	11	327	19	17	1,942	84	23
Goods-Producing Industries	298	34	9	4,917	376	13	17,250	1,060	16
Natural Resources & Mining	0	0	-	16	4	4	31	10	3
Construction	209	27	8	1,459	224	7	4,235	613	7
Manufacturing	89	7	13	3,442	148	23	12,984	437	30
Total	1,066	135	8	31,031	3,648	9	98,694	10,962	9



#### **EXCLUSIVELY LISTED BY:**

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#### **CONTACT US:**



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RETAIL LEASING
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



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



TEAMWORK Innovative Solutions



SHARED DATABASE Retailers & Investors across the U.S.