

**FOR LEASE**

**MONROE CENTER | MONROE, MICHIGAN**



**ANDREW ROYE**  
ASSOCIATE

**ERIK ELWELL**  
ASSOCIATE

[aroye@cmprealestategroup.com](mailto:aroye@cmprealestategroup.com)

[eelwell@cmprealestategroup.com](mailto:eelwell@cmprealestategroup.com)

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

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

**PROPERTY INFORMATION**

Property Address	205-255 N Telegraph
City/Township	Monroe
Building Size	96,595 SF
Land Size	9.91 AC
Space Available	11,413 SF
Asking Rental Rate	\$10.00 PSF
Estimated NNN's	Contact Broker

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 53,725 PEOPLE	 <b>MEDIAN AGE</b> 41.6 YEARS OLD
 <b>HOUSEHOLDS</b> 21,170	 <b>CONSUMER SPENDING</b> \$604.3 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$71,317/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 24,324 EMPLOYEES

**JOIN**



**AREA TENANTS & EMPLOYERS**

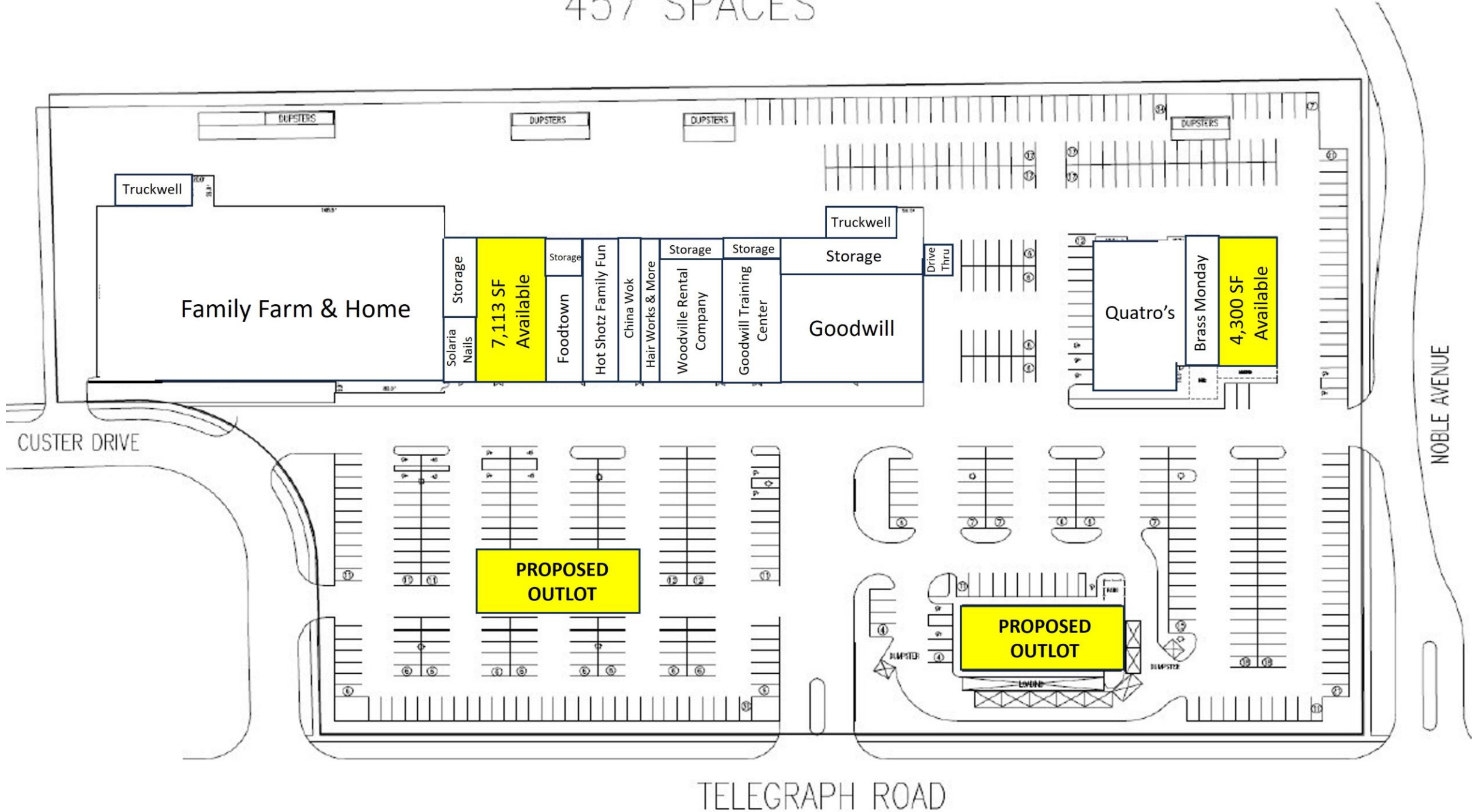


**PROPERTY HIGHLIGHTS**

- Great Opportunity for a Retail, Office, or Medical user to join a strong neighborhood center including a second-generation restaurant suite.
- 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.



FLOOR AREA – 96,596 S.F.  
457 SPACES





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	10,903	41,450	51,980
2023 Population	10,806	42,571	53,725
2028 Population Projection	11,056	43,843	55,393
Annual Growth 2010-2022	-0.10%	0.20%	0.30%
Annual Growth 2022-2027	0.50%	0.60%	0.60%
Median Age	40.6	40.8	41.6
Bachelor's Degree or Higher	19%	18%	18%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	9,745	37,952	48,606
Black	593	2,711	2,889
American Indian/Alaskan Native	46	196	238
Asian	102	392	448
Hawaiian & Pacific Islander	2	19	31
Two or More Races	317	1,301	1,512
Hispanic Origin	494	2,464	2,944

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	4,451	16,465	20,481
2023 Households	4,419	16,922	21,170
2028 Household Projection	4,527	17,445	21,845
Owner Occupied Households	2,658	11,455	15,209
Renter Occupied Households	1,869	5,990	6,635
<b>Avg Household Income</b>	<b>56,213</b>	<b>66,687</b>	<b>71,317</b>
<b>Median Household Income</b>	<b>43,679</b>	<b>53,320</b>	<b>57,064</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	1,216	4,046	4,744
\$50,000 - 75,000	918	3,005	3,937
\$75,000 - 100,000	474	2,198	2,802
\$100,000 - 125,000	305	1,458	1,833
\$125,000 - 150,000	113	1,176	1,668
\$150,000 - 200,000	207	780	1,014
\$200,000+	15	285	561

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
<b>Service-Producing Industries</b>	<b>768</b>	<b>101</b>	<b>8</b>	<b>26,114</b>	<b>3,272</b>	<b>8</b>	<b>81,444</b>	<b>9,902</b>	<b>8</b>
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
<b>Goods-Producing Industries</b>	<b>298</b>	<b>34</b>	<b>9</b>	<b>4,917</b>	<b>376</b>	<b>13</b>	<b>17,250</b>	<b>1,060</b>	<b>16</b>
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
<b>Total</b>	<b>1,066</b>	<b>135</b>	<b>8</b>	<b>31,031</b>	<b>3,648</b>	<b>9</b>	<b>98,694</b>	<b>10,962</b>	<b>9</b>

## EXCLUSIVELY LISTED BY:

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ASSOCIATE

[aroye@cmprealestategroup.com](mailto:aroye@cmprealestategroup.com)

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## CONTACT US:



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



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

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Transactions*



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*Market Research  
& Site Evaluations*



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across the U.S.*



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Solutions*



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