



ANTHONY SESI
SENIOR ASSOCIATE

asesi@cmprealestategroup.com

CHRIS JONNA
PRESIDENT

cjonna@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	1224 North Dixie Highway
City/Township	Monroe
Building Size	9,771 SF
Maximum Available	7,482 SF
Minimum Available	1,694 SF
Asking Rental Rate	\$35.00 PSF
Estimated NNN's	TBD

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 53,027 PEOPLE	 MEDIAN AGE 41.3 YEARS OLD
 HOUSEHOLDS 32,985	 CONSUMER SPENDING \$594.8 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$71,062/ANNUALLY	 DAYTIME EMPLOYEES 30,026 EMPLOYEES

JOIN

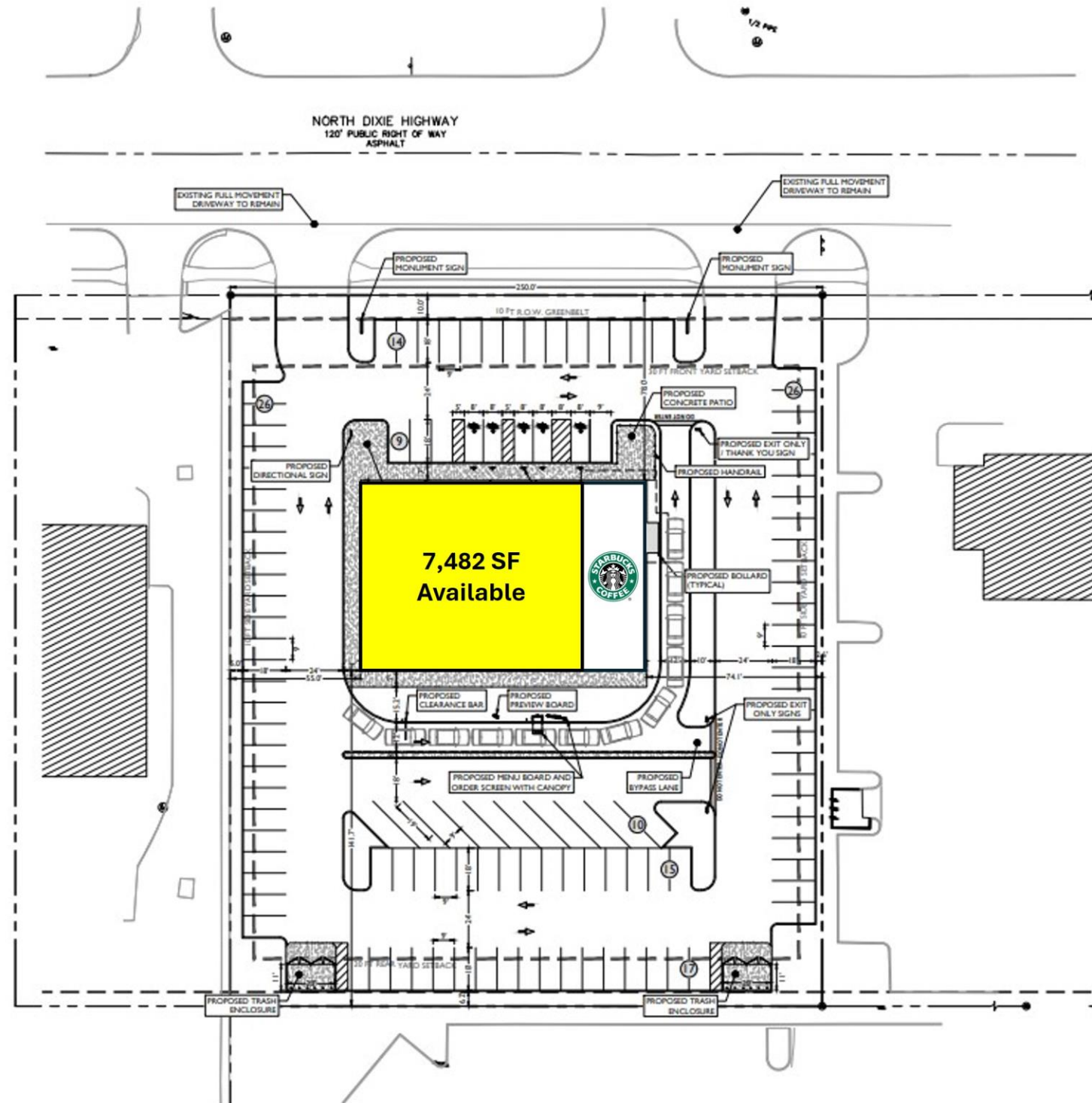


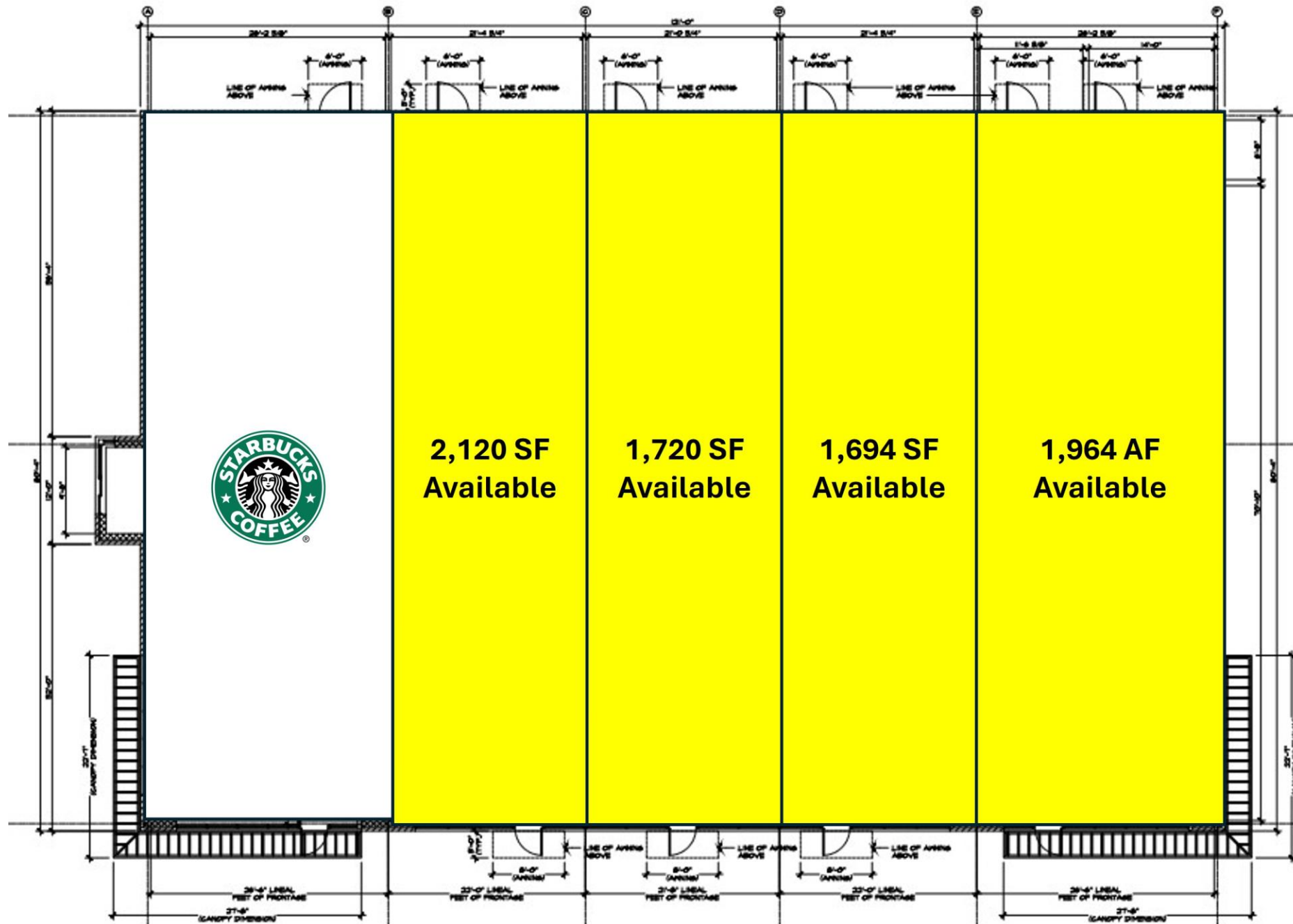
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

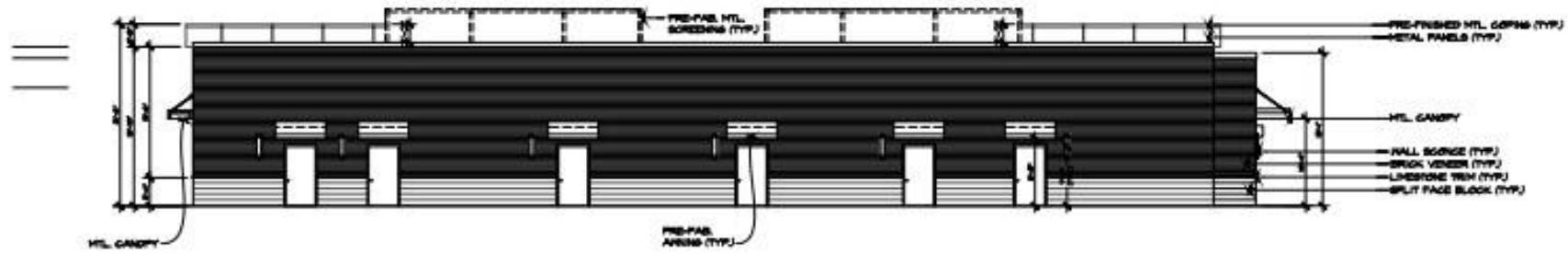
- New Starbucks anchored development located on Dixie Highway in Monroe, MI.
- Construction is set to commence in the Summer of 2024 and delivery is estimated to be the first quarter of 2025.
- Not only is this site surrounded by many national hotel brands, it's also surrounded by national retailers such as Taco Bell, Popeyes, Tim Hortons, Wendy's and McDonald's.
- This site is easily accessible with multiple curb cuts off of Dixie Highway and located within a quarter mile of I-75.





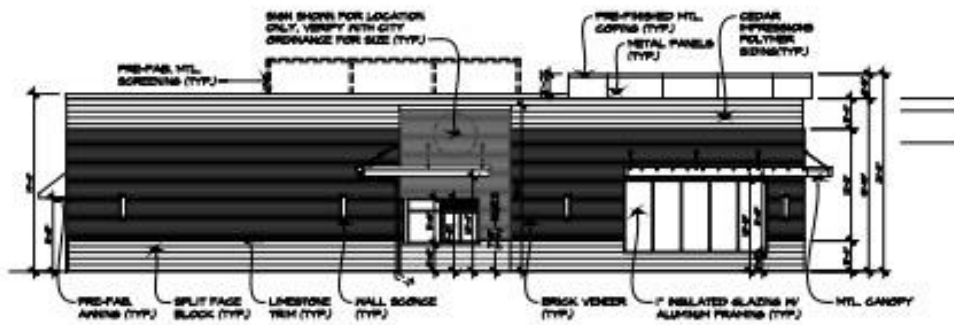
FLOOR PLAN
SCALE 3/8" = 1'-0"

GFA: 9,780 S.F.



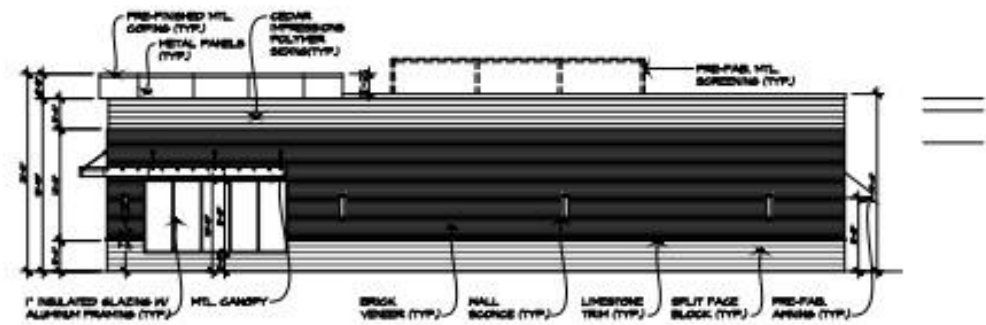
SOUTH (BACK) ELEVATION

SCALE 1/8" = 1'-0"



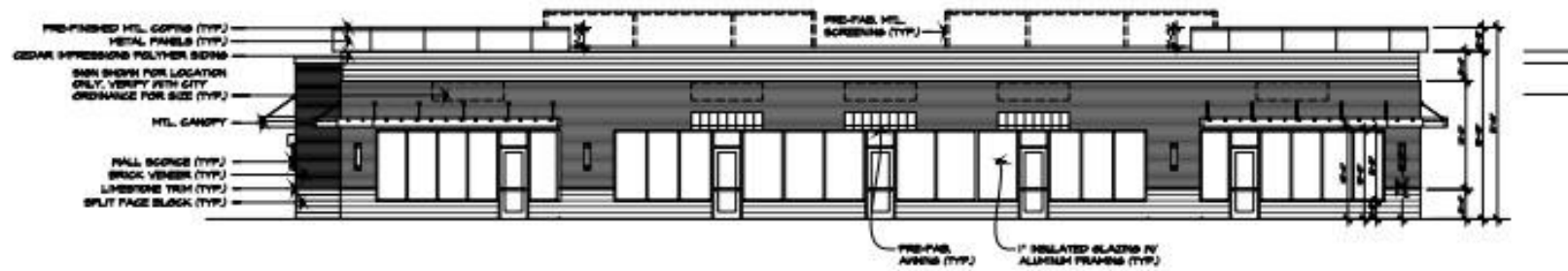
EAST (LEFT) ELEVATION

SCALE 1/8" = 1'-0"



WEST (RIGHT) ELEVATION

SCALE 1/8" = 1'-0"





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	14,313	51,376	81,423
2023 Population	14,437	53,027	85,295
2028 Population Projection	14,821	54,660	88,153
Annual Growth 2010-2022	0.10%	0.20%	0.40%
Annual Growth 2022-2027	0.50%	0.60%	0.70%
Median Age	40.7	41.3	42.1
Bachelor's Degree or Higher	20%	18%	17%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	12,612	47,950	78,834
Black	1,173	2,809	3,318
American Indian/Alaskan Native	76	251	380
Asian	94	452	580
Hawaiian & Pacific Islander	8	30	39
Two or More Races	474	1,535	2,144
Hispanic Origin	902	2,975	3,981

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,581	20,282	31,513
2023 Households	5,643	20,945	32,985
2028 Household Projection	5,800	21,610	34,111
Owner Occupied Households	3,864	14,902	25,940
Renter Occupied Households	1,936	6,708	8,171
Avg Household Income	73,259	71,062	76,613
Median Household Income	61,461	57,047	60,079

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,125	4,587	7,155
\$50,000 - 75,000	1,079	4,093	6,057
\$75,000 - 100,000	624	2,585	4,077
\$100,000 - 125,000	634	1,798	3,127
\$125,000 - 150,000	605	1,650	2,887
\$150,000 - 200,000	251	1,066	1,770
\$200,000+	119	539	1,249

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	9,560	1,167	8	21,726	2,300	9	26,608	2,854	9
Trade Transportation & Utilities	1,242	111	11	5,246	363	14	6,350	450	14
Information	291	15	19	474	43	11	586	51	11
Financial Activities	413	69	6	1,254	234	5	1,621	313	5
Professional & Business Services	612	119	5	1,418	244	6	1,812	317	6
Education & Health Services	3,997	613	7	6,175	875	7	7,789	1,002	8
Leisure & Hospitality	1,022	75	14	2,937	189	16	3,378	246	14
Other Services	1,004	100	10	2,373	252	9	2,708	338	8
Public Administration	979	65	15	1,849	100	18	2,364	137	17
Goods-Producing Industries	941	50	19	2,744	162	17	3,418	277	12
Natural Resources & Mining	0	0	-	27	2	14	224	19	12
Construction	428	26	16	1,110	105	11	1,496	190	8
Manufacturing	513	24	21	1,607	55	29	1,698	68	25
Total	10,501	1,217	9	24,470	2,462	10	30,026	3,131	10

EXCLUSIVELY LISTED BY:

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CONTACT US:



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(F): 248.538.9905



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*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



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*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.*