

FOR LEASE

FORMER SALVATION ARMY | MONROE, MICHIGAN



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PROPERTY INFORMATION

Property Address	1525 Mall Road
City/Township	Monroe, Michigan
Building Size	23,904 SF
Space Available	23,904 SF
Asking Rental Rate	Contact Broker
Parking	100 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 57,875 PEOPLE	 MEDIAN AGE 41.3 YEARS OLD
 HOUSEHOLDS 22,702	 CONSUMER SPENDING \$642.6 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$69,192/ANNUALLY	 DAYTIME POPULATION 24,761 PEOPLE

JOIN



AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Up to 23,904 SF in move-in ready condition located at Mall and Telegraph roads in the heart of the Monroe Shopping District.
- National retailers such as Walmart, Meijer, Lowe's, Kohl's, TJ Maxx and ALDI are operating within the immediate trade area.
- Potential build-to-suit adjacent to the site for up to an additional 10,000 SF





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	3,029	30,279	55,271
2023 Population	3,289	31,023	57,875
2028 Population Projection	3,420	31,937	59,809
Annual Growth 2010-2023	0.7%	0.2%	0.4%
Annual Growth 2023-2028	0.8%	0.6%	0.7%
Median Age	39.3	41.1	41.3
Bachelor's Degree or Higher	15%	19%	17%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,229	12,145	21,677
2023 Households	1,337	12,459	22,702
2028 Household Projection	1,392	12,840	23,481
Owner Occupied Households	622	8,069	16,652
Renter Occupied Households	770	4,771	6,826
Avg Household Income	\$80,161	\$70,520	\$69,192
Median Household Income	\$71,646	\$56,936	\$55,113

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,787	27,947	52,531
Black	323	1,711	2,908
American Indian/Alaskan Native	14	148	270
Asian	51	287	453
Hawaiian & Pacific Islander	0	24	31
Two or More Races	114	908	1,681
Hispanic Origin	276	1,778	3,123

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	325	2,898	5,315
\$50,000 - 75,000	256	2,354	4,264
\$75,000 - 100,000	210	1,455	2,799
\$100,000 - 125,000	186	1,165	1,912
\$125,000 - 150,000	123	1,024	1,777
\$150,000 - 200,000	113	668	1,007
\$200,000+	9	252	536

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	2,508	231	11	15,801	1,794	9	21,949	2,423	9
Trade Transportation & Utilities	1,102	56	20	3,085	251	12	4,308	374	12
Information	27	7	4	399	33	12	549	44	12
Financial Activities	112	30	4	887	167	5	1,331	253	5
Professional & Business Services	64	13	5	960	179	5	1,420	255	6
Education & Health Services	478	76	6	5,426	772	7	6,827	931	7
Leisure & Hospitality	663	31	21	2,175	137	16	3,027	196	15
Other Services	62	18	3	1,373	176	8	2,412	262	9
Public Administration	0	0	-	1,496	79	19	2,075	108	19
Goods-Producing Industries	30	5	6	2,185	113	19	2,812	173	16
Natural Resources & Mining	0	0	-	3	1	3	33	4	8
Construction	17	2	9	1,005	76	13	1,150	112	10
Manufacturing	13	3	4	1,177	36	33	1,629	57	29
Total	2,538	238	11	17,986	1,907	9	24,761	2,596	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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TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
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across the U.S.*