

FOR LEASE

FORMER SALVATION ARMY | MONROE, MICHIGAN



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PROPERTY SUMMARY



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

JOIN



AREA TENANTS & EMPLOYERS



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

PROPERTY HIGHLIGHTS

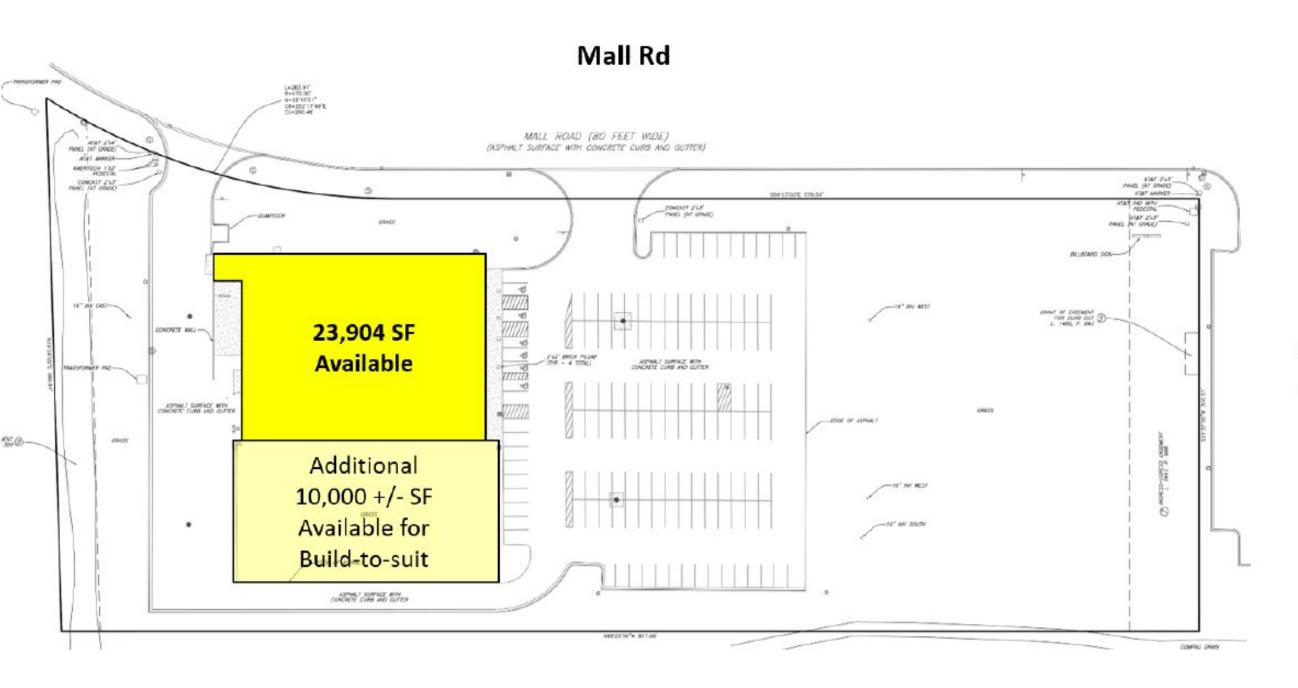
- Up to 23,904 SF in move-in ready condition located at Mall and Telegraph roads in the heart of the Monroe Shopping District.
- National retailers such as Walmart, Meijer, Lowe's, Kohl's, TJ Maxx and ALDI are operating within the immediate trade area.
- Potential build-to-suit adjacent to the site for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

PICTURE













DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	3 MILE 5 MILE HOUSEHOLDS		1 MILE	3 MILE					
010 Population	3,029	30,279	55,271	2010 Households	1,229	12,145					
2023 Population	3,289	31,023	57,875	2023 Households	1,337	12,459					
2028 Population Projection	3,420	31,937	59,809	2028 Household Projection	1,392	12,840					
Annual Growth 2010-2023	0.7%	0.2%	0.4%	Owner Occupied Households	622	8,069					
Annual Growth 2023-2028	0.8%	0.6%	0.7%	Renter Occupied Households	770	4,771					
Median Age	39.3	41.1	41.3	Avg Household Income	\$80,161	\$70,520					
Bachelor's Degree or Higher	15%	19%	17%	Median Household Income	\$71,646	\$56,936					
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE					
White	2,787	27,947	52,531	\$25,000 - 50,000	325	2,898					
Black	323	1,711	2,908	\$50,000 - 75,000	256	2,354					
American Indian/Alaskan Native	14	148	270	\$75,000 - 100,000	210	1,455					
Asian	51	287 453 \$100,000 - 125,000 186	287 453 \$100,000 - 125,000 186	287 453 \$100,000 - 125,000 186	287 453 \$100,000 - 125,000 186	287 453 \$100,000 - 125,000 1	287 453 \$100,000 - 125,000 186	287 453 \$100,000 - 125,000 186	453 \$100,000 - 125,000 186	1,165	
Hawaiian & Pacific Islander	0	24	31	\$125,000 - 150,000	123	1,024					
Two or More Races	114	908	1,681	\$150,000 - 200,000	113	668					
Hispanic Origin	276	1,778	3,123	\$200,000+	9	252					

DAYTIME POPULATION



	ONE MILE			THREE MILE			FIVE MILE			
DAYTIME EMPLOYMENT	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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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

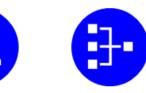
Market Research
& Site Evaluations



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



TEAMWORK Innovative Solutions



SHARED DATABASE Retailers & Investors across the U.S.