

**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)**

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

**JOIN**



**AREA TENANTS & EMPLOYERS**

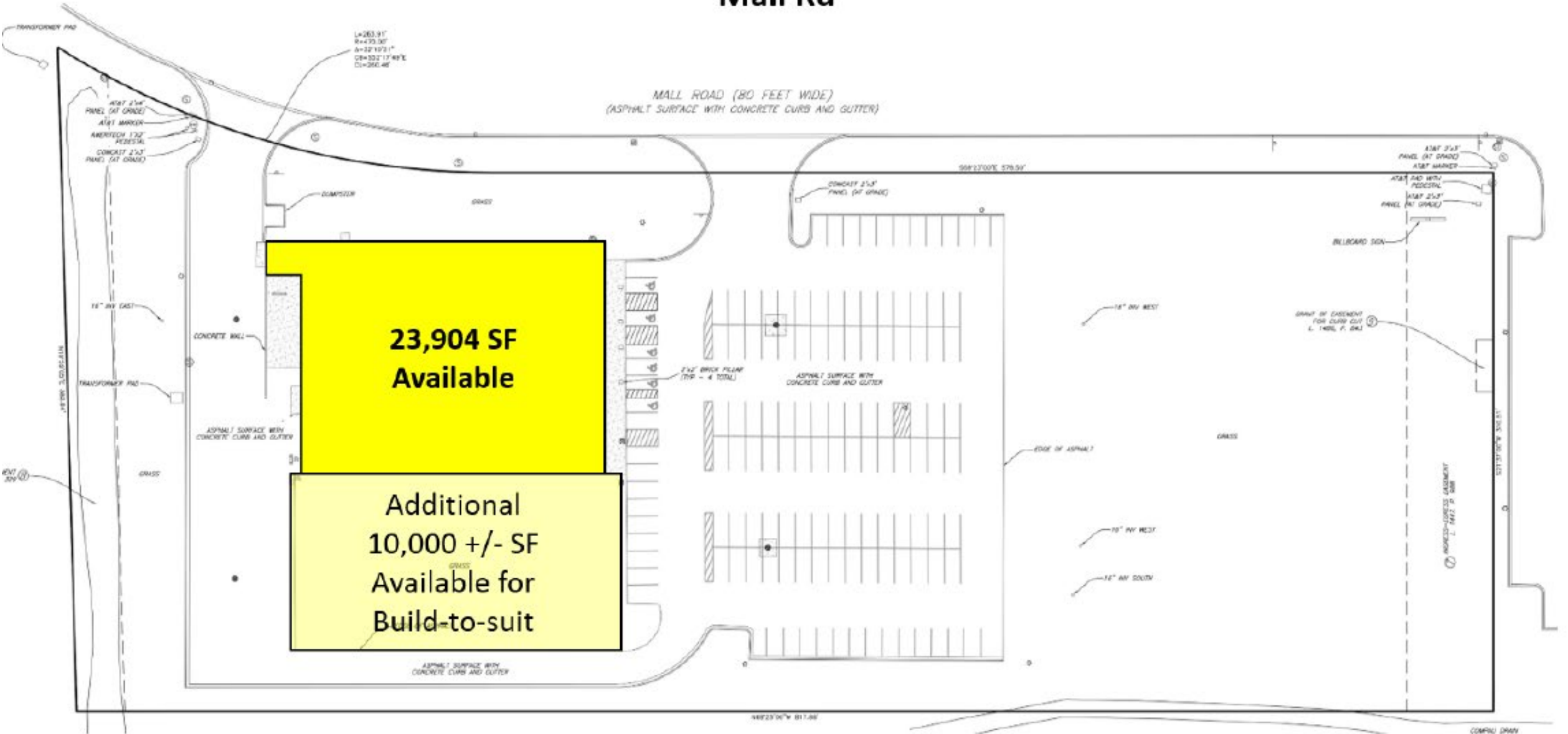


**PROPERTY HIGHLIGHTS**

- 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



**Mall Rd**



**Telegraph Rd**



**KOHL'S**  
**T.J. maxx**  
**PETSMART**

maurices  
**five BELOW**  
verizon  
**SALLY BEAUTY**

**Spectrum**

**LOWE'S**

**Bob Evans RESTAURANT**

**MURPHY USA**

**BELLE TIRE**

**GameStop**  
**Hungry Howies**  
**Flagstar Bank**  
**WING STOP**  
**Great Clips**

**Walmart**

**Dunham's SPORTS**  
**HOBBY LOBBY**  
**STAPLES**  
**OLLIE'S**  
GOOD STUFF CHEAP

AspenDental  
at&t

**FIFTH THIRD BANK**

**Applebee's**

**MALL ROAD**

**SITE**

**Wendy's**

**T Mobile**  
**STARBUCKS COFFEE**  
**Jersey Mike's SUBS**  
**Olgas KITCHEN**

**Panera BREAD**  
**Pea's**  
**WINGSTJOB**

**TELEGRAPH ROAD**

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	3,067	30,349	56,033
2024 Population	3,095	30,760	57,312
2029 Population Projection	3,136	31,200	58,230
Annual Growth 2020-2024	0.2%	0.3%	0.6%
Annual Growth 2024-2029	0.3%	0.3%	0.3%
Median Age	41.1	41.2	41.1
Bachelor's Degree or Higher	14%	19%	18%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,606	26,284	49,463
Black	107	662	1,181
American Indian/Alaskan Native	2	43	85
Asian	17	79	118
Hawaiian & Pacific Islander	3	19	24
Two or More Races	359	3,672	6,442
Hispanic Origin	165	1,901	3,202

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,361	12,722	22,860
2024 Households	1,376	12,851	23,316
2029 Household Projection	1,395	13,025	23,673
Owner Occupied Households	596	8,023	15,923
Renter Occupied Households	798	5,002	7,751
<b>Avg Household Income</b>	<b>\$63,007</b>	<b>\$72,198</b>	<b>\$73,792</b>
<b>Median Household Income</b>	<b>\$53,137</b>	<b>\$60,720</b>	<b>\$60,805</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	337	2,764	5,002
\$50,000 - 75,000	261	2,641	5,063
\$75,000 - 100,000	246	1,701	3,206
\$100,000 - 125,000	66	1,089	1,826
\$125,000 - 150,000	5	570	1,000
\$150,000 - 200,000	102	998	1,645
\$200,000+	23	322	799

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>2,510</b>	<b>242</b>	<b>10</b>	<b>15,921</b>	<b>1,917</b>	<b>8</b>	<b>22,082</b>	<b>2,604</b>	<b>8</b>
Trade Transportation & Utilities	1,099	59	19	3,100	251	12	4,161	373	11
Information	61	11	6	417	37	11	561	46	12
Financial Activities	140	27	5	902	167	5	1,371	258	5
Professional & Business Services	98	19	5	997	191	5	1,485	269	6
Education & Health Services	171	70	2	5,459	838	7	6,913	1,033	7
Leisure & Hospitality	852	36	24	2,258	137	16	3,109	194	16
Other Services	72	19	4	1,325	214	6	2,426	321	8
Public Administration	17	1	17	1,463	82	18	2,056	110	19
<b>Goods-Producing Industries</b>	<b>53</b>	<b>8</b>	<b>7</b>	<b>2,223</b>	<b>121</b>	<b>18</b>	<b>2,820</b>	<b>174</b>	<b>16</b>
Natural Resources & Mining	4	1	4	7	2	4	34	4	9
Construction	19	3	6	1,012	79	13	1,140	109	10
Manufacturing	30	4	8	1,204	40	30	1,646	61	27
<b>Total</b>	<b>2,563</b>	<b>250</b>	<b>10</b>	<b>18,144</b>	<b>2,038</b>	<b>9</b>	<b>24,902</b>	<b>2,778</b>	<b>9</b>

## EXCLUSIVELY LISTED BY:

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