

FOR LEASE

FORMER SALVATION ARMY | MONROE, MICHIGAN



JORDAN JABBORI
ASSOCIATE

CHRIS JONNA
PRESIDENT

jjabori@cmprealestategroup.com

cjonna@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

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

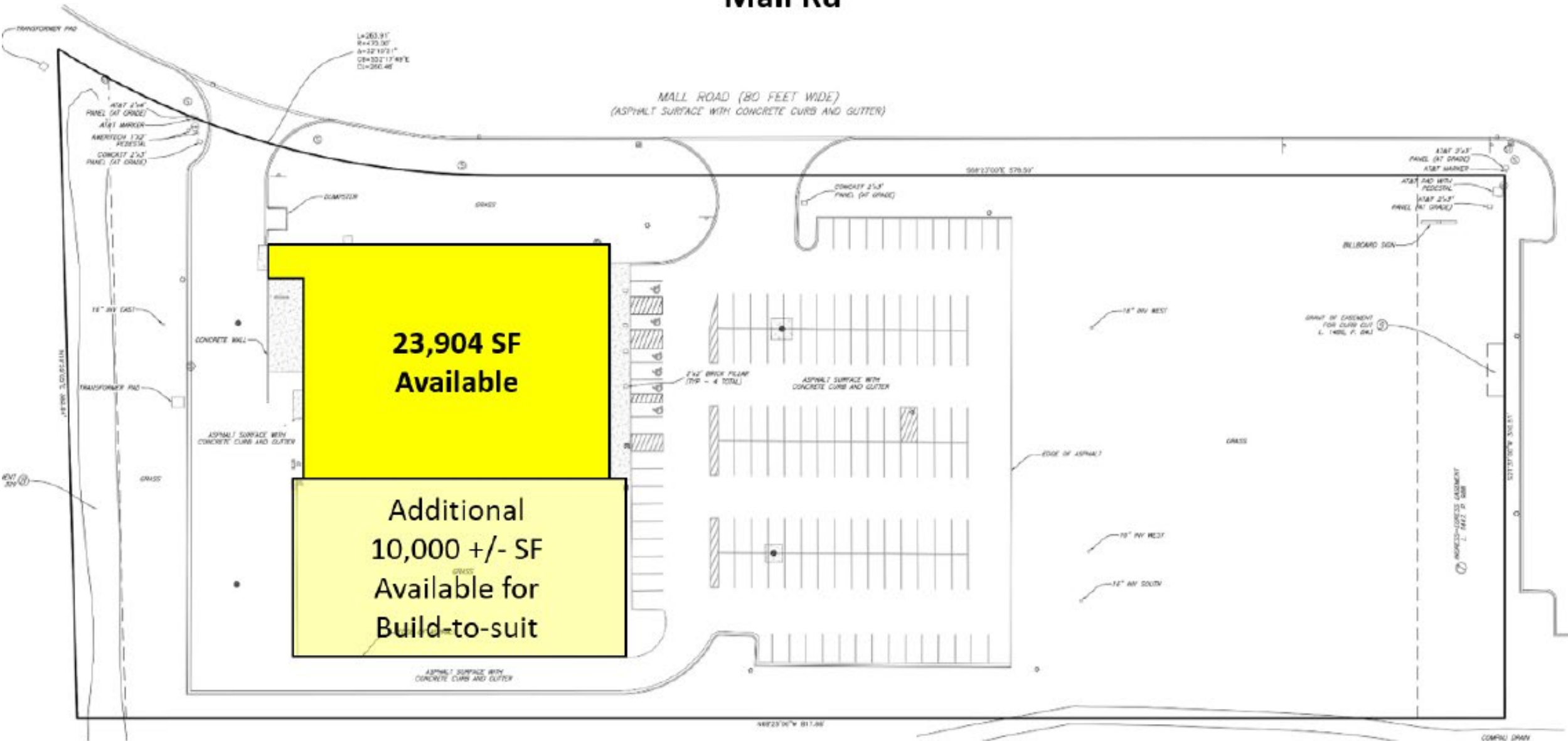


PROPERTY HIGHLIGHTS

- 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



Mall Rd





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:

JORDAN JABBORI
ASSOCIATE

jjabbori@cmprealestategroup.com

CHRIS JONNA
PRESIDENT

cjonna@cmprealestategroup.com

CONTACT US:



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



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.



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.*