

PROPERTY DETAILS

LOCATION:	1284 S. Telegraph Rd Monroe, MI 48162
PROPERTY TYPE:	Vacant Land
DATE AVAILABLE:	Immediately
SALES PRICE:	Contact Broker
RENT:	Contact Broker
AVAILABLE SPACE:	Strip Center Space: Starting at 1,200 SF Anchor Space: Up to 150,000 SF
LOT SIZE:	1-27 AC
TRAFFIC COUNT:	N. Telegraph Rd (22,328 CPD) Stewart Rd (14, 936 CPD)

EXCLUSIVELY LISTED BY:



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Contact Broker

SALES PRICE

Contact Broker

RENT

TENANT ROSTER



HIGHLIGHTS

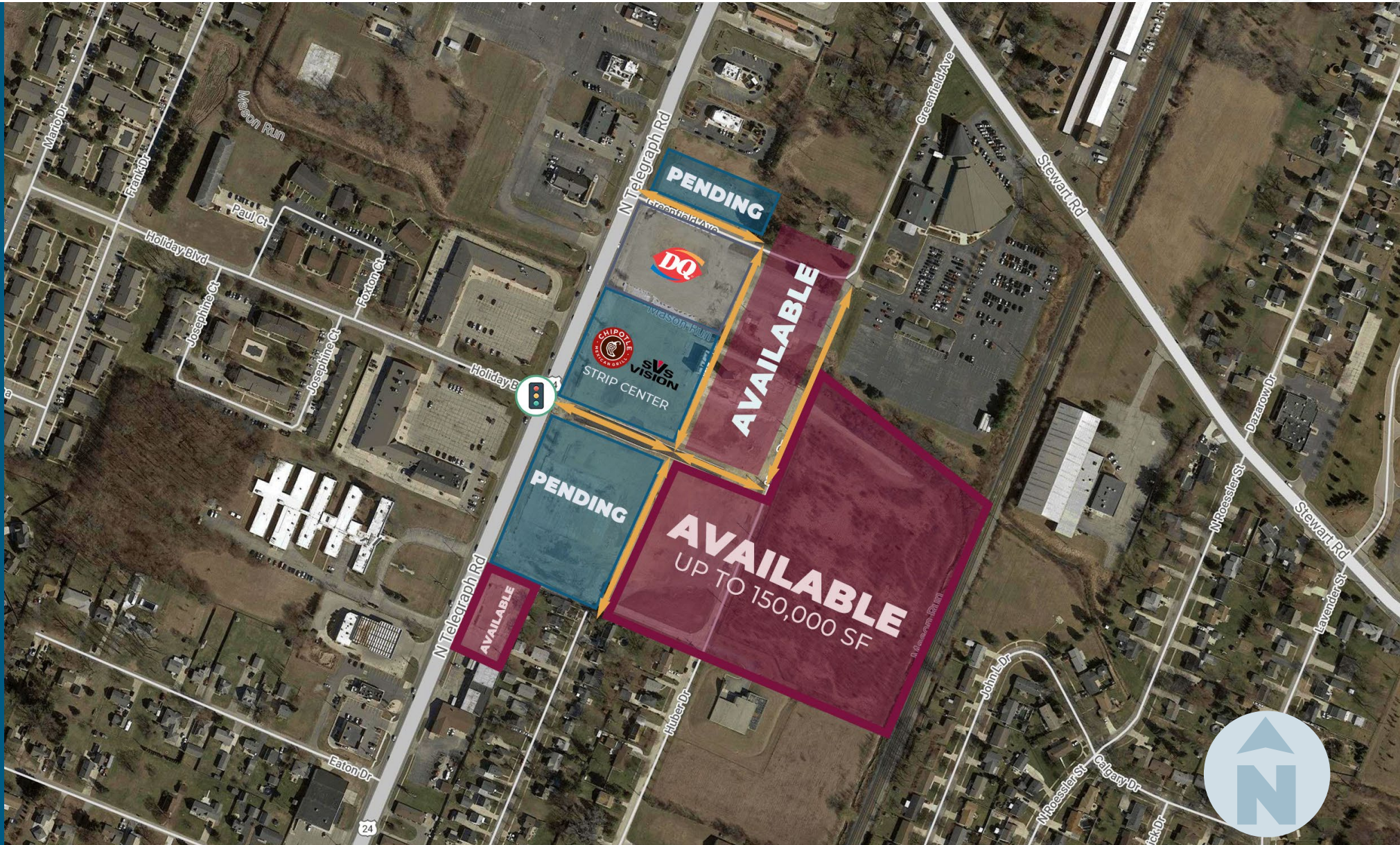
- Rare ±27 AC site
- Located in the heart of Monroe's prime retail corridor
- Situated in an Opportunity Zone and
- One of the best remaining parcels in Monroe County.
- Potential for big-box/mid-box retail, retail/restaurant outlots & multi-family
- Over 1,166 lineal feet of frontage on Telegraph Road
- Lease, ground lease, build-to-suit and sale opportunities

MICRO AERIAL

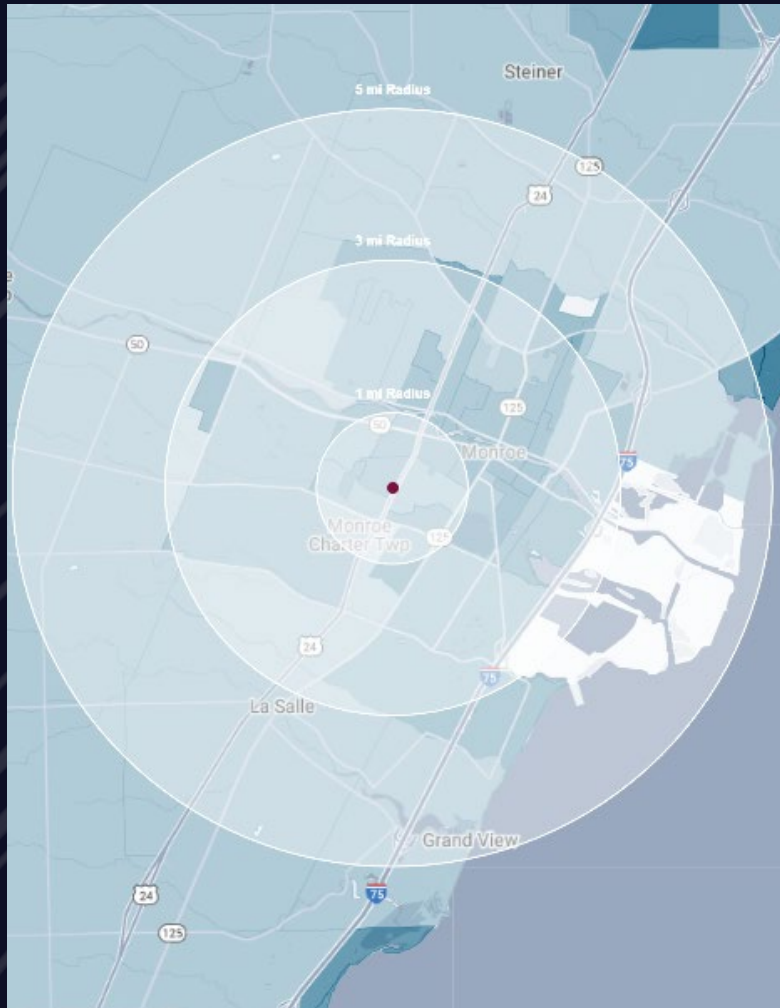


Map data ©2022 Google

CONCEPTUAL SITE PLAN



DEMOGRAPHICS



PRIME REDEVELOPMENT OPPORTUNITY

1284 S. Telegraph Rd, Monroe, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	9,130	39,315	50,024
2028 Projected Population	8,910	38,494	49,123
2020 Census Population	9,083	39,297	50,004
2010 Census Population	9,325	39,654	50,021
Projected Annual Growth 2023 to 2028	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	-0.2%	-	-

HOUSEHOLDS

2023 Estimated Households	3,794	16,348	20,739
2028 Projected Households	3,704	15,980	20,328
2020 Census Households	3,725	16,126	20,456
2010 Census Households	3,709	15,753	19,744
Projected Annual Growth 2023 to 2028	-0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.4%

RACE

2023 Est. White	90.7%	87.8%	88.6%
2023 Est. Black	4.0%	5.8%	5.2%
2023 Est. Asian or Pacific Islander	0.4%	0.8%	0.8%
2023 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2023 Est. Other Races	4.6%	5.2%	5.2%

INCOME

2023 Est. Average Household Income	\$82,072	\$82,922	\$86,695
2023 Est. Median Household Income	\$62,191	\$61,343	\$64,269
2023 Est. Per Capita Income	\$34,191	\$34,898	\$36,289

BUSINESS

2023 Est. Total Businesses	230	1,329	1,577
2023 Est. Total Employees	2,488	18,440	21,739

CONTACT US



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