FOR SALE/LEASE/BTS

PRIME REDEVELOPMENT OPPORTUNITY

1284 N. TELEGRAPH RD, MONROE, MI 48162

OUTLOTS & LARGE PARCELS AVAILABLE

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

Contact Broker
SALES PRICE

Contact Broker
RENT

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:

ANTHONY J. VITALE
Director
avitale@landmarkcres.com
248 488 2620

GORDON S. HYDE
Senior Associate
ghyde@landmarkcres.com
248 488 2620

TENANT ROSTER

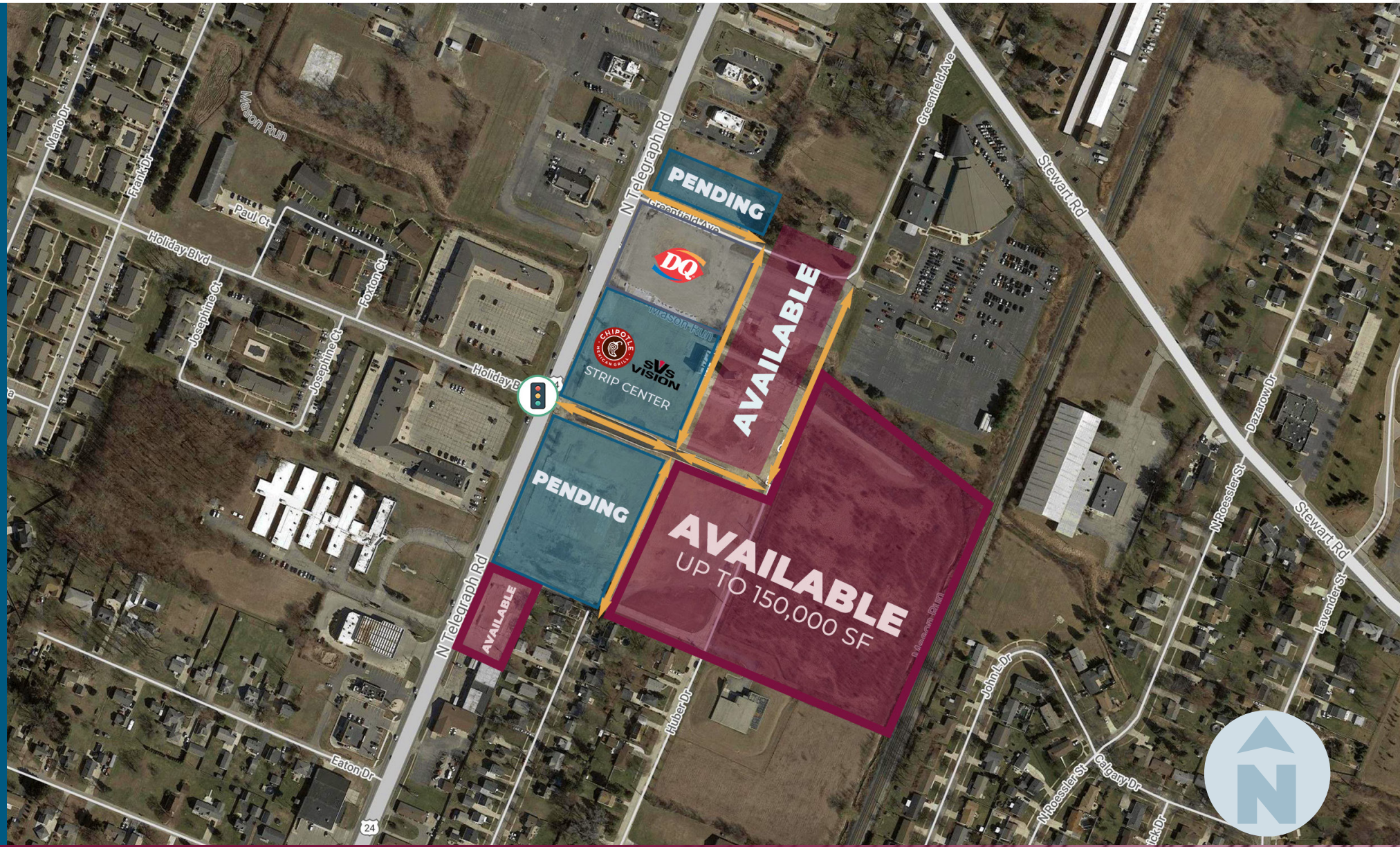
HIGHLIGHTS

- 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

MACRO AERIAL

CONCEPTUAL SITE PLAN



DEMOGRAPHICS

PRIME REDEVELOPMENT OPPORTUNITY

1284 S. Telegraph Rd, Monroe, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 Estimated Population	8,344	38,526	49,096
2026 Projected Population	8,344	38,526	49,096
2010 Census Population	8,344	38,526	49,096
2000 Census Population	8,344	38,526	49,096
Projected Annual Growth 2021 to 2026	8,344	38,526	49,096
Historical Annual Growth 2000 to 2021	8,344	38,526	49,096
HOUSEHOLDS			
2021 Estimated Households	3,513	15,976	20,290
2026 Projected Households	3,582	16,354	20,787
2010 Census Households	3,529	16,046	20,288
2000 Census Households	3,546	15,707	19,675
Projected Annual Growth 2021 to 2026	0.4%	0.5%	0.5%
Historical Annual Growth 2000 to 2021	-	-	-
RACE			
2021 Est. White	86.3%	82.1%	83.5%
2021 Est. Black	3.5%	6.6%	5.6%
2021 Est. Asian or Pacific Islander	0.6%	0.9%	0.8%
2021 Est. American Indian or Alaska Native	0.5%	0.5%	0.5%
2021 Est. Other Races	9.2%	10.0%	9.7%
INCOME			
2021 Est. Average Household Income	$63,511	$69,282	$72,434
2021 Est. Median Household Income	$53,021	$54,658	$58,168
2021 Est. Per Capita Income	$26,846	$29,146	$30,278
BUSINESS			
2021 Est. Total Businesses	244	1,383	1,675
2021 Est. Total Employees	2,561	20,246	24,655

CONTACT US

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LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

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