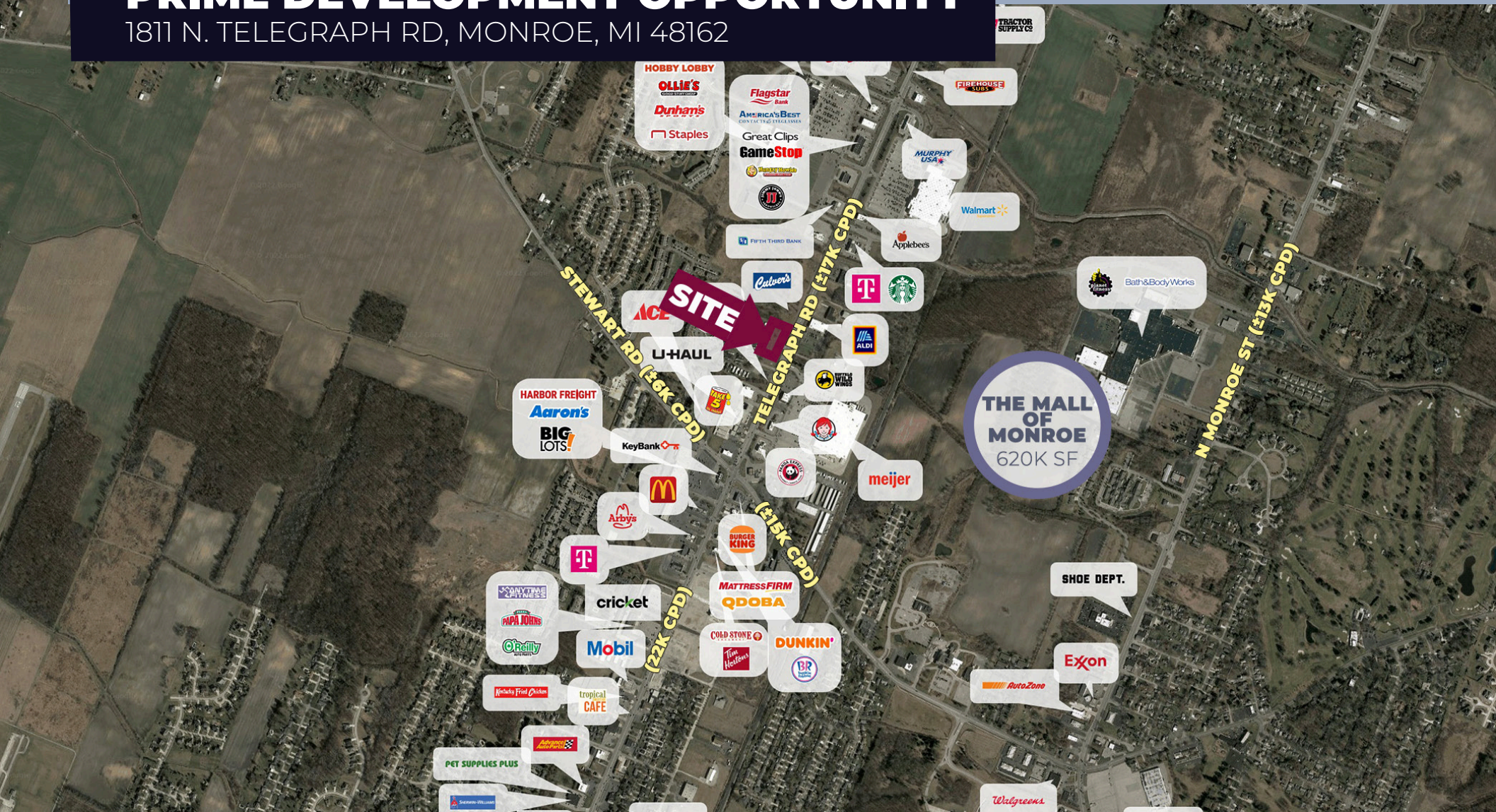


FOR SALE PRIME DEVELOPMENT OPPORTUNITY

1811 N. TELEGRAPH RD, MONROE, MI 48162



PROPERTY DETAILS

LOCATION: 1881 N. Telegraph Rd
Monroe, MI 48162

PROPERTY TYPE: Vacant Land

DATE AVAILABLE: Immediately

SALES PRICE: \$1,299,000.00

LOT SIZE: 1.903 AC

LOT DIMENSIONS: 437' x 190'

ZONING: R-M-H

TRAFFIC COUNT: N Telegraph Rd (±17K CPD)

EXCLUSIVELY LISTED BY:



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GORDON S. HYDE
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\$1,299,000

SALE PRICE

HIGHLIGHTS

PRIME RETAIL CORRIDOR ANCHORS

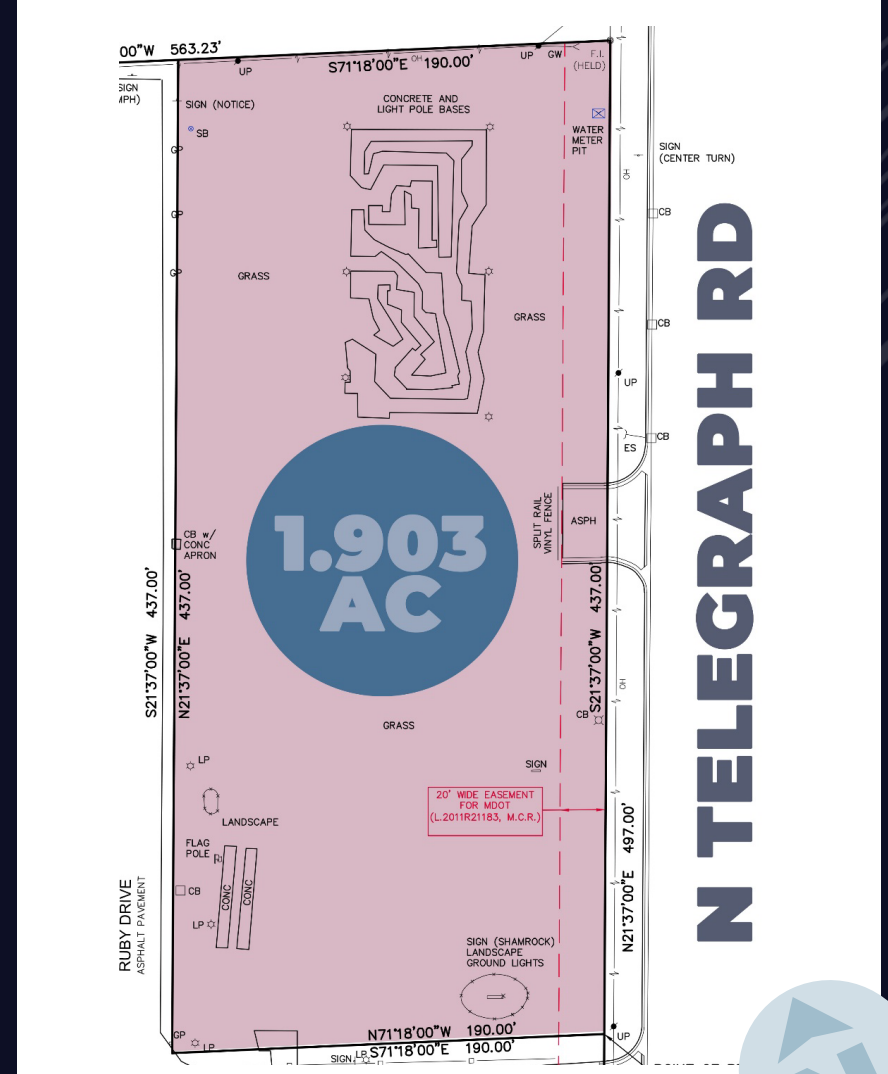
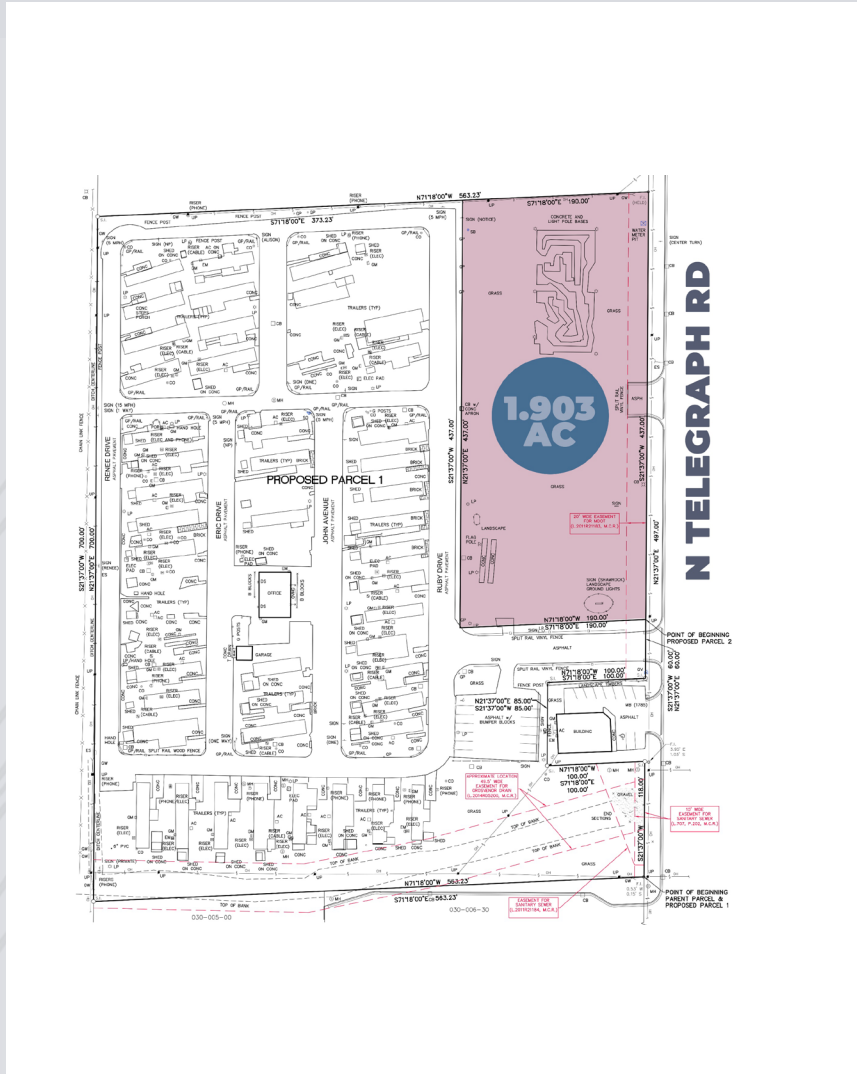


- Located in the heart of Monroe's prime retail corridor
- Development ready
- Many possible uses including drive-thru

PLAT MAP



SURVEY - PROPOSED PARCEL SPLIT



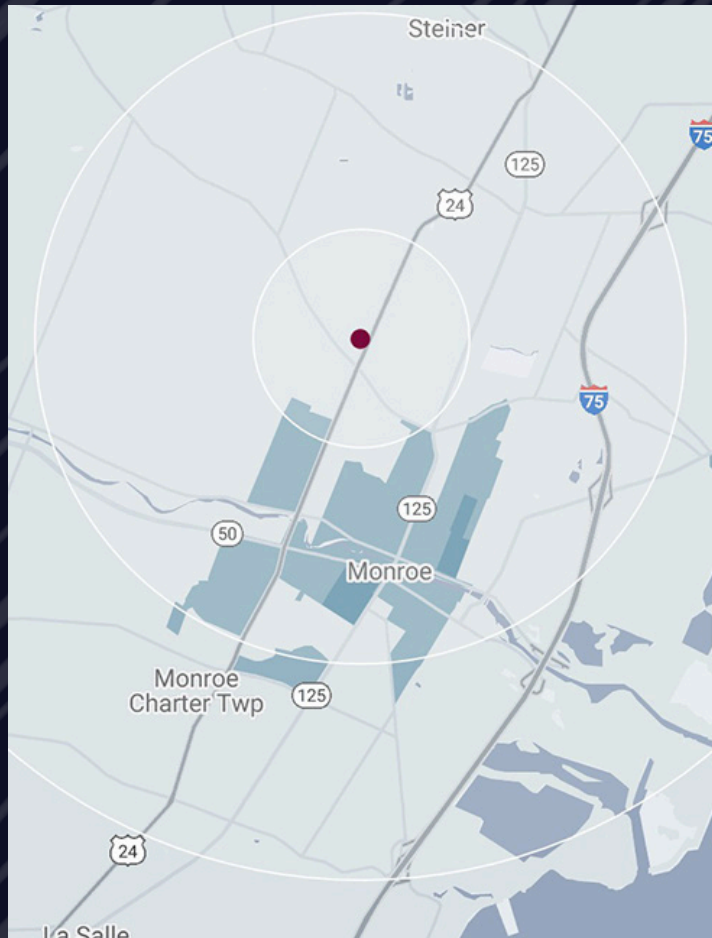
MICRO AERIAL



MACRO AERIAL



DEMOGRAPHICS



PRIME DEVELOPMENT OPPORTUNITY

1811 N. Telegraph Rd
Monroe, MI 48162

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2021 Estimated Population	4,396	32,659	54,833
2026 Projected Population	4,492	32,951	55,375
2010 Census Population	4,661	32,774	55,000
2000 Census Population	4,589	33,102	54,748
Projected Annual Growth 2021 to 2026	0.4%	0.2%	0.2%
Historical Annual Growth 2000 to 2021	-0.4%	-0.1%	-
HOUSEHOLDS			
2021 Estimated Households	1,881	13,657	22,520
2026 Projected Households	1,962	14,032	23,162
2010 Census Households	1,992	13,712	22,584
2000 Census Households	1,856	13,224	21,498
Projected Annual Growth 2021 to 2026	0.9%	0.5%	0.6%
Historical Annual Growth 2000 to 2021	-0.5%	-	-
RACE			
2021 Est. White	79.7%	82.7%	84.0%
2021 Est. Black	7.3%	5.6%	5.1%
2021 Est. Asian or Pacific Islander	1.3%	0.8%	0.7%
2021 Est. American Indian or Alaska Native	0.5%	0.5%	0.5%
2021 Est. Other Races	11.2%	10.4%	9.7%
INCOME			
2021 Est. Average Household Income	\$67,939	\$66,071	\$68,785
2021 Est. Median Household Income	\$42,882	\$54,386	\$56,978
2021 Est. Per Capita Income	\$29,427	\$27,979	\$28,559
BUSINESS			
2021 Est. Total Businesses	251	1,303	1,720
2021 Est. Total Employees	3,773	19,597	24,859

CONTACT US



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