

FOR LEASE
**RARE DRIVE-THRU ENDCAP AVAILABLE
(FORMER FLAGSTAR BANK)**

2203-2239 N. TELEGRAPH RD, MONROE, MI 48162

2,960 SF
AVAILABLE
(DRIVE-THRU ENDCAP)



PROPERTY DETAILS

LOCATION:	2203-2239 N. Telegraph Rd Monroe, MI 48162
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Immediately
RENT:	\$43.00/SF NNN
NNN EXPENSE:	\$10.59/SF
BUILDING SIZE:	13,541 SF
AVAILABLE SPACE:	2,960 SF (40' X 74')
GLA:	13,541 SF
TRAFFIC COUNT:	N. Telegraph Rd (±13,134 CPD)

EXCLUSIVELY LISTED BY:



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\$43.00/SF

RENT

\$10.59 SF

NNN

TENANT ROSTER



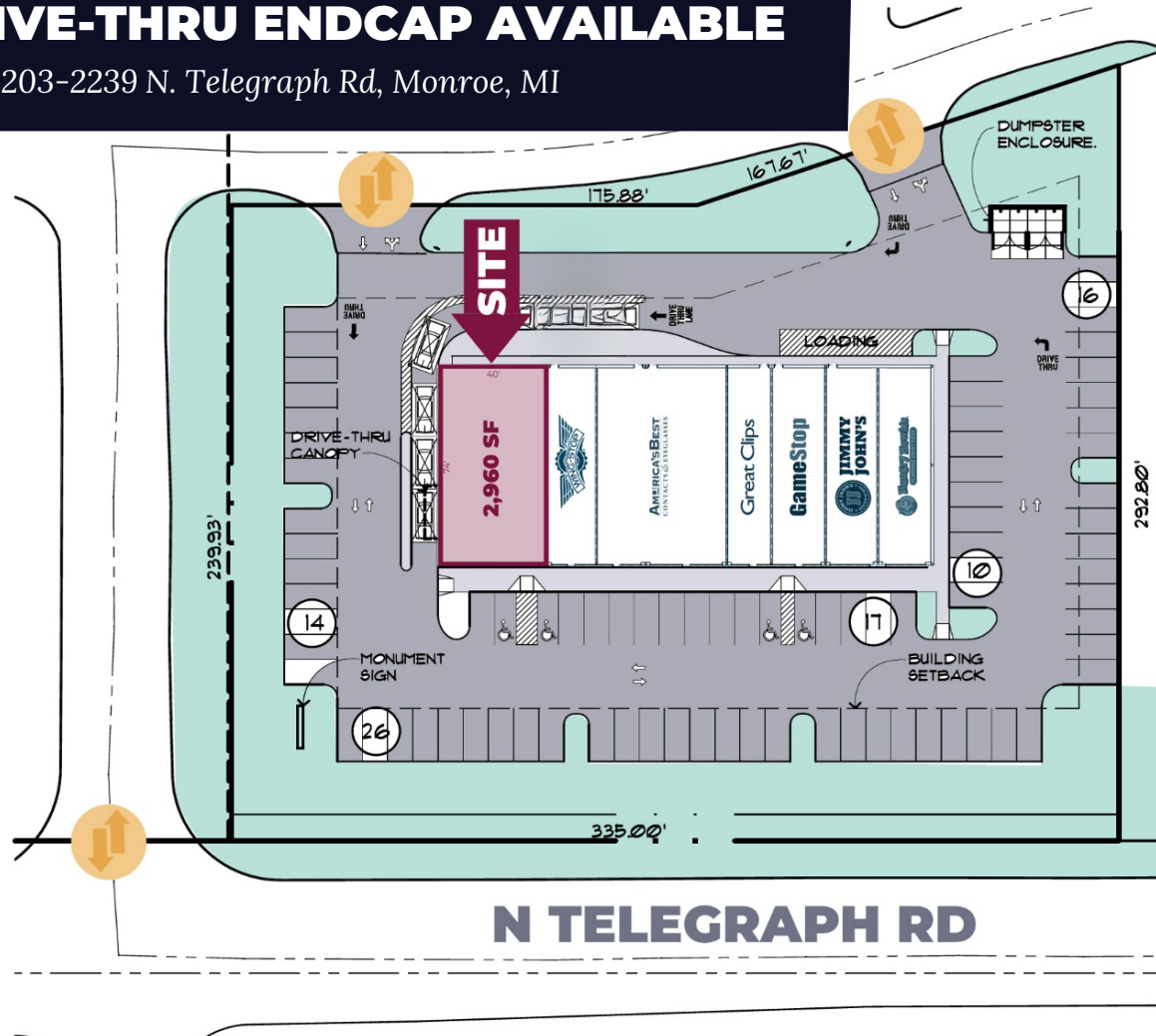
HIGHLIGHTS

- Drive-Thru Endcap Available (Former Flagstar Bank)
- Located in the Heart of Monroe's Prime Retail Corridor which is Anchored by:
 - Lowe's
 - Meijer
 - Walmart
 - Kohl's
 - & many others

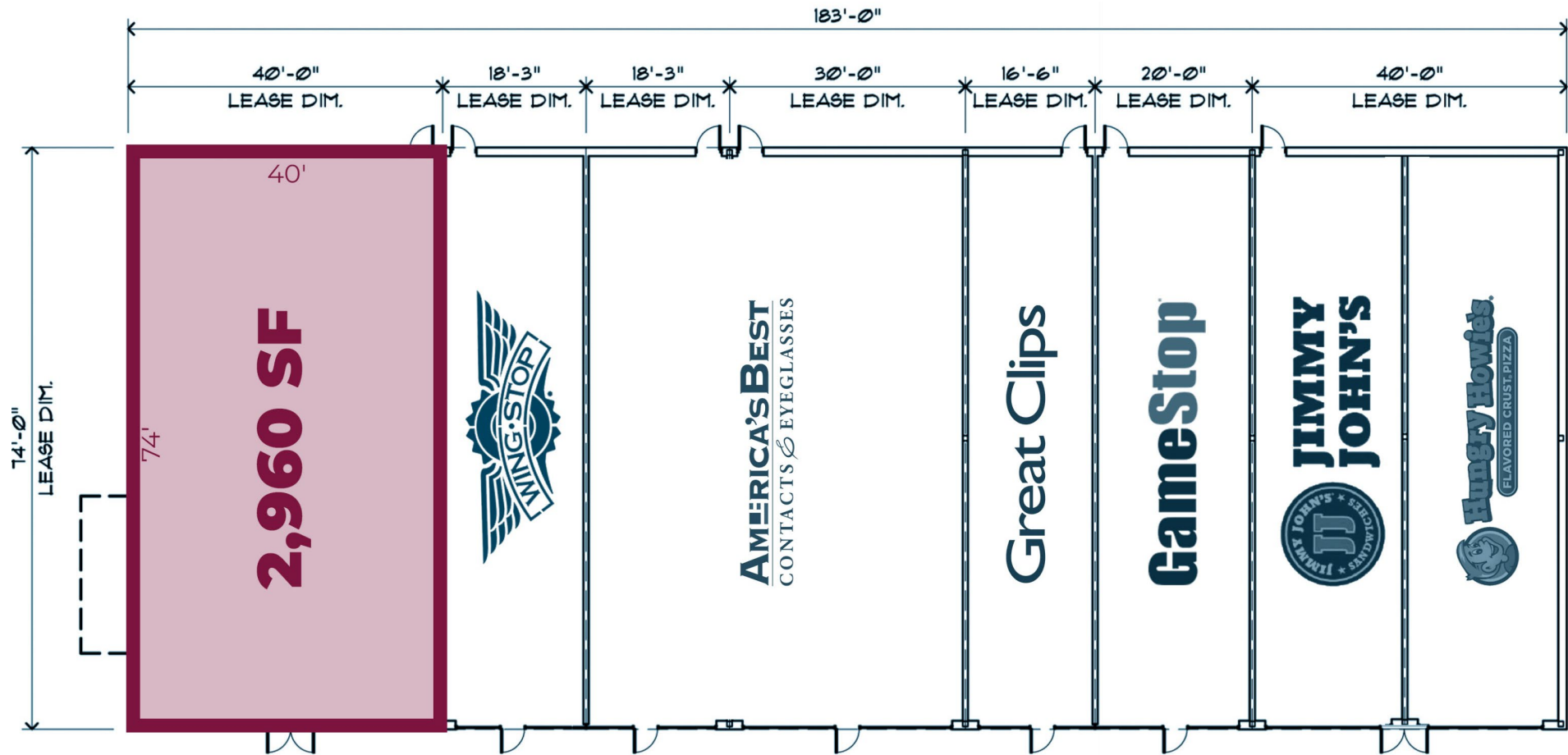
LEASE PLAN

RARE DRIVE-THRU ENDCAP AVAILABLE

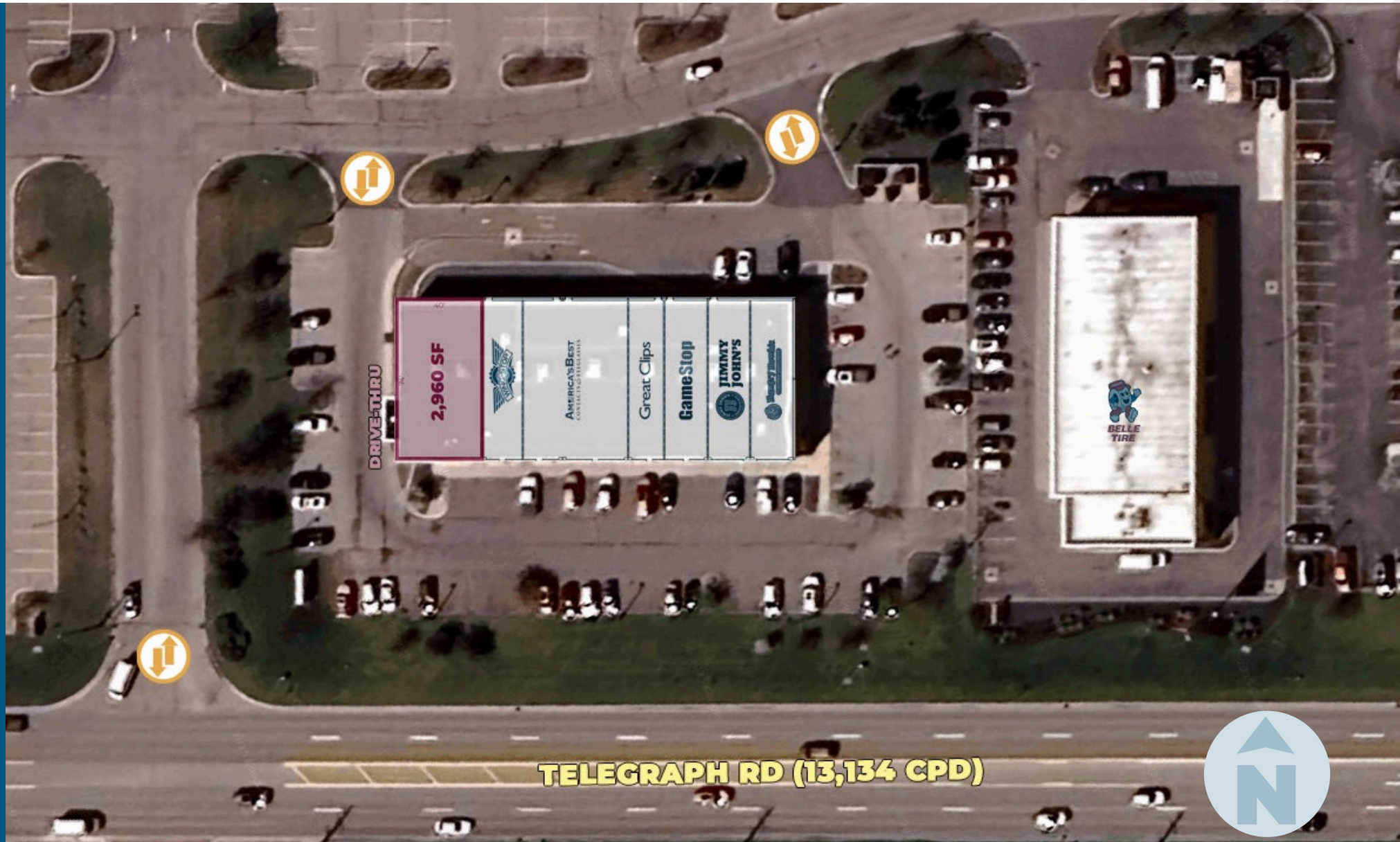
2203-2239 N. Telegraph Rd, Monroe, MI



LEASE PLAN



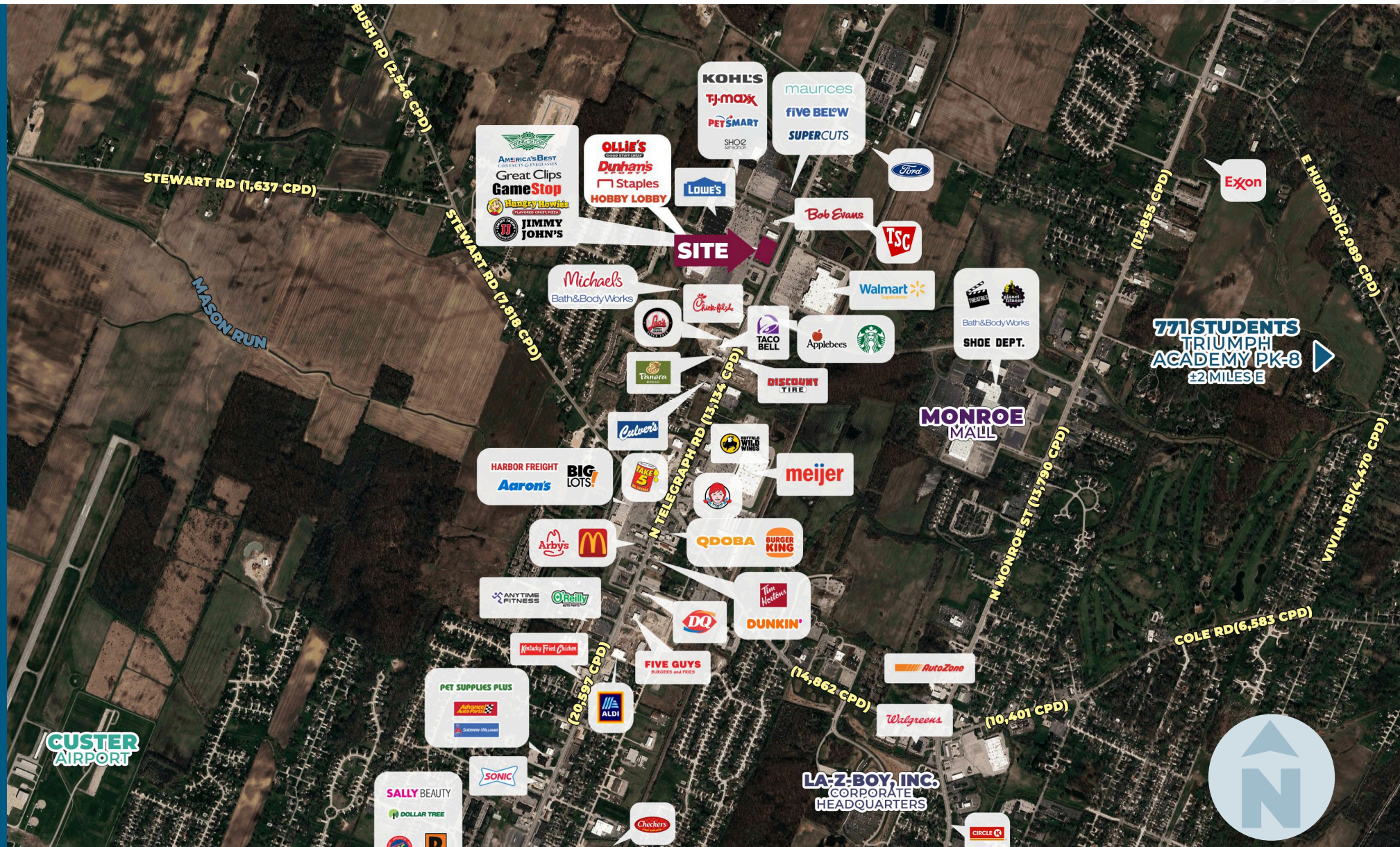
MICRO AERIAL



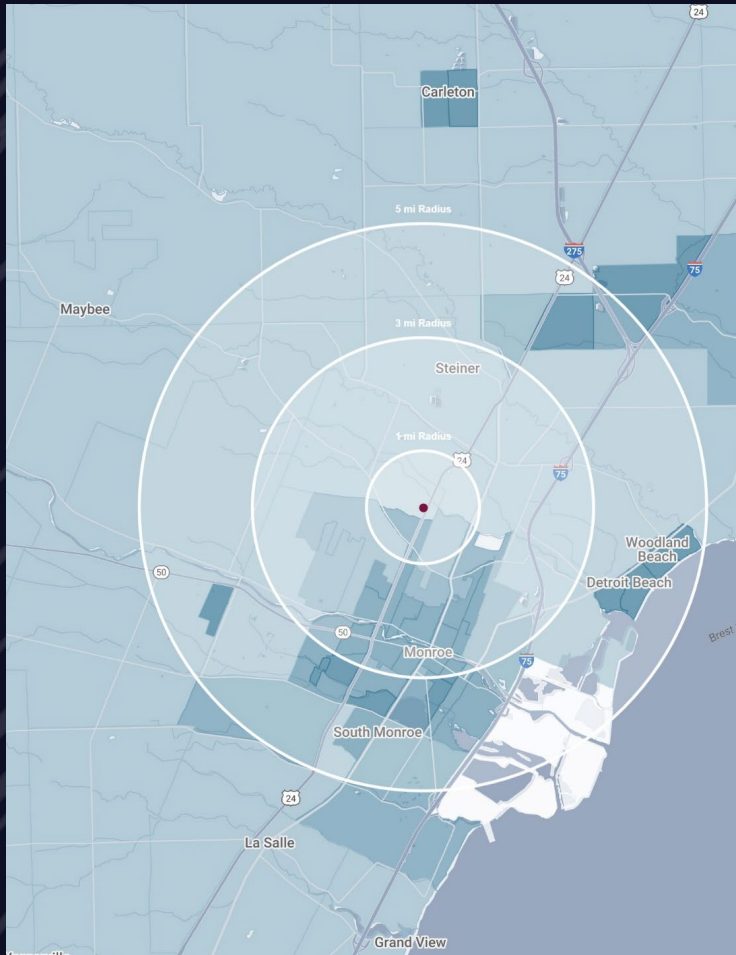
MID AERIAL



MACRO AERIAL



DEMOGRAPHICS



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Monroe, MI 48162

DEMOGRAPHICS

POPULATION

	3 MILE	5 MILE	10 MILE
2024 Estimated Population	29,497	56,393	88,405
2029 Projected Population	29,149	55,802	88,159
2020 Census Population	29,233	55,718	87,206
2010 Census Population	28,898	55,163	86,382
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2024	0.1%	0.2%	0.2%

HOUSEHOLDS

2024 Estimated Households	12,750	23,650	36,532
2029 Projected Households	12,692	23,570	36,670
2020 Census Households	12,199	22,758	35,092
2010 Census Households	11,617	21,662	33,277
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	0.7%	0.7%	0.7%

RACE

2024 Est. White	86.9%	87.8%	89.8%
2024 Est. Black	5.8%	5.5%	4.2%
2024 Est. Asian or Pacific Islander	1.1%	0.9%	0.7%
2024 Est. American Indian or Alaska Native	0.3%	0.3%	0.2%
2024 Est. Other Races	6.0%	5.6%	5.0%

INCOME

2024 Est. Average Household Income	\$81,721	\$82,875	\$91,946
2024 Est. Median Household Income	\$65,620	\$66,224	\$71,798
2024 Est. Per Capita Income	\$35,551	\$34,932	\$38,110

BUSINESS

2024 Est. Total Businesses	1,081	1,590	2,187
2024 Est. Total Employees	15,488	21,743	27,662

CONTACT US



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