# MONROE CENTER

## NEIGHBORHOOD SHOPPING CENTER

OnQ COMMERCIAL REAL ESTATE

211 N. Telegraph Road
Monroe, MI 48162




**Retail** Opportunity

2,530 ± SF

**FOR LEASE**

# PROPERTY HIGHLIGHTS

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## Description

**Monroe Center is an established neighborhood shopping center located along the highly traveled Telegraph Road corridor in Monroe, Michigan. Anchored by Family Farm & Home and Goodwill, the center offers excellent visibility, convenient access, and ample parking. Featuring 2,530 ± SF of available retail space and two proposed outlots with prime Telegraph Road frontage, the property presents excellent opportunity for retail, restaurant, medical, office, and service-oriented users. Surrounded by national retailers and restaurants, Monroe Center is an ideal location for businesses seeking a strong commercial presence in an established trade area.**

## Address

211 N. Telegraph Road
Monroe, MI 48162

## Asking Rent

2,530 ± SF Space - $10/SF plus NNN

Proposed Outlots - Contact Broker

## Features

- **Two Proposed Outlot Development Opportunities**
- **Prime Telegraph Road Frontage**
- **Strong Retail Synergy**
- **Strong Demographics**
- **Ample On-Site Parking**
- **Convenient Accessibility**

## Traffic Counts

N Telegraph Road - 24,078+ cpd
N Custer Road - 7,241+ cpd
S Custer Road - 17,145+ cpd

## Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| POPULATION: | 10,709 | 41,477 | 51,925 |
| HOUSEHOLDS: | 4,928 | 17,787 | 22,020 |
| AVG. HOUSEHOLD INCOME: | $72,118 | $82,518 | $86,581 |
| DAYTIME POPULATION: | 7,534 | 37,247 | 44,008 |

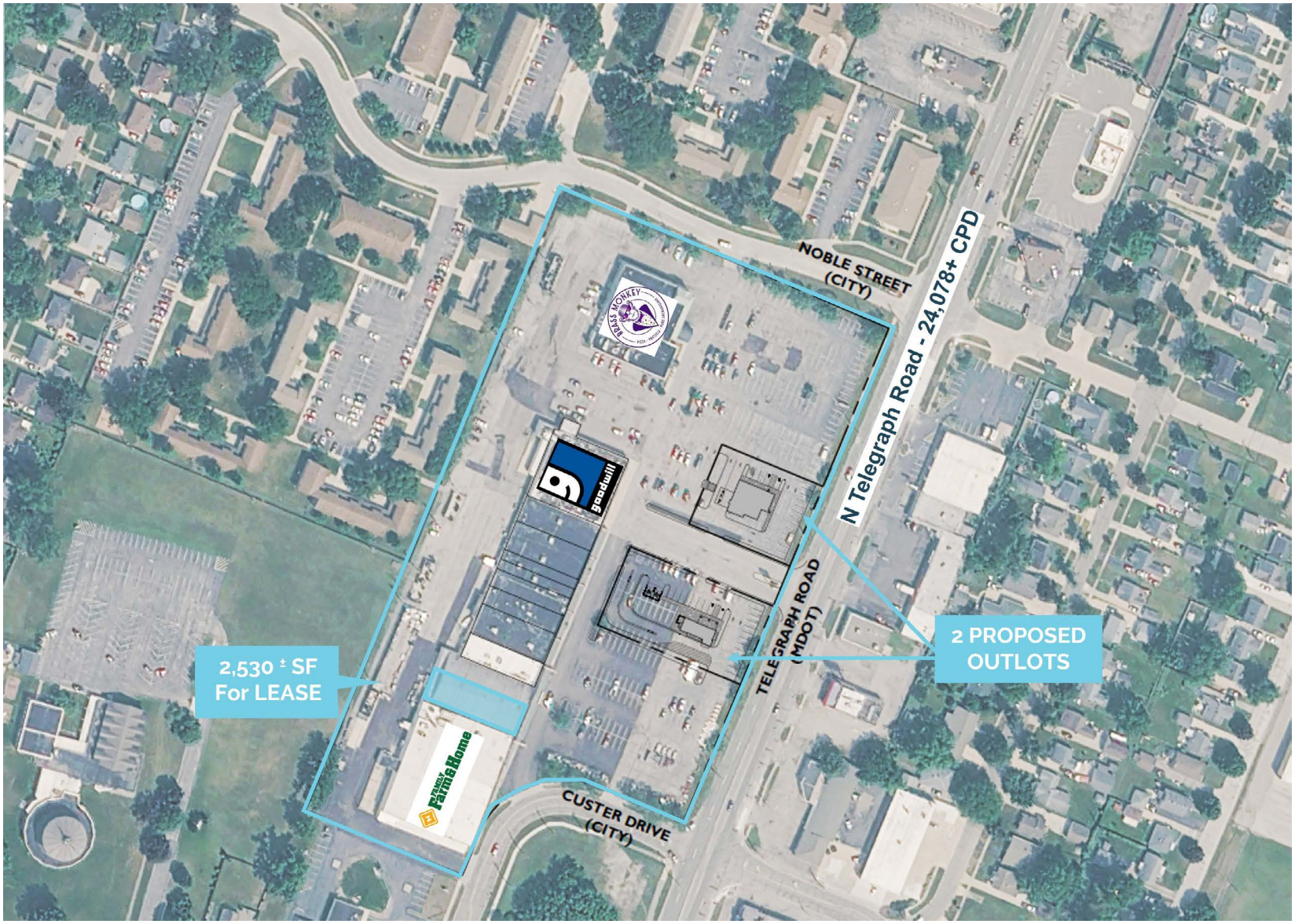
## Trade Area Retailers

Walmart Save money. Live better. · meijer · LOWE'S Home Improvement Warehouse · DOLLAR TREE · O'Reilly AUTO PARTS

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# **MICRO** AERIAL

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# **MACRO** AERIAL

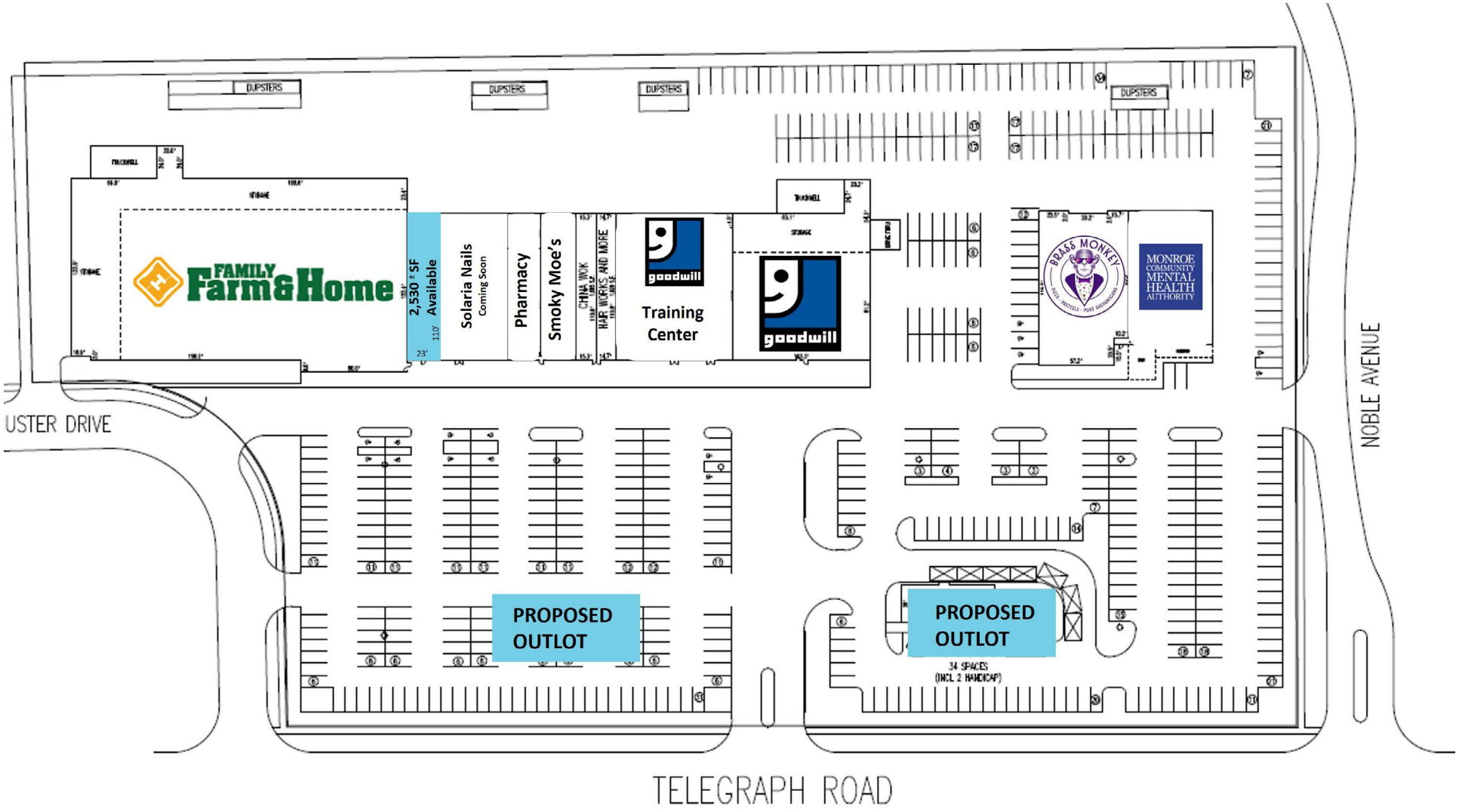
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# SITE PLAN

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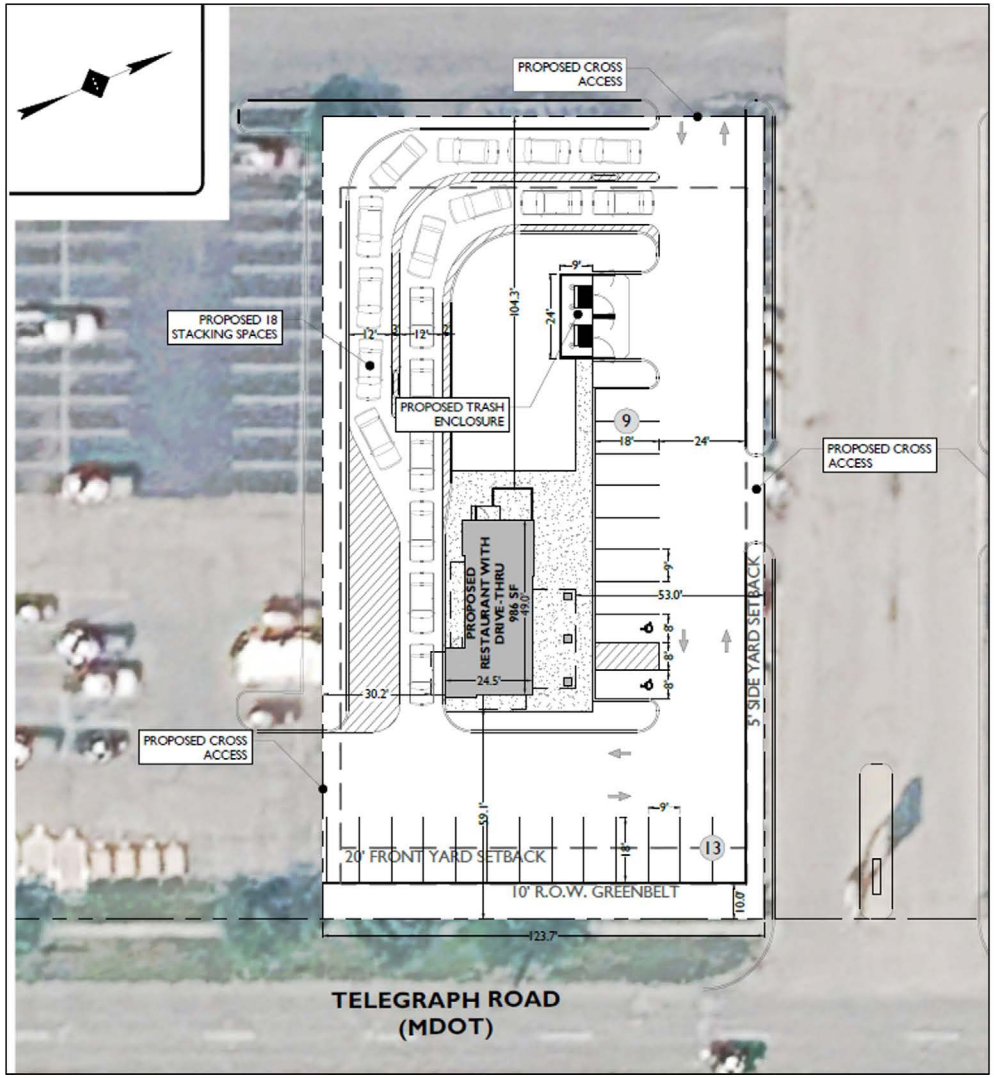

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# **CONCEPTUAL** Proposed Outlots

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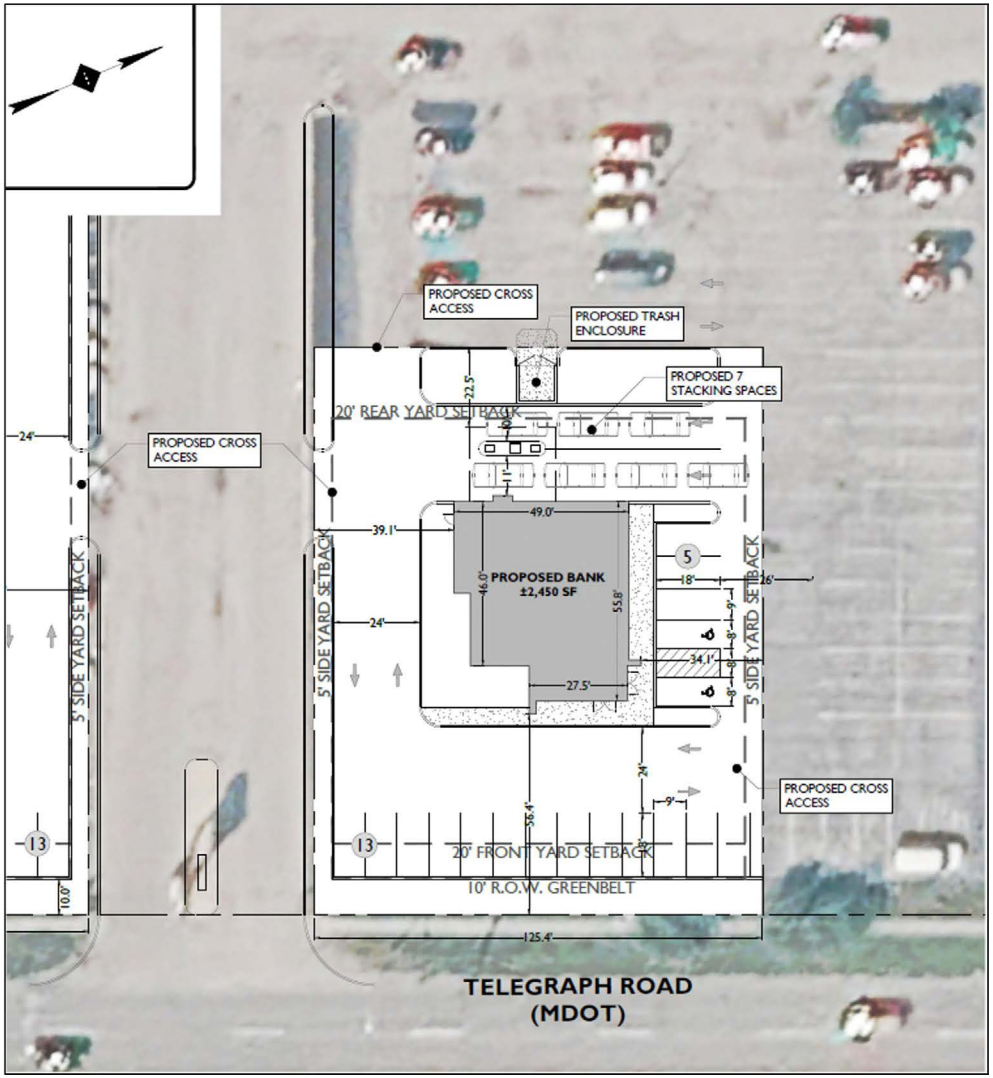
## PROPOSED COFFEE USER W/DRIVE THRU

*0.64 Acre Outlot - 22 Car Parking*
*Proposed 18 Stacking Spaces*



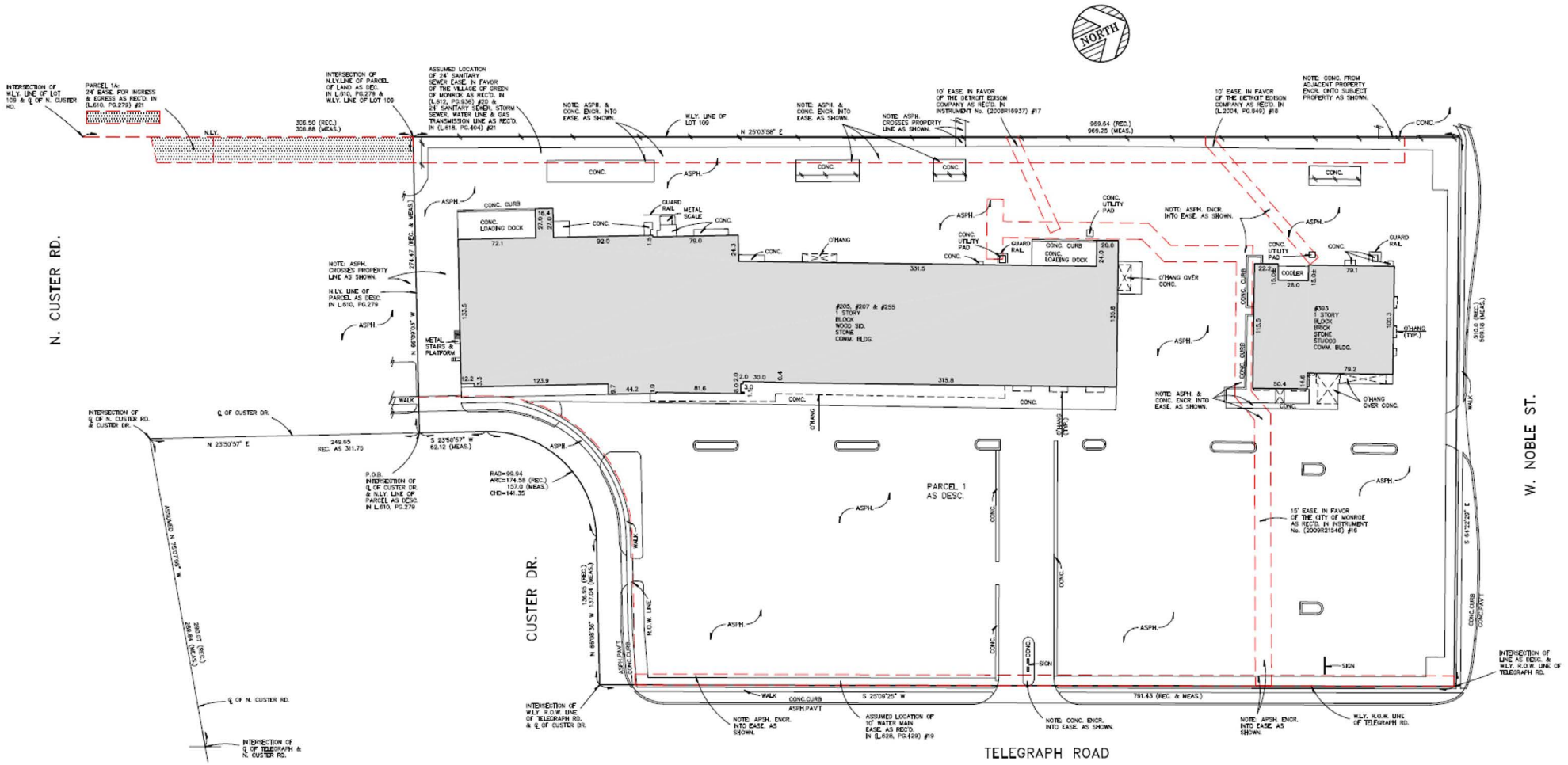

## PROPOSED FINANCIAL USER

*0.46 Acre Outlot- 18 Car Parking*
*Proposed 7 Stacking Spaces*




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# SURVEY




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# PHOTOS













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# PHOTOS










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**JOE QONJA**
Principal Broker

C: (248) 977-7799
O: (248) 712-3300
E: joe@onqcre.com

**LEO ALLUS**
Associate

C: (248) 321-3325
O: (248) 712-3300
E: leo@onqcre.com

100 W. Long Lake Rd. Suite 122 Bloomfield Hills, MI 48304

**www.onqcre.com**



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