CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

FOR LEASE

MONROE CENTER | MONROE, MICHIGAN

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PROPERTY INFORMATION

Property Address	205-255 N Telegraph
City/Township	Monroe
Building Size	96,595 SF
Land Size	9.91 AC
Space Available	7,113 SF
Asking Rental Rate	$10.00 PSF
Estimated NNN's	Contact Broker
Proposed Outlot's	Contact Broker

JOIN

AREA TENANTS & EMPLOYERS

DEMOGRAPHICS (FIVE-MILE RADIUS)

POPULATION
53,725 PEOPLE

MEDIAN AGE
41.6 YEARS OLD

HOUSEHOLDS
21,170

CONSUMER SPENDING
$604.3 MILLION ANNUALLY

AVG HOUSEHOLD INCOME
$71,317/ANNUALLY

DAYTIME EMPLOYEES
24,324 EMPLOYEES

PROPERTY HIGHLIGHTS

- Great Opportunity for a Retail, Office, or Medical user to join a strong neighborhood center..
- Situated along, and easily accessible from the heavily traveled Telegraph Rd with 23,000+ VPD.
- Strong Retail Synergy with several national retail users like Family Farm & Home, and Goodwill.
- Outlot with a proposed drive-thru is available with many options. Contact Broker for more details.

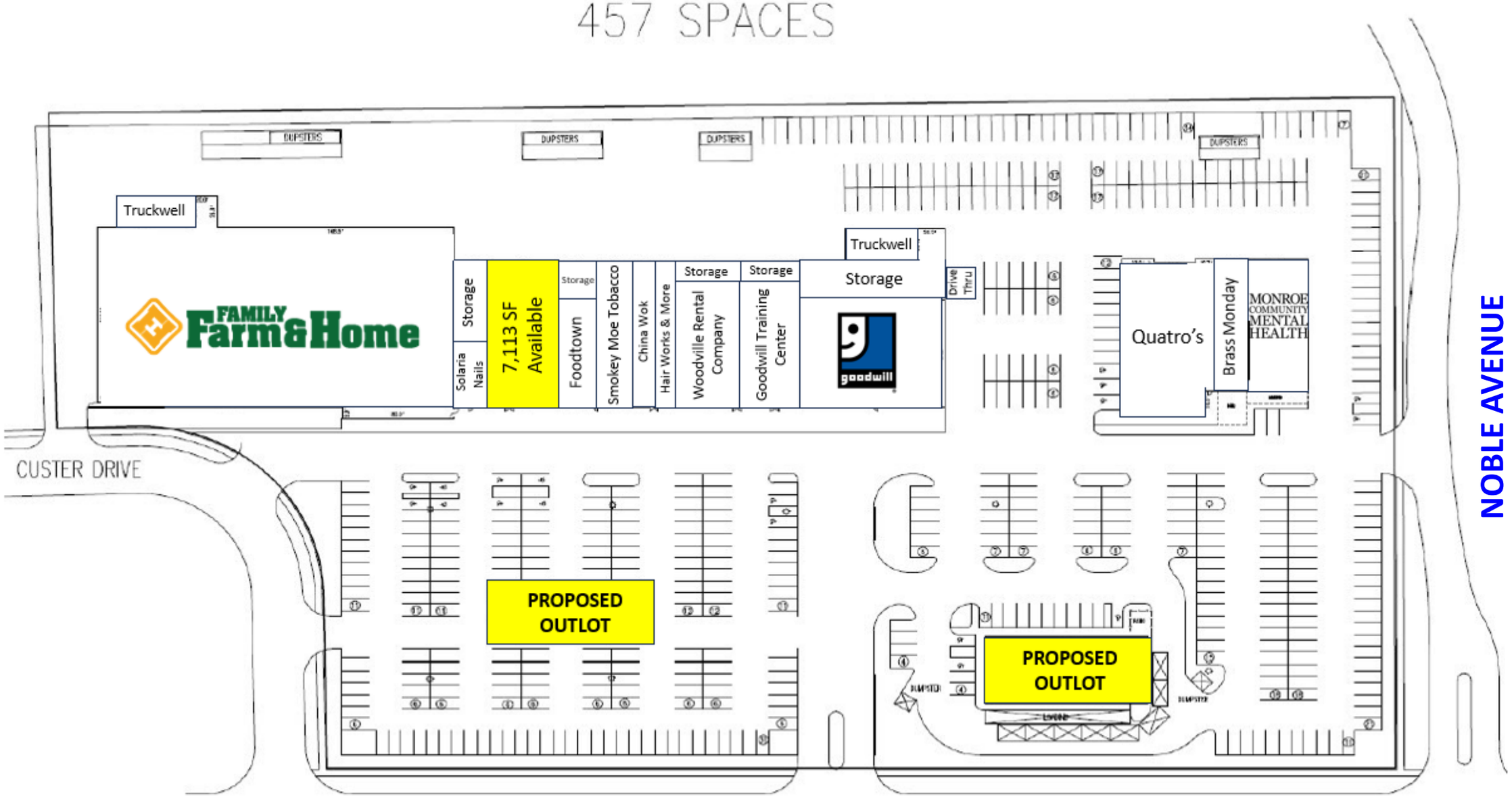
Farm & Home

Farm & Home

PANERA BREAD

FAMILY
Farm & Home
FOOD TOWN
LIQUOR - LOTTO
PHARMACY
Woodville Rental Company
goodwill stores

FLOOR AREA – 96,596 S.F.
457 SPACES



MONROE CENTER

AERIAL

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POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	10,903	41,450	51,980
2023 Population	10,806	42,571	53,725
2028 Population Projection	11,056	43,843	55,393
Annual Growth 2010-2022	-0.10%	0.20%	0.30%
Annual Growth 2022-2027	0.50%	0.60%	0.60%
Median Age	40.6	40.8	41.6
Bachelor's Degree or Higher	19%	18%	18%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,451	16,465	20,481
2023 Households	4,419	16,922	21,170
2028 Household Projection	4,527	17,445	21,845
Owner Occupied Households	2,658	11,455	15,209
Renter Occupied Households	1,869	5,990	6,635
Avg Household Income	**$56,213**	**$66,687**	**$71,317**
Median Household Income	**$43,679**	**$53,320**	**$57,064**

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	9,745	37,952	48,606
Black	593	2,711	2,889
American Indian/Alaskan Native	46	196	238
Asian	102	392	448
Hawaiian & Pacific Islander	2	19	31
Two or More Races	317	1,301	1,512
Hispanic Origin	494	2,464	2,944

INCOME	1 MILE	3 MILE	5 MILE
$25,000 - 50,000	1,216	4,046	4,744
$50,000 - 75,000	918	3,005	3,937
$75,000 - 100,000	474	2,198	2,802
$100,000 - 125,000	305	1,458	1,833
$125,000 - 150,000	113	1,176	1,668
$150,000 - 200,000	207	780	1,014
$200,000+	15	285	561

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	**768**	**101**	**8**	**26,114**	**3,272**	**8**	**81,444**	**9,902**	**8**
Trade Transportation & Utilities	223	26	9	3,572	440	8	18,548	1,438	13
Information	15	2	8	417	43	10	1,386	127	11
Financial Activities	88	13	7	1,777	322	6	7,265	1,105	7
Professional & Business Services	191	22	9	2,078	377	6	7,464	1,214	6
Education & Health Services	104	13	8	13,764	1,604	9	27,987	4,349	6
Leisure & Hospitality	92	10	9	2,925	202	14	11,371	719	16
Other Services	34	13	3	1,254	265	5	5,481	866	6
Public Administration	21	2	11	327	19	17	1,942	84	23
Goods-Producing Industries	**298**	**34**	**9**	**4,917**	**376**	**13**	**17,250**	**1,060**	**16**
Natural Resources & Mining	0	0	-	16	4	4	31	10	3
Construction	209	27	8	1,459	224	7	4,235	613	7
Manufacturing	89	7	13	3,442	148	23	12,984	437	30
Total	**1,066**	**135**	**8**	**31,031**	**3,648**	**9**	**98,694**	**10,962**	**9**

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EXCLUSIVELY LISTED BY:

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RETAIL LEASING
Landlord Representation & New Project Leasing

TENANT REPRESENTATION
Site Selection & Negotiations

INVESTMENT SALES
STNL & Multi-Tenant, Multi-Family, Carwashes, etc.

ACQUISITIONS/DISPOSITIONS
Single & Full Portfolio Transactions

MARKET ANALYSIS
Market Research & Site Evaluations

NATIONAL RELATIONSHIPS
Retailers & Investors across the U.S.

TEAMWORK
Innovative Solutions

SHARED DATABASE
Retailers & Investors across the U.S.