



**CHRISTIAN PASCARIS**  
ASSOCIATE

[cpascaris@cmprealestategroup.com](mailto:cpascaris@cmprealestategroup.com)

**NOAH THOMAS**  
ASSOCIATE

[nthomas@cmprealestategroup.com](mailto:nthomas@cmprealestategroup.com)

**ANDREW ROYE**  
ASSOCIATE

[aroye@cmprealestategroup.com](mailto:aroye@cmprealestategroup.com)

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

**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

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 53,725 PEOPLE	 <b>MEDIAN AGE</b> 41.6 YEARS OLD
 <b>HOUSEHOLDS</b> 21,170	 <b>CONSUMER SPENDING</b> \$604.3 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$71,317/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 24,324 EMPLOYEES

**JOIN**



**AREA TENANTS & EMPLOYERS**



**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.



FLOOR AREA – 96,596 S.F.  
457 SPACES





LOWE'S

Walmart



Wendy's  
PANDA EXPRESS CHINESE KITCHEN  
BUFFALO WILD WINGS

THE MALL OF MONROE

Arby's  
BIG LOTS!  
Aaron's  
McDonald's  
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES  
T Mobile

meijer

ANYTIME FITNESS  
SalonCentric  
O'Reilly AUTO PARTS PROFESSIONAL PARTS PEOPLE  
cricket wireless  
ups

QDOBA MEXICAN EATS  
BURGER KING  
DUNKIN' DONUTS  
Tim Hortons

Advance Auto Parts  
PET SUPPLIES PLUS

N Telegraph Road

DOLLAR TREE  
RAC  
Pizza Hut  
BIGGBY COFFEE  
SALLY BEAUTY

23,825 VPD

SITE

TACO BELL  
JET'S PIZZA

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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
<b>Avg Household Income</b>	<b>\$56,213</b>	<b>\$66,687</b>	<b>\$71,317</b>
<b>Median Household Income</b>	<b>\$43,679</b>	<b>\$53,320</b>	<b>\$57,064</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$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
<b>Service-Producing Industries</b>	<b>768</b>	<b>101</b>	<b>8</b>	<b>26,114</b>	<b>3,272</b>	<b>8</b>	<b>81,444</b>	<b>9,902</b>	<b>8</b>
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
<b>Goods-Producing Industries</b>	<b>298</b>	<b>34</b>	<b>9</b>	<b>4,917</b>	<b>376</b>	<b>13</b>	<b>17,250</b>	<b>1,060</b>	<b>16</b>
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
<b>Total</b>	<b>1,066</b>	<b>135</b>	<b>8</b>	<b>31,031</b>	<b>3,648</b>	<b>9</b>	<b>98,694</b>	<b>10,962</b>	<b>9</b>

**EXCLUSIVELY LISTED BY:**

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**CONTACT US:**



6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

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Negotiations*



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*Single & Full Portfolio  
Transactions*



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*Market Research  
& Site Evaluations*



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