

880 S. MONROE STREET
MONROE, MI 48161

RETAIL SPACE FOR LEASE
Up to 30,605 Square Feet Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

AVAILABILITY

| UNIT | TOTAL SF | RATE |
|------|----------|----------------|
| 2 | 4,000 | \$20.00/SF NNN |
| 6 | 1,989 | \$20.00/SF NNN |
| 10 | 15,872 | \$8.00/SF NNN |
| 11 | 8,744 | \$20.00/SF NNN |

| | |
|-----------------------|-------------------------------------|
| Building Size: | 66,912 SF |
| Number of Stories: | 1 |
| Year Constructed: | 1954 |
| Condition: | Good |
| Acreage: | 4.9 |
| Closest Cross Street: | Jones |
| County: | Monroe |
| Zoning: | C-2 |
| Parking: | 90 spaces |
| Curb Cuts: | 2 |
| Street: | 4 lane, 2 way with center turn lane |



For more information, please contact:

THOMAS FRITZ, CCIM
(734) 625 7100 or (419) 249 7070
tfritz@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

| | |
|--------------------|-------------------------------|
| Exterior Walls: | Block |
| Structural System: | Steel |
| Roof: | Flat |
| Floors: | Concrete Slab |
| Floor Coverings: | Varies |
| Ceiling Height: | 10' – 30' |
| Heating: | Force Air |
| Air Conditioning: | Central |
| Power: | 440 Amp |
| Restrooms: | Yes – the number varies by SF |
| Security System: | No |
| Overhead Doors: | No |
| Sprinklers: | Yes |
| Signage: | Pylon |
| Delivery Area: | Unit back door |

LEASE DETAILS

| | |
|-------------------------|---------------------------|
| Term: | 5 years |
| Security Deposit: | Equal to 1.5 month's rent |
| Options: | Negotiable |
| Improvements Allowance: | Negotiable |
| Tenant Responsible For: | NNN charges |

BUILDING INFORMATION

| | |
|-----------------------|-------------------------------|
| Current Occupant: | Available units are vacant. |
| Occupancy Date: | Lease execution |
| Sign on Property: | Yes |
| Showing Instructions: | Contact agent for appointment |

2024 REAL ESTATE TAXES

| | |
|---------------------|---------------|
| Parcel ID Number: | 12-020-214-22 |
| Total Annual Taxes: | \$ 86,114 |

For more information, please contact:

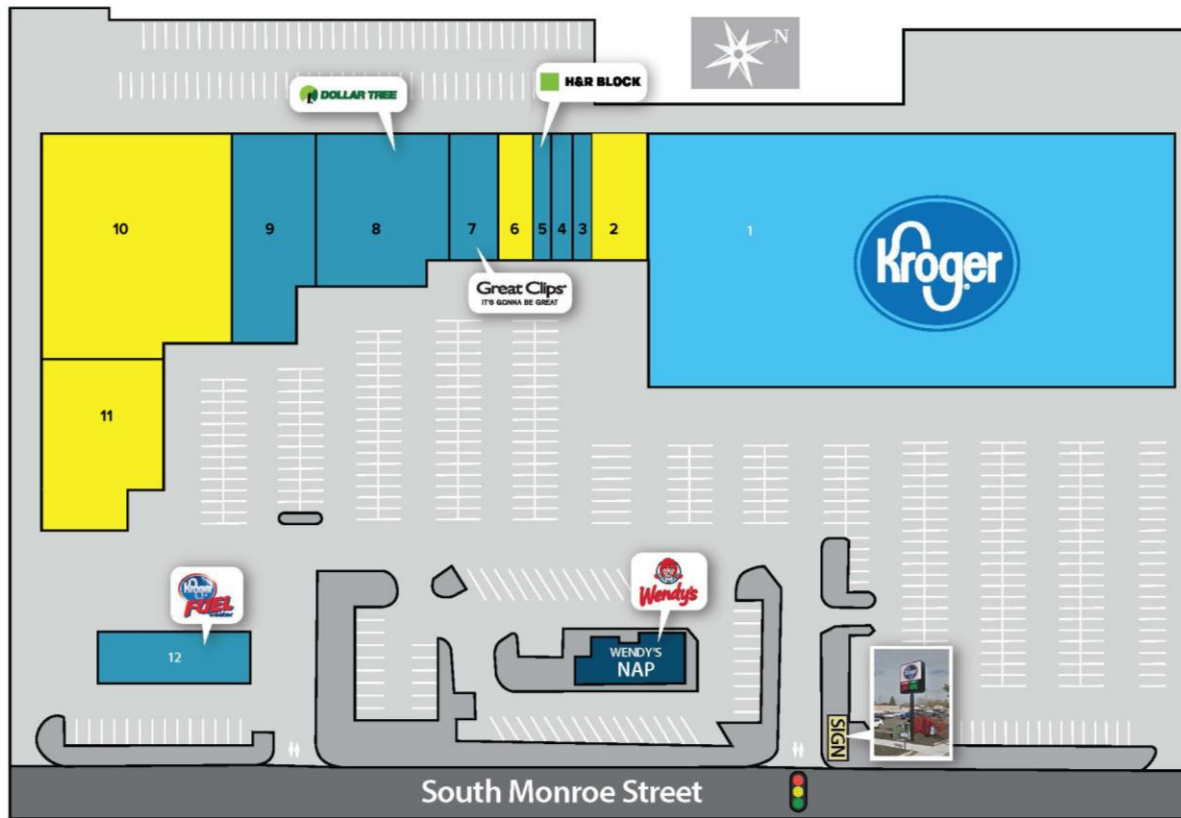
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KROGER SHOPPING PLAZA

| SUITE | TENANT | SF |
|-----------------------------|--------------------|----------------|
| 1 | Kroger | 63,763 |
| 2 | AVAILABLE | 4,000 |
| 3 | Top Nail | 1,200 |
| 4 | Wild Bills | 1,200 |
| 5 | H&R Block | 1,700 |
| 6 | AVAILABLE | 1,989 |
| 7 | Great Clips | 1,879 |
| 8 | Dollar Tree | 12,000 |
| 9 | Fresenius | 8,600 |
| 10 | AVAILABLE | 15,872 |
| 11 | AVAILABLE | 8,744 |
| 12 | Kroger Fuel Center | |
| Total Square Footage | | 120,947 |

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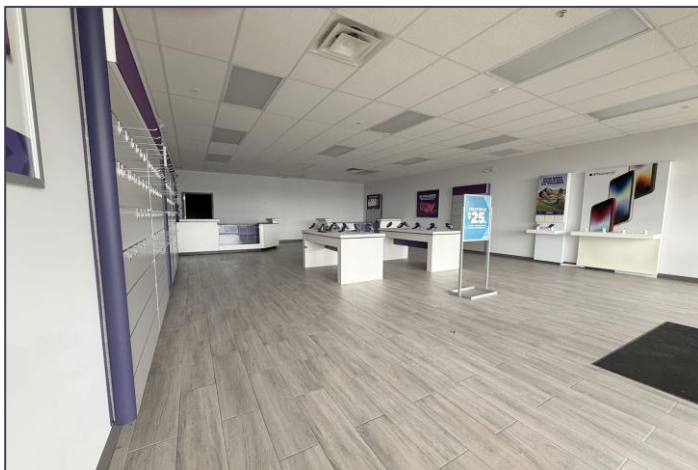
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Square Feet
AVAILABLE



Unit 11 & Unit 10 - Exterior



Unit 10 - Interior



Unit 6 - Interior



Unit 6 - Interior

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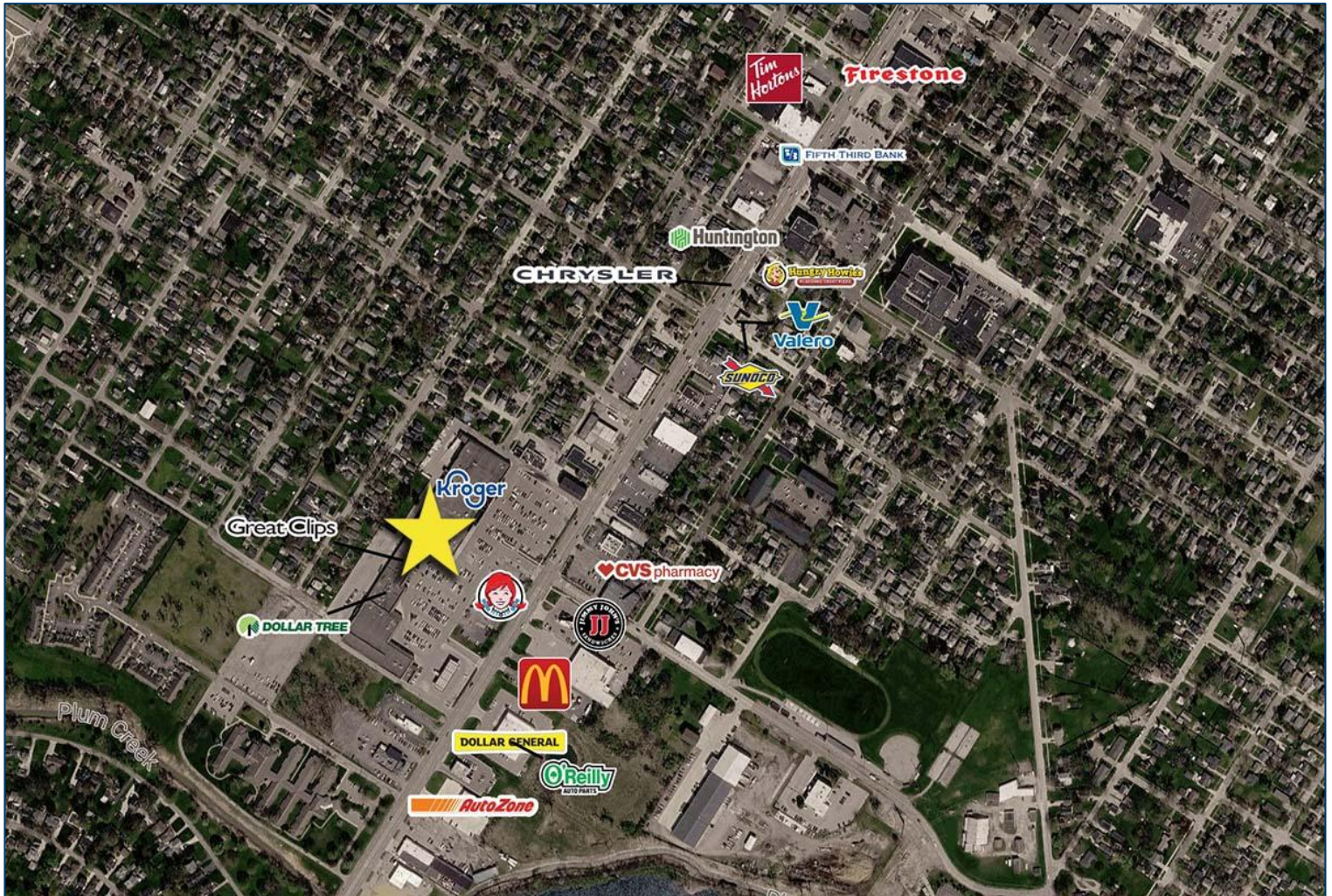
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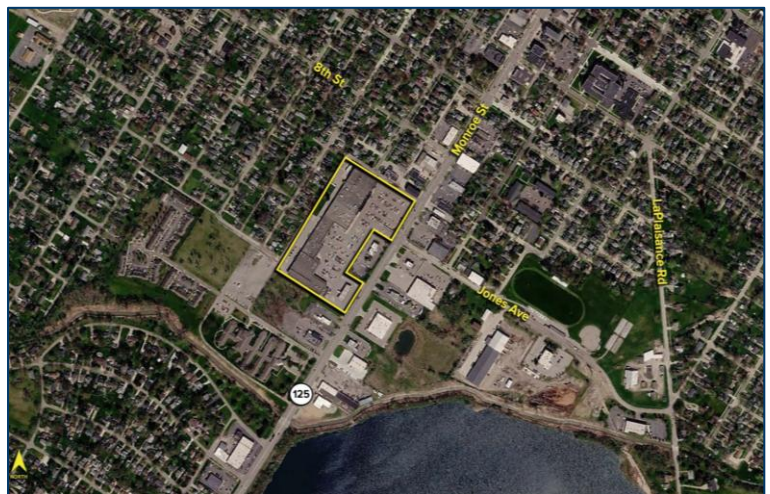


TRAFFIC COUNTS (TWO-WAY)

| | |
|--------|---------------------------|
| 13,867 | S. Monroe Street |
| 2,572 | Jones Avenue |
| 1,115 | W. 8 th Street |

DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 10,336 | \$58,572 |
| 3 MILE | 38,784 | \$64,714 |
| 5 MILE | 51,031 | \$69,050 |



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