

530 S. MONROE STREET, UNIT 534  
MONROE, MI 48161

RETAIL SPACE FOR LEASE  
2,560 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Lease Rate:	\$15.00/SF NNN
Available Space:	2,560 SF
Building Size:	10,148 SF
Number of Stories:	1
Year Constructed:	1954
Condition:	Excellent
Lot Dimensions:	155' x 150'
Acreage:	0.534
Closest Cross Street:	6 <sup>th</sup> Street
County:	Monroe
Zoning:	C-2
Parking:	30 spaces
Curb Cuts:	1 plus alley access
Street:	4 lane 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

# 530 S. Monroe Street, Unit 534, Monroe, MI 48161

## Retail Space For Lease

2,560  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Masonry
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	9'
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Power:	220 amps
Restrooms:	2
Security System:	No
Sprinklers:	No
Signage:	On building and pole sign

### LEASE DETAILS

Term:	3 years
Security Deposit:	Equal to 1.5 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	NNN charges

### BUILDING INFORMATION

Former Occupant:	Verizon Wireless
Occupancy Date:	Lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agent

### REAL ESTATE TAXES

Parcel Number:	55-29-00195-000
Total Annual Taxes:	\$13,178

### Comments:

- This premier 2,560-square-foot commercial building space offers an exceptional opportunity for businesses seeking a high-profile location on one of Monroe's most heavily traveled commercial corridors. Benefiting from its recent history as a well-maintained, Verizon Wireless retail store, the property presents a modern, turnkey asset that requires minimal capital expenditure to convert into a wide variety of retail, medical, or professional office uses. The architectural design features extensive storefront glass window wrapping, providing an abundance of natural light to the interior while acting as a continuous, high-visibility product or service display to thousands of passing motorists daily.
- Inside, the building features an adaptable, open-concept floor plan designed to optimize customer flow and maximize merchandising or client interaction space. The expansive front showroom transitions seamlessly into a well-organized back-of-house area, which includes dedicated storage for high-value inventory, a private manager's office or breakroom, and staff restrooms. Equipped with up-to-date electrical, mechanical, and data infrastructure left behind by its previous tech-focused tenant, the space allows a swift and efficient transition for incoming operators looking to establish or expand their presence in the local market.
- Externally, the property delivers all the operational benefits of an independent, standalone building, entirely free from the restrictions, shared fees, and congestion often associated with multi-tenant strip centers. Clients and staff will enjoy frictionless access thanks to dedicated, paved parking with generous ingress and egress points directly along South Monroe Street. Prominent building facade space and a dedicated pylon sign provide unparalleled brand visibility, ensuring your business stays top-of-mind. Situated within a robust economic hub surrounded by established national brands, local retailers, and a dense residential base, this versatile commercial asset is perfectly positioned to drive immediate foot traffic and long-term business success.

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

# 530 S. Monroe Street, Unit 534, Monroe, MI 48161

Retail Space For Lease

2,560  
Square Feet  
AVAILABLE



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

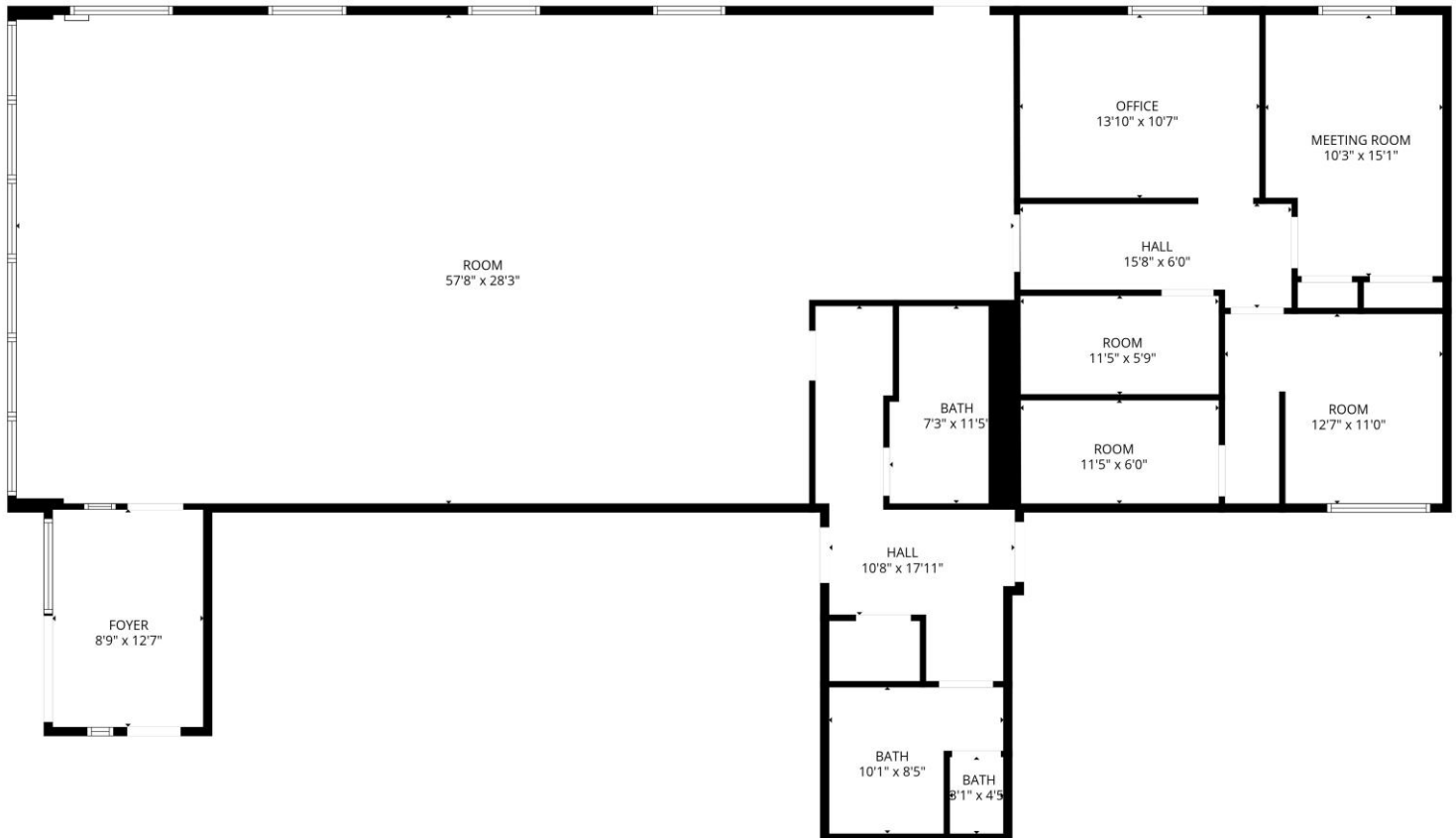
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 530 S. Monroe Street, Unit 534, Monroe, MI 48161

## Retail Space For Lease

2,560  
Square Feet  
AVAILABLE

### Suite Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

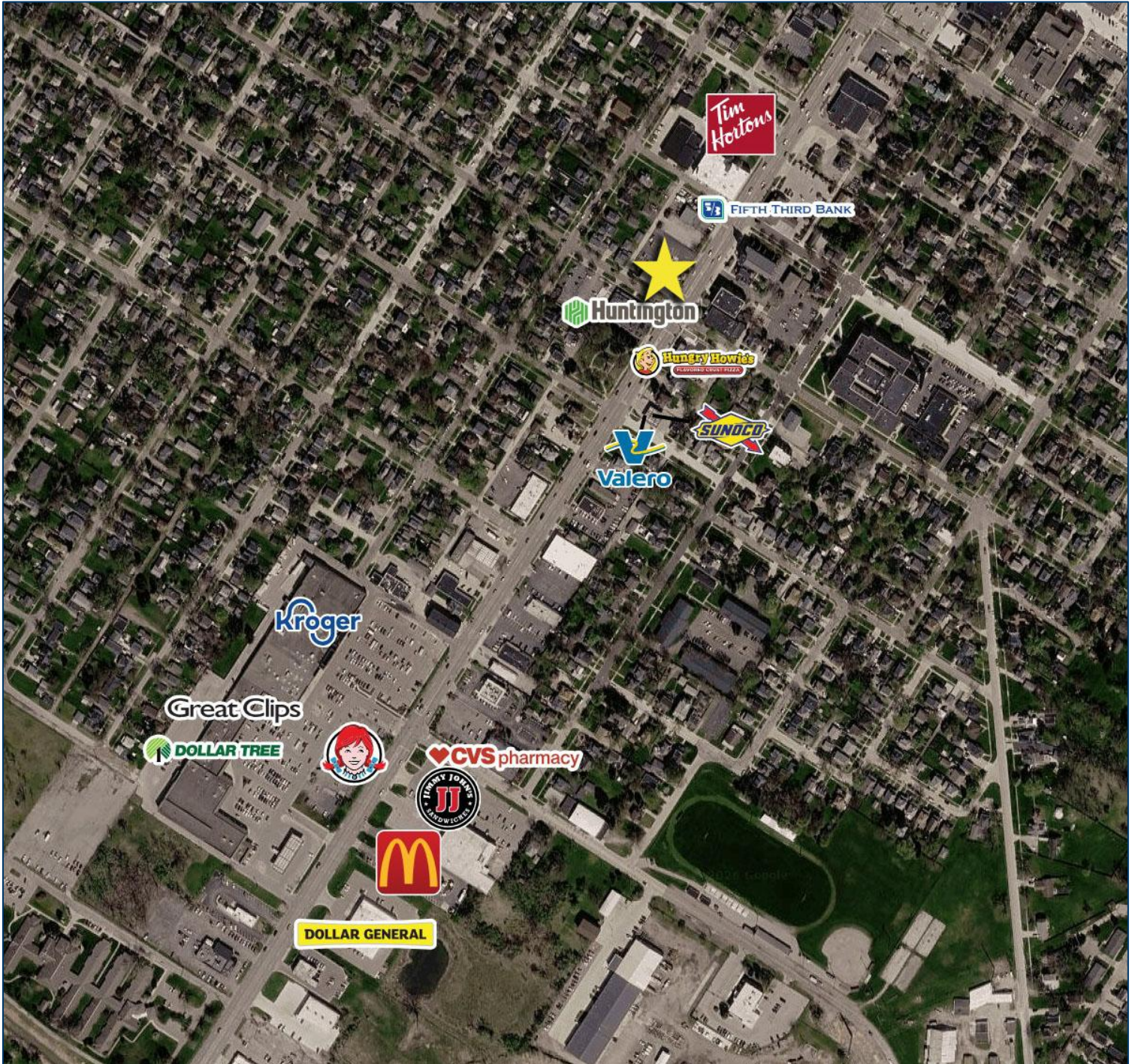
For more information, please contact:

**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

530 S. Monroe Street, Unit 534, Monroe, MI 48161  
Retail Space For Lease

2,560  
Square Feet  
AVAILABLE



For more information, please contact:

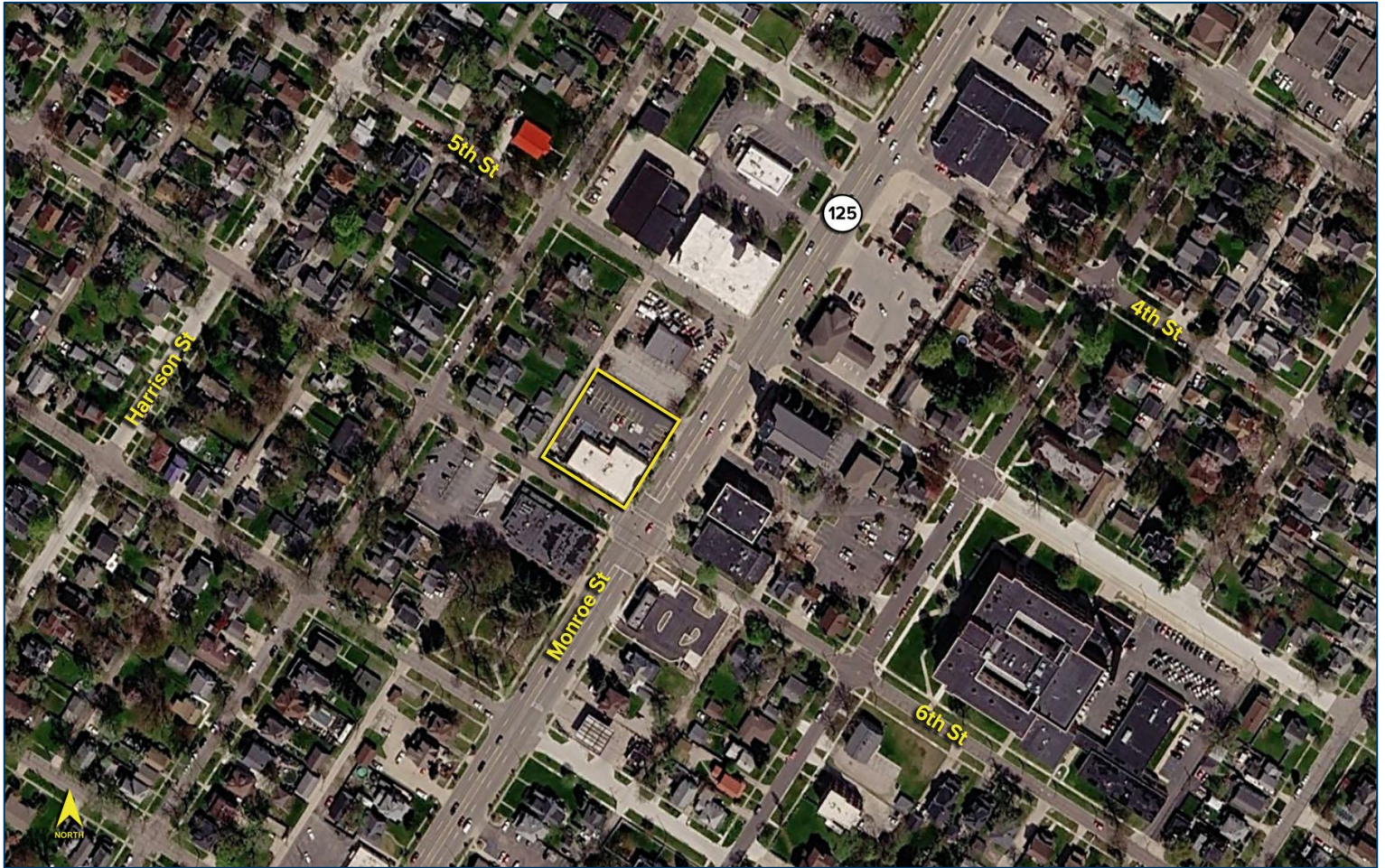
**THOMAS FRITZ, CCIM**  
(734) 625 7100 or (419) 249 7070  
tfritz@signatureassociates.com

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

# 530 S. Monroe Street, Unit 534, Monroe, MI 48161

## Retail Space For Lease

2,560  
Square Feet  
AVAILABLE



### TRAFFIC COUNTS (TWO-WAY)

15,429 S. Monroe Street

1,158 W. 6<sup>th</sup> Street

3,540 3<sup>rd</sup> Street

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,577	\$60,716
3 MILE	39,388	\$64,867
5 MILE	51,860	\$68,754



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