

560 N. TELEGRAPH ROAD  
MONROE, MI 48162

## RETAIL SPACE FOR LEASE

Up to 5,594 Square Feet Available



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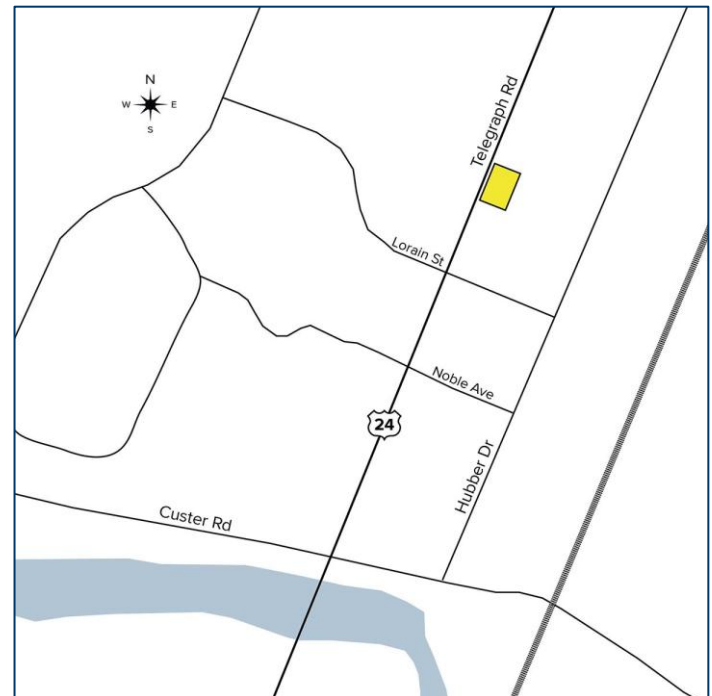
FULL-SERVICE COMMERCIAL REAL ESTATE

**MULTIPLE UNITS AVAILABLE**



## GENERAL INFORMATION

Lease Rate:	\$14.00/SF modified gross
Available Units:	580 – 2,255 SF 600 – 2,214 SF 610 – 1,025 SF
Building Size:	11,890 SF
Year Constructed:	1973
Condition:	Good
Lot Dimensions:	300' x 129'
Acreage:	0.88 AC
Closest Cross Street:	Fredricks
County:	Monroe
Zoning:	C-2
Parking:	90 spaces
Curb Cuts:	2
Street:	2 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

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7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Steel Truss
Roof:	Rubber
Floors:	Concrete slab
Floor Coverings:	None
Ceiling Height:	9'
Basement:	No
Heating:	GFA
Air Conditioning:	Forced air
Power:	480V
Restrooms:	One in each unit
Security System:	No
Sprinklers:	No
Signage:	Building and pole sign
Delivery Area:	Unit front door

### LEASE DETAILS

Term:	3 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Base rent, utilities, and a pro rata share of designated operating expenses

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agent

### REAL ESTATE TAXES

Parcel ID Number:	69 00709 000
Total Annual Taxes:	\$13,000 (less proration)

### Comments:

- Located at 560 N Telegraph Road in Monroe, Michigan, this neighborhood shopping center offers a prime retail opportunity with excellent visibility and access. The well-maintained, single-story brick building spans a total of 11,890 square feet and sits on a 0.88-acre lot with 300 feet of frontage. Positioned at the cross street of Fredricks, the property features a robust steel truss structural system, high 9-foot ceilings, building and pole signage, and ample parking with 90 available spaces across two curb cuts. It is fully equipped with essential utilities, including 480-volt power, gas forced-air heating, and air conditioning.
- The plaza has 5,594 square feet of total available space for lease under modified gross terms at a rate of \$14. The available retail space can be configured up to a maximum contiguous size of 4,469 square feet. Individual units ready for a 3-year lease term include unit #580 (2,255 sq. Ft.), Unit #600 (2,214 sq. Ft.), And unit #610 (1,025 sq. ft.). Zoned c-2, this property presents a highly adaptable and strategic location for incoming commercial tenants looking to establish a presence in the Monroe market.

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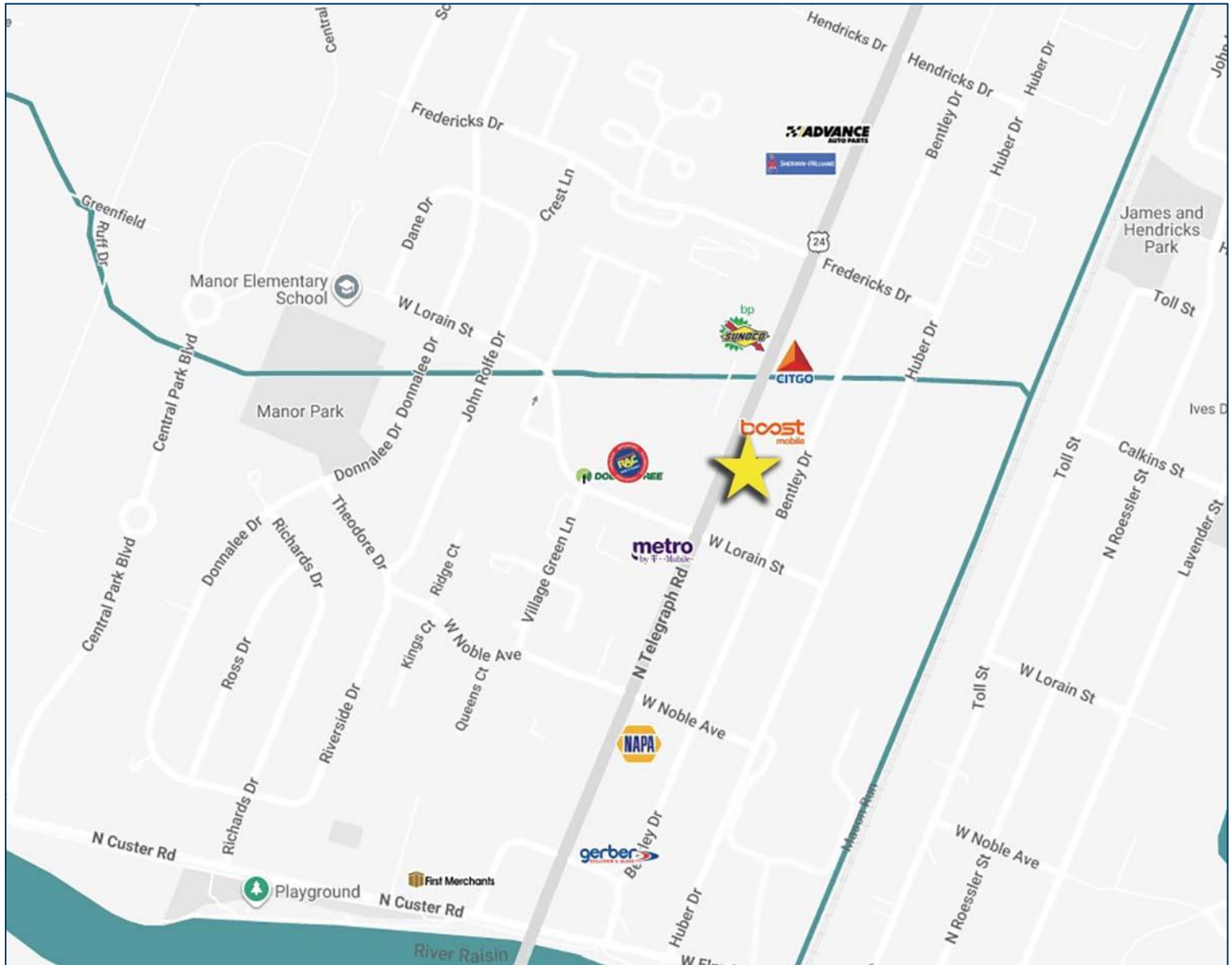
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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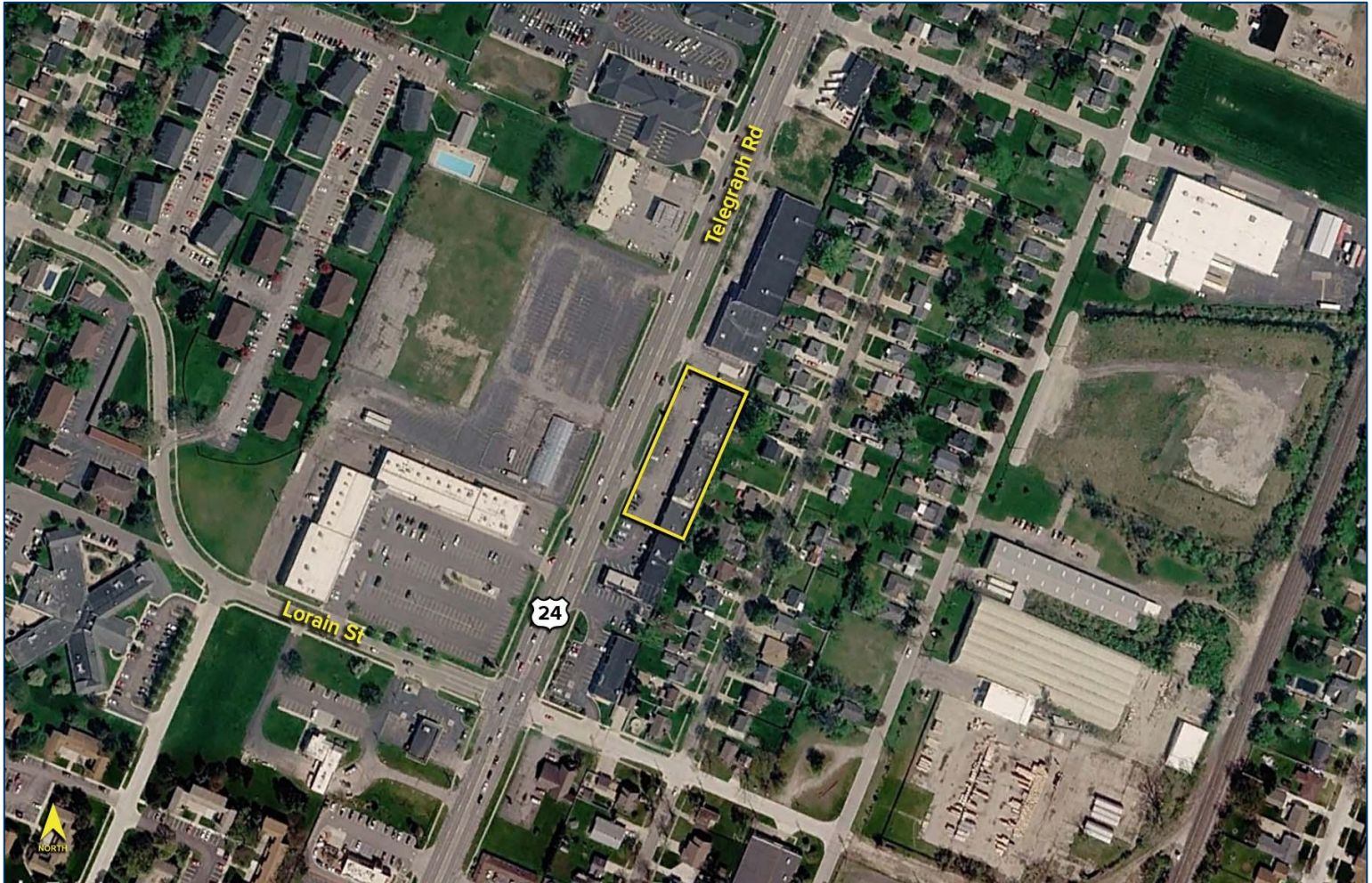
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,386	\$58,240
3 MILE	40,750	\$66,942
5 MILE	52,992	\$69,249

### TRAFFIC COUNTS (TWO-WAY)

25,202	N. Telegraph Road
2,205	W. Lorain Street
7,371	N. Custer Road
8,337	W. Elm Road

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