

COMMERCIAL PROPERTY

FOR SALE

VACANT LAND



1248 N. Telegraph Rd.,
Monroe, Michigan

Prime opportunity to redevelop/construct wide variety of new uses, single-tenant or small multi-tenant commercial development. Retail, service, or automotive users seeking daily traffic exposure. High visibility along Monroe's main commercial artery next to Aldi.

- 0.72 acres
- 244' frontage
- C-2 Zoning
- Two existing curb cuts



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0.72
Acres



Mixed-use development opportunities available immediately surrounding

Major anchor tenants and national retailers onsite



Telegraph (26,400 CPD)

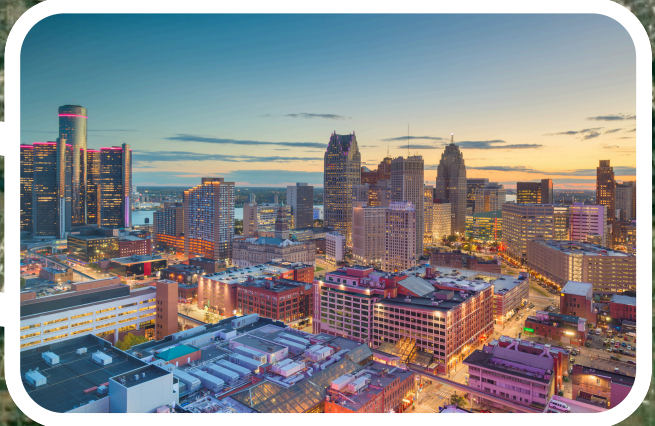
N. Telegraph (33,600 CPD)

(26,400 CPD)

(26,400 CPD)

Logos of major anchor tenants and national retailers including: DOLLAR TREE, L.A. insurance, PNC metro, Family Farm & Home, Panera, BIGGOBY COFFEE, TACO BELL, Pizza Hut, Tropical Smoothie Cafe, Advance Auto Parts, Mobil, SONIC, KFC, McDonald's, Harbor Freight Tools, Arby's, BIG LOTS!, KeyBank, KOHL'S, Lowe's, Belle Tire, Chick-fil-A, STAPLES, Hobby Lobby, Great Clips, five BELOW, U-HAUL, ACE Hardware, Gordon Food Service, Calver's, ANYTIME FITNESS, HAPPY PIZZA, UPS, O'Reilly, NAPA, PIZZA JOHN'S, taco john's, Checkers, OptimEyes, boost, F, STARBUCKS COFFEE, KAY JEWELERS, Applebee's, Walmart, meijer, Nendy's, Tim Hortons, Panda Express, NAPA EXPRESS, FIVE GUYS, SVS VISION, CHIPOTLE MEXICAN GRILL, and DQ.

SQUIRE RETAIL CENTER in Monroe, Michigan is located between two major markets: Detroit, Michigan and Toledo, Ohio



Developer actively seeking partnerships and proposals for new commercial, residential, and mixed-use developments

Parcel A - **SOLD!** Aldi
 Parcel B-1 – Available Mixed-Use
 Parcel B-2 – Squire Retail Center - One unit left!
 Parcel C – **SOLD!** Residential
 Parcel D – Available Residential
 Parcel E – Future Development
 Parcel F – **SOLD!** Five Guys, SVS Vision, Chipotle
 Parcel G – **SOLD!** Dairy Queen
 Parcel H – Available Mixed Used
 Parcel I – Available Mixed Used
 Parcel J – Open Space

DQ

CHIPOTLE
MEXICAN GRILL

SVS
VISION

FIVE GUYS

ALDI

LAKE TRUST
CREDIT UNION

ATI
PHYSICAL THERAPY

DOLCE NONNA
PASTRY & COFFEE

crumbl
cookies

ADDITIONAL PARCEL

GREENFIELD AVE.

TELEGRAPH RD.

PARCEL G

PARCEL I

MASON RUN DRAIN

PARCEL F

PARCEL H

PARCEL D

HOLIDAY BLVD.

PARCEL B-2

PARCEL C

HUBER DRIVE

PARCEL B-1

1248 TELEGRAPH

BENTLEY DRIVE

ADJACENT PARCEL

PERMITTED APARTMENT AREA

DEVELOPMENT