

# Retail Redevelopment

±3.09 AC of Land

1017-1029 N Telegraph Rd  
Monroe, Michigan 48162

340' Frontage on North Telegraph Road



## Retail Redevelopment

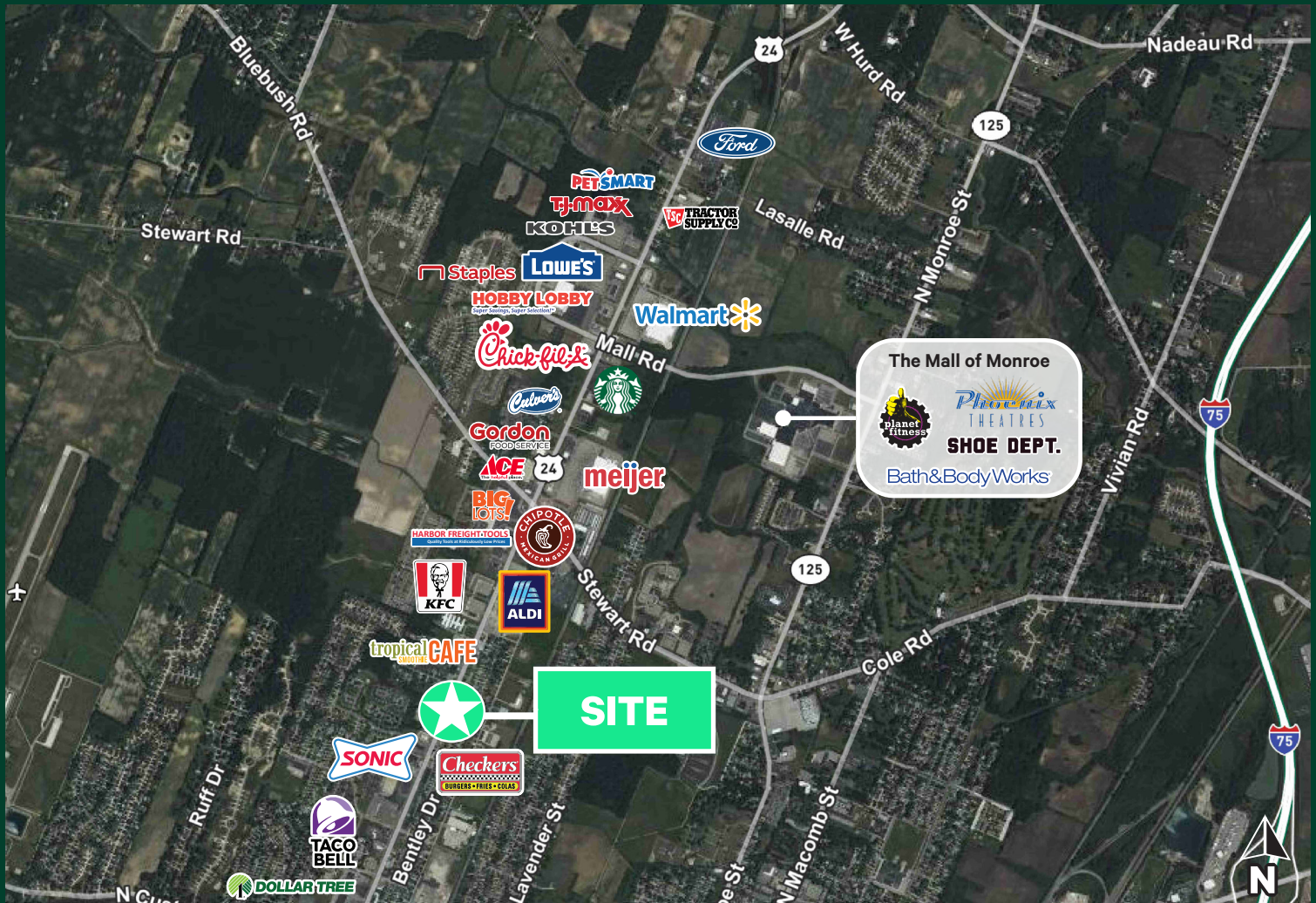
1017-1029 N Telegraph Rd | Monroe, MI 48162

Available

# Property Highlights

- + Up to 3.09 acres available for sale or ground lease (Will Demise)
- + 340' frontage on N Telegraph Road with traffic counts exceeding 26,000 vehicles per day
- + Positioned across from new ALDI development
- + Nearby retailers include ALDI, Meijer, Walmart, Lowe's, Kroger, Starbucks, Chick-fil-A, and many more!
- + Very strong QSR sales in the trade area
- + Zoning: C-3, Highway Commercial
- + **Pricing: Contact Broker**

# Macro Aerial

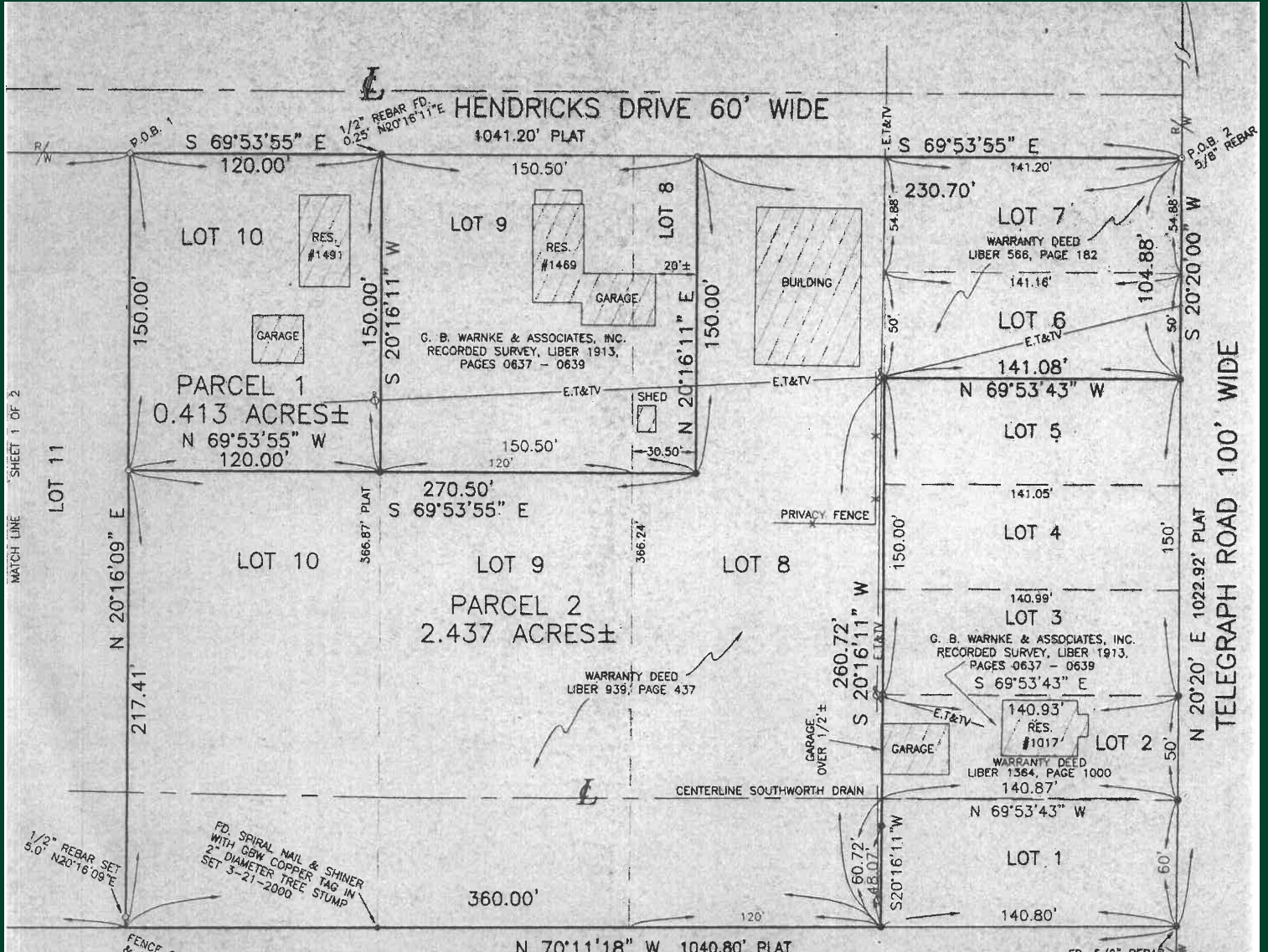


# Micro Aerial



2024 Demographics	1 Mile	3 Miles	5 Miles
Population	7,497	38,345	53,773
Number of Households	3,694	17,131	23,788
Average Household Size	2.07	2.32	2.36
Average Household Income	\$67,516	\$80,814	\$85,614
Daytime Population	7,761	40,897	52,571

# Site Survey



## Contact Us

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