



AVAILABLE FOR LEASE | RETAIL

1200-1226 S. TELEGRAPH ROAD | MONROE, MI 48161

20,400 SF RETAIL PROPERTY

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



Contact us for additional information!
rkgcommercial.com

1200-1226 S. TELEGRAPH ROAD

Offering Summary

Lease Rate:
\$11.00 - 12.00 SF/yr
(NNN)

Available SF:
1,000 - 2,550 SF

Building Size:
20,400 SF

Year Built:
2005

Lease Term:
Negotiable

Property Overview

- Retail strip center with multiple uses of retail, professional office, restaurant
- 1,000; 1,275; 2,275; & 2,550 SF units available
- 1210 & 1212 unit F&G is 2,550 SF buildout as office space
- 1220-1222 units L&M - former hair & nail salon
- Located in high traffic area of Monroe Township
- 19,100 vehicles per day on S. Telegraph Road
- Center built in 2005
- Masonry block/brick construction
- 60' deep bay size
- Gas-forced air heating
- Roof-top central air conditioning
- Other tenants include: Edward Jones, Armed Forces, Nutrition Shop, Visionary Eye Care, Orient Massage Therapy, and Lawyers Title Agency

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1200-1226 S. TELEGRAPH ROAD

Property Details

Zoning
C-2

Submarket
SE Michigan

Submarket
SE Michigan

Tenancy
Multiple

Parcel Nos.
78-41582

Cross Streets
Meadowbrook Drive

Municipality
Monroe Charter Township

Utilities
Internet: Various
Power: DTE
Fuel: Aquila of Michigan
Water: City of Monroe

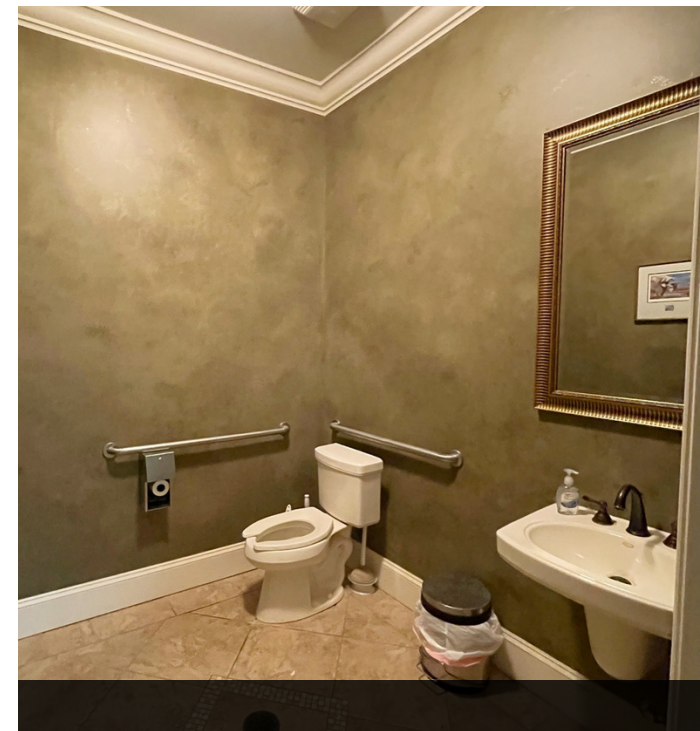
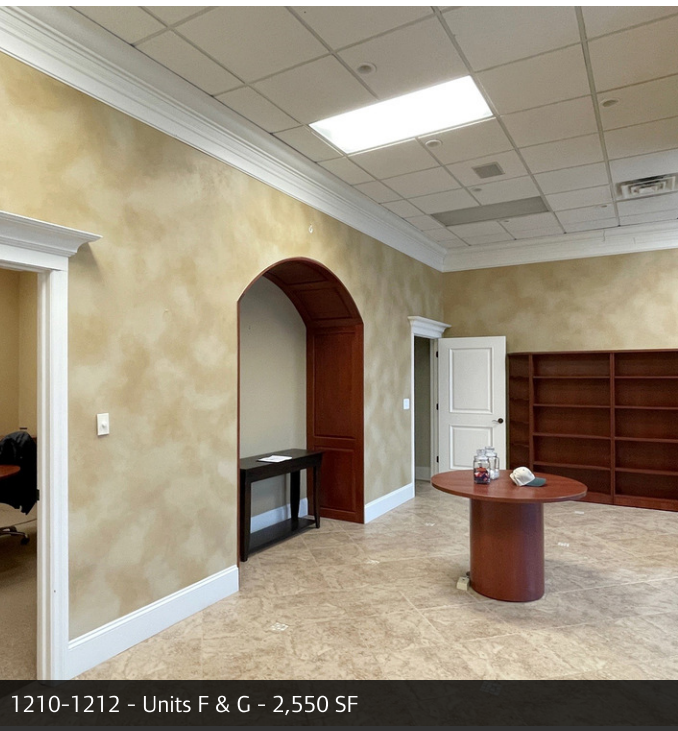
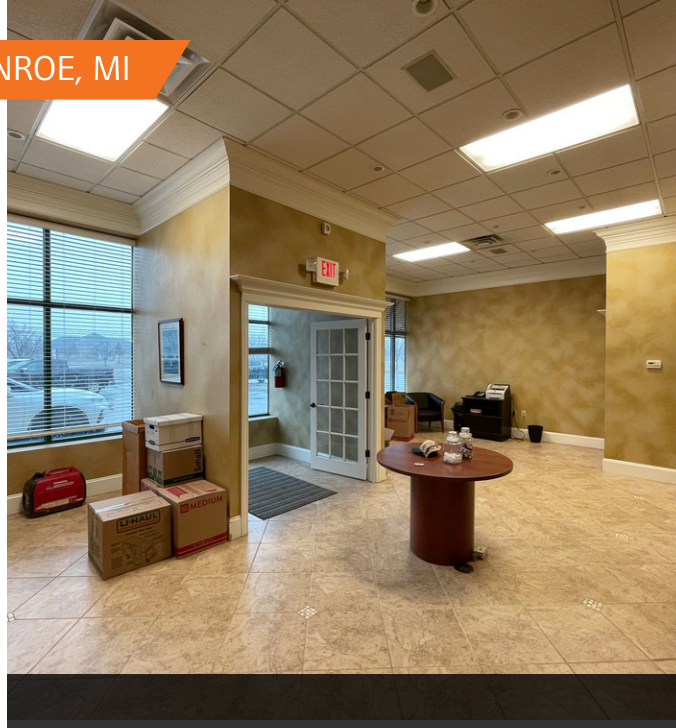
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Lawyers Title Agency			Orient Massage Therapy	Nutrition Shop	AVAILABLE		Edward Jones	Visionary Eyecare		AVAILABLE		AVAILABLE		Armed Forces	
Unit "A"	Unit "B"	Unit "C"			2,550 SF					2,550 SF		1,275 SF	1,000 SF	Unit "Q"	Unit "R"
1200	1202	1204	Unit "D"	Unit "E"	Unit "F"	Unit "G"	Unit "H"	Unit "J"	Unit "K"	Unit "L"	Unit "M"	Unit "N"	Unit "P"	1228	1230
			1206	1208	1210	1212	1214	1216	1218	1220	1222	1224	1226		

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1210-1212 - Units F & G	2,550 SF	NNN	\$11.00 SF/yr
1220-1222 - Units L & M	2,550 SF	NNN	\$12.00 SF/yr
1224 - Unit N	1,275 SF	NNN	\$11.00 SF/yr
1226 - Unit P	1,000 SF	NNN	\$11.00 SF/yr
1224-1226 - Unit N and P	1,000 - 2,275 SF	NNN	\$11.00 SF/yr

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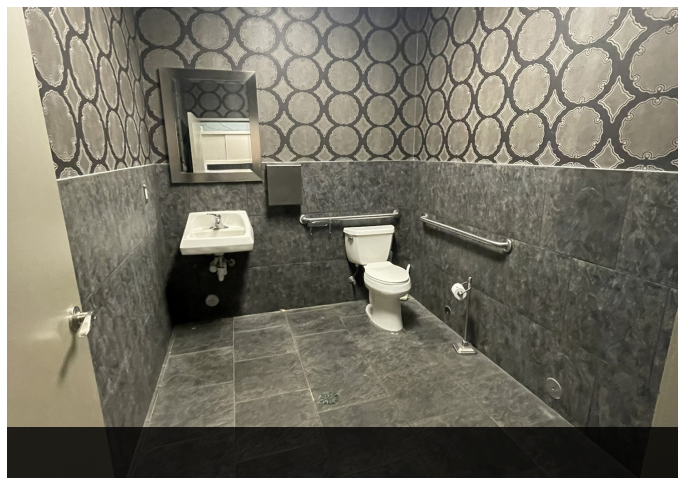
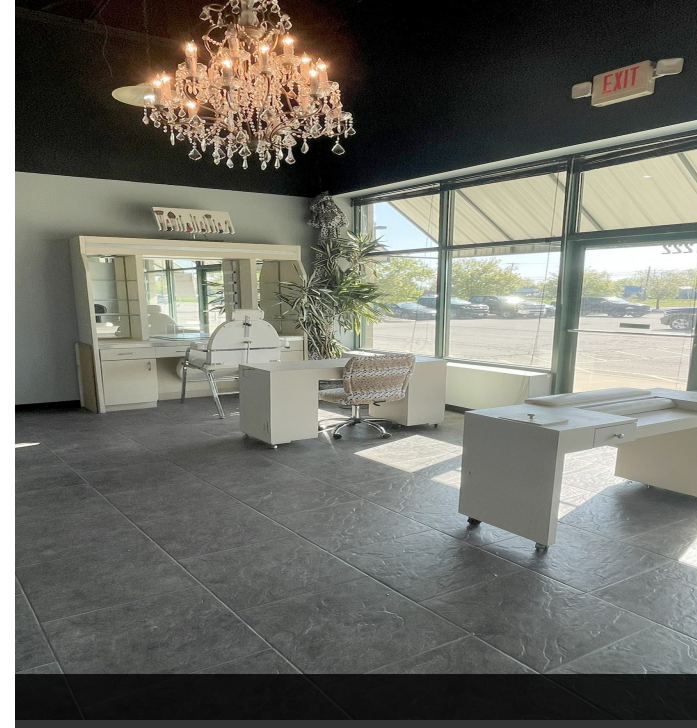


1210-1212 - Units F & G - 2,550 SF

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1220-1222 - Units L & M - 2,550 SF

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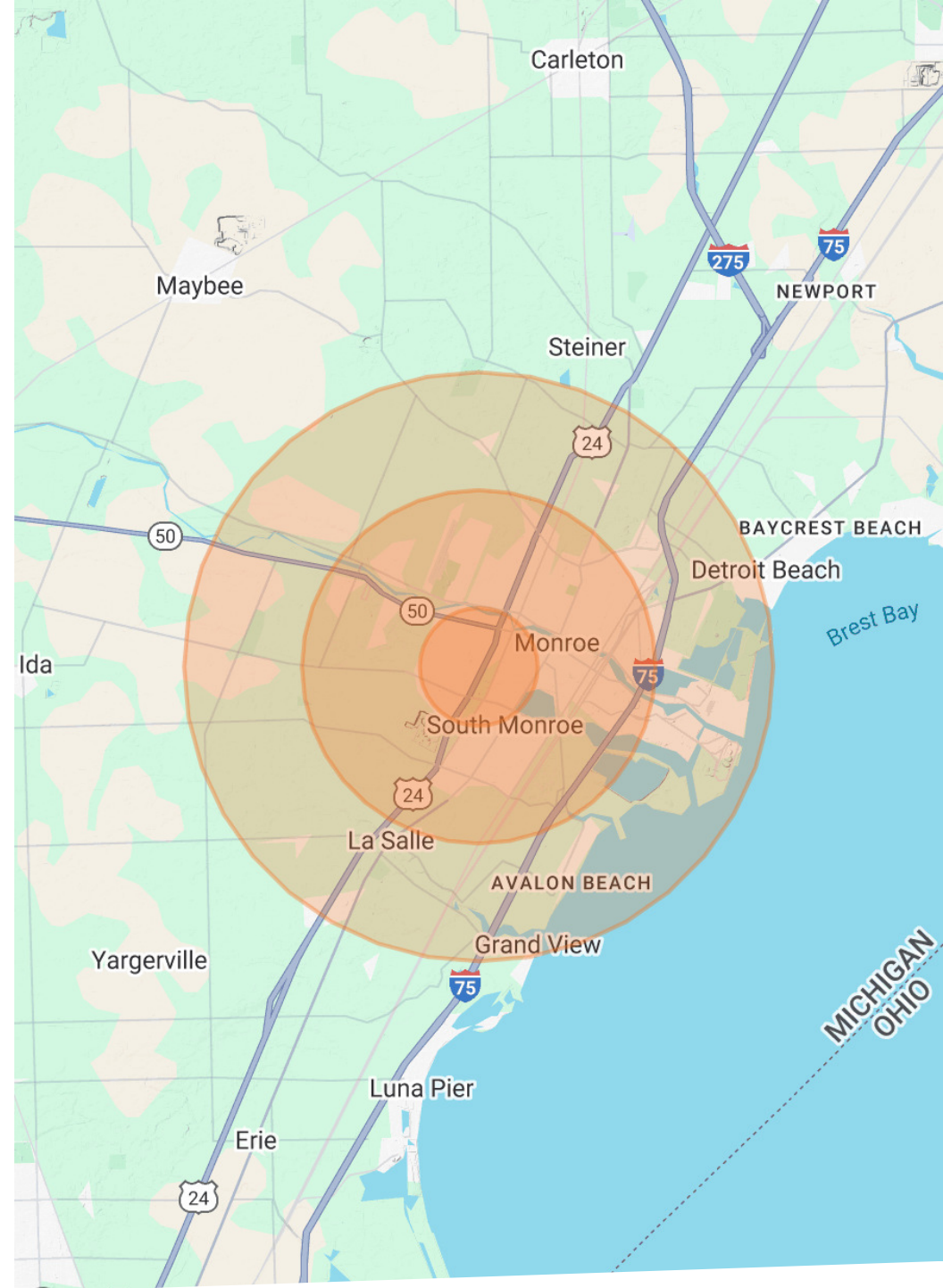
POPULATION

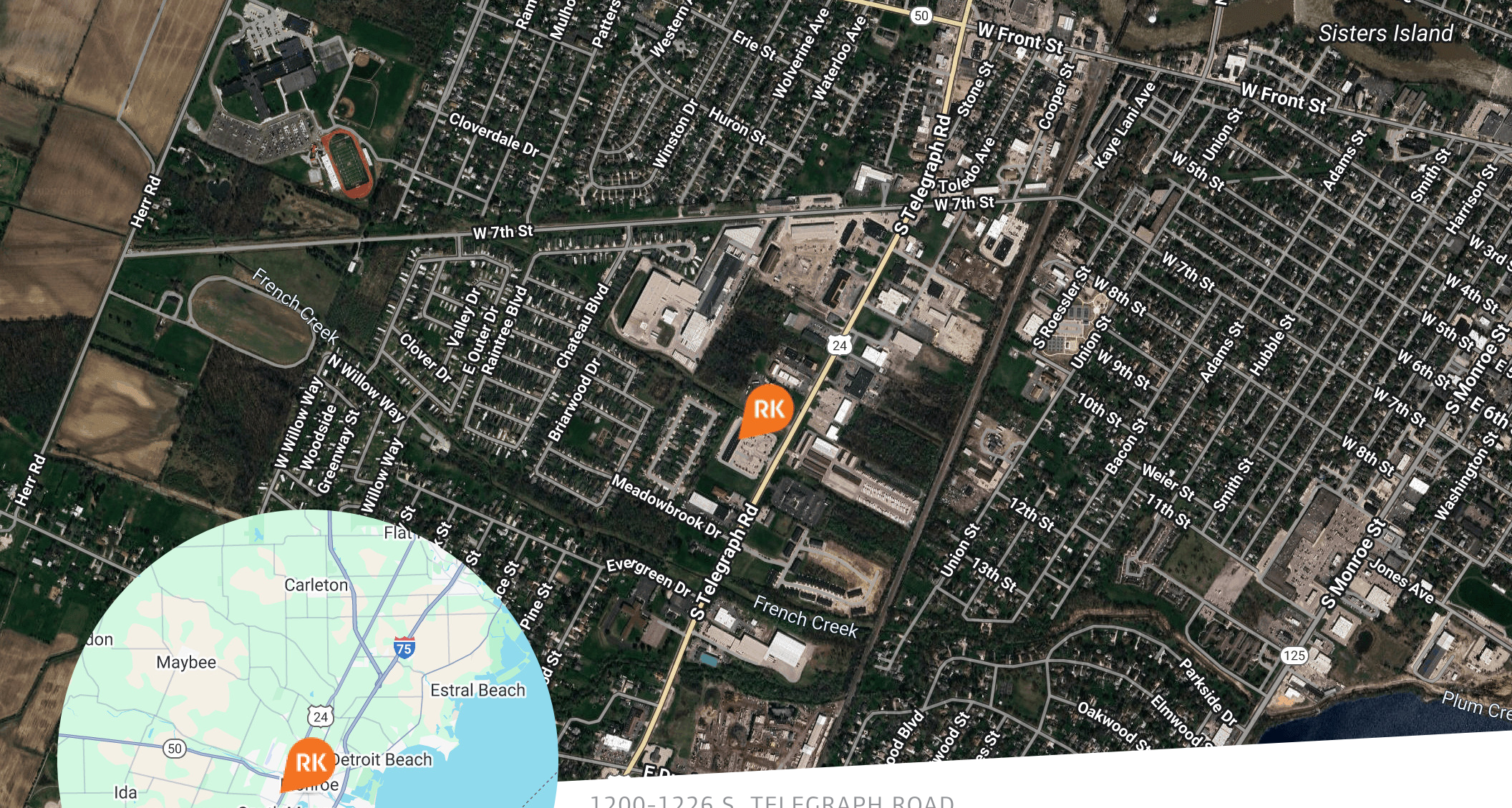
	1 MILE	3 MILES	5 MILES
Total Population	8,972	39,033	50,983
Average Age	41	42	42
Average Age (Male)	40	40	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,854	16,282	21,167
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$70,653	\$76,034	\$79,810
Average House Value	\$146,646	\$197,397	\$211,294

Demographics data derived from AlphaMap





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Location Benefits

Located on southwest side of Monroe, Michigan, north of Dunbar Road in Monroe Charter Township



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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

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