

2600 N. MONROE STREET  
MONROE, MICHIGAN

RETAIL FOR SALE OR LEASE  
5,250 Square Feet Available



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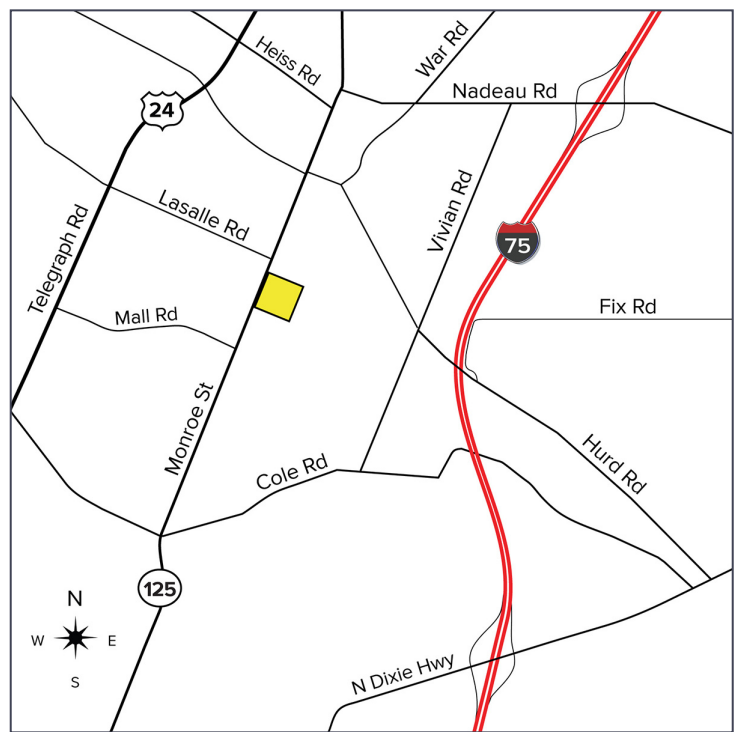
**MULTI-PURPOSE PROPERTY**



## PROPERTY FEATURES

- 5,250 available square feet
- Zoned Commercial
- Built in 2000
- Lease Price: \$8.00/sq.ft. NNN
- Sale Price: \$350,000 (\$66.67/sq.ft.)

**Comments:** Main road multi-use building available. Perfect for contractor or retailer with 1 +/- acre storage yard, 3,000 square foot retail showroom, and 2,250 square foot warehouse with loading dock.



For more information, please contact:

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**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
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# 2600 N. Monroe Street – Monroe, Michigan

## Retail For Sale or Lease

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AVAILABLE

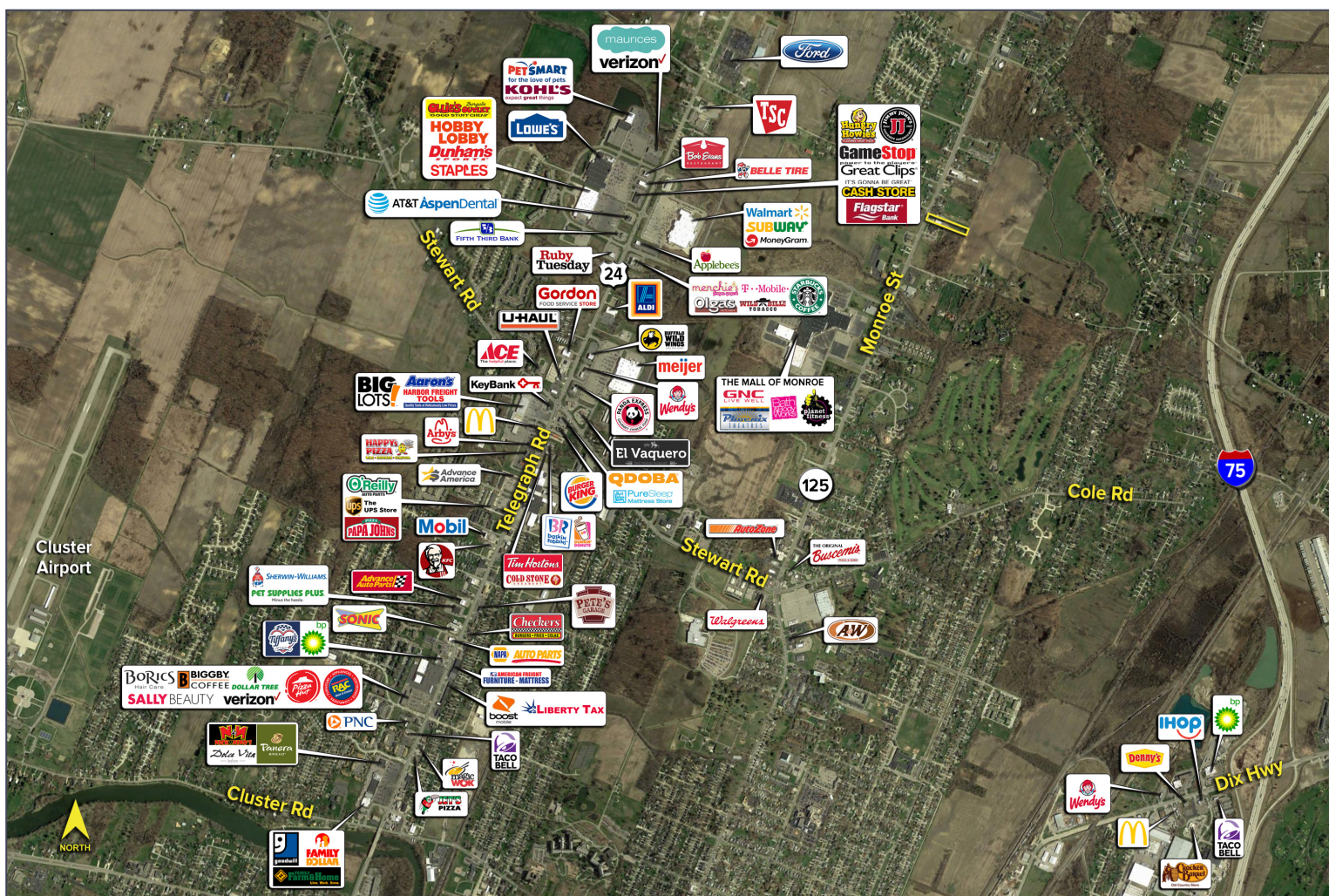


### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,913	\$57,452
3 MILE	25,303	\$51,259
5 MILE	53,140	\$54,140

### TRAFFIC COUNTS (TWO-WAY)

22,009	W. 12 Mile Rd E. of Inkster Rd 2-Way
17,994	W. 12 Mile Rd W. of Inkster Rd 2-Way
6,534	Inkster Rd N. of W. 12 Mile Rd 2-Way
8,438	Inkster Rd S. of W. 12 Mile Rd 2-Way



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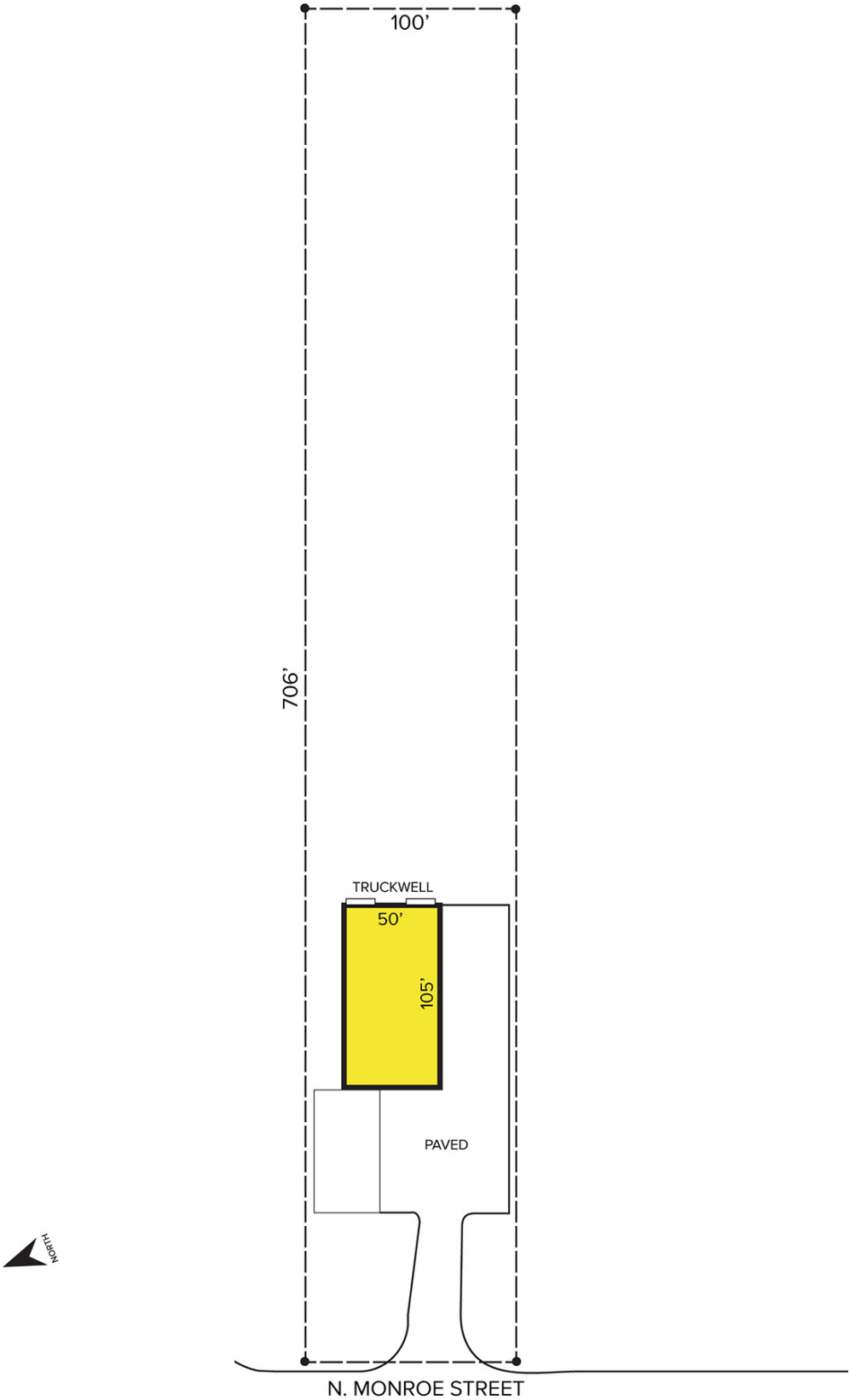


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Site Plan



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