



LAND For Sale or Lease

Location: S. Telegraph Road
Side of Street: East
City: Monroe/Twp., MI
Cross Streets: Dunbar Road
County: Monroe

Acreage: 2.23 - 5.29
Zoning: Mixed Use

Improvements: N/A
Dimensions:

UTILITIES

Sanitary Sewer: Yes
Storm Sewer: Yes
Water: Yes

Gas: Yes
Outside Storage: No
Rail Siding: No

ADJACENT LAND

North: Commercial
South: Commercial

East: Residential
West: Commercial

PRICING INFORMATION

Asking Price:

Per Acre: \$125,000.00

Per SqFt :

Terms:

Parcel #: 12-020-022-89

Assessor Number: N/A

Taxes: \$7,623.08 (2022)

TRAFFIC INFORMATION

Yr: 2022 Count: 8,319 Dunbar Rd. W. of Telegraph Rd.
Yr: 2022 Count: 11,810 Dunbar Rd. E. of Telegraph Rd.
Yr: 2022 Count: 15,627 Telegraph Rd. N. of Dunbar Rd.
Yr: 2022 Count: 9,337 Telegraph Rd. S. of Dunbar Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	9,768	\$57,248
3 Mile Radius	38,704	\$57,324
5 Mile Radius	50,056	\$60,092

Comments: All infrastructure in place. 16 new condos recently built and sold and 8 more set to go in spring. 40 units currently existing and occupied. 72 more units planned. Parcels may be purchased separately or together. Excellent site for fast food, drive through, retail, office, and many other uses.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.