

For Sale

25 +/- Acres

Located in an Opportunity Zone

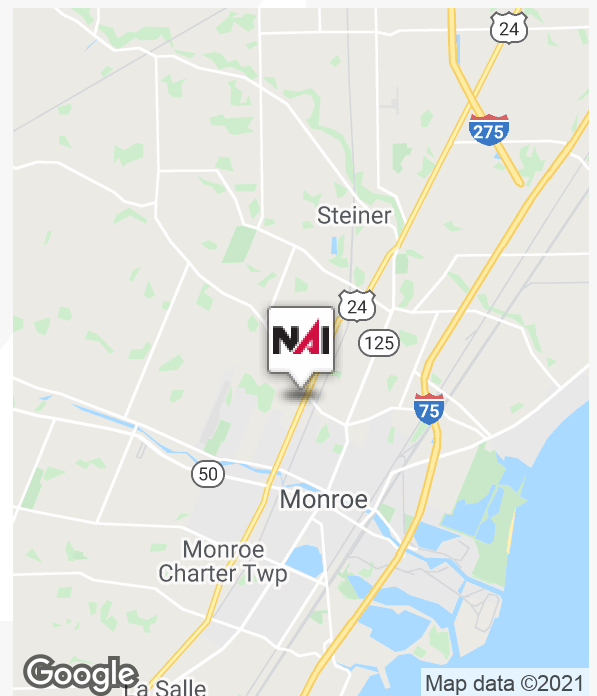


Former La-Z-Boy Furniture Headquarters

1284 N Telegraph
Monroe, Michigan 48162

Property Highlights

- Prime Redevelopment Land located within Monroe County's Primary Retail Corridor
- Located in an Opportunity Zone
- Former La-Z-Boy World Headquarters Site
- Motivated Seller for Large Contiguous Parcel with 24.980+/- Acres and 1066' Lineal Feet of Telegraph Road Frontage
- Additional Secondary Parcel of 1.0+/- Acres and 100' Lineal Feet of Telegraph Road Frontage that is Ideal for a Retail Pad
- Width & Depth of the Site is Ideal for Big Box or Mid-Box Retail with Inline and Restaurant Pads
- Nearby Tenants include Meijer, Walmart, Lowes, Kohls, Staples, and Many More



For more information

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DEMOGRAPHICS

STATS	POPULATION	TOTAL HOUSEHOLDS	AVG. HH INCOME
1 MILE	4,715	1,967	\$60,689
3 MILES	39,514	16,136	\$56,684
5 MILES	63,028	25,278	\$59,998

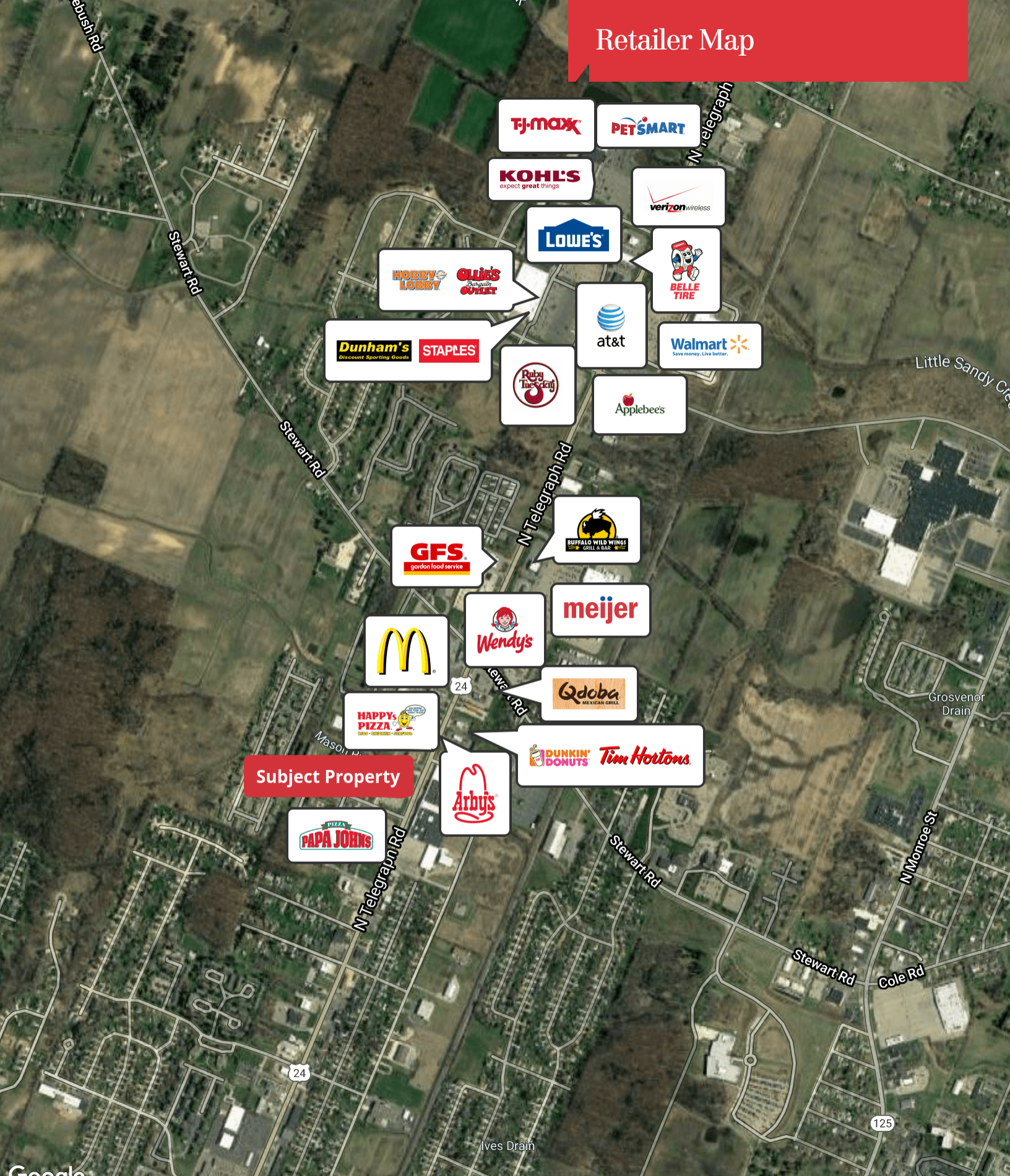
Figures shown represent estimates

DAILY TRAFFIC COUNTS

ROADS	DAILY TRAFFIC
UNITED STATES HIGHWAY 24 & GREENFIELD AVE	33,602
N TELEGRAPH RD & GREENFIELD AVE	31,974
N TELEGRAPH RD & FREDERICKS DR	30,200

Figures shown represent estimates

Retailer Map



Subject Property

Google

Map data © 2021 Imagery © 2021 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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Location Map

