

GENERAL INFORMATION

Location: 15290 S. Dixie Hwy
Closest Intersection: Dallas Rd
City, State: Monroe, MI
County: Monroe
Zip: 48161
Parcel No: 12-100-003-00

PROPERTY INFORMATION

Building SF: 1,185 (948 SF down; 237 SF up)*
Land Size: .622 Acres*
Land Dimensions: 170' (S. Dixie) x 159.5' (Dallas Rd)
Parking: 20 spaces +/-
Zoning: C-2 General Commercial **
Current Use: Used Car Lot
Traffic Counts: 9,600 VPD

*See Exhibit A

**Zoning restricted to current site plan & use

COMMENTS/FEATURES

PRIME COMMERCIAL PROPERTY

- ◆ Great corner location on one of Monroe's busiest corridors
- ◆ Perfect for auto sales, general retail, professional offices (accountant, attorney, insurance, etc.) and more

BUILDING DETAILS

Year Built: 1947 (Remodeled in 2015)
Type Construction: Brick
Heat Fuel/Type: Gas Forced Air
Ceiling Height: 8 ft.
Air Conditioning: Yes
Roof: Pitched, Shingle
Floor: Wood
Lighting: Incandescent & Fluorescent
Restrooms: 1
No. of Floors: 1.25
Basement: Yes, 948 Sq. Ft.
Garage: 2 Car, 625 Sq. Ft.

SALE/LEASE

Sale Price: **\$495,000**

Lease Rate: \$3,300/Mo. NNN* or \$39,600/Yr.

***Absolute Net**



For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

7116 Summerfield Rd. Suite 1E, ♦ P.O. Box 292 ♦ Lambertville, MI ♦ 48144 ♦ p: 734.856.6464
www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

LEASE SPECIFICATIONS *

Utilities/Heat:	Tenant
Electricity:	Tenant
Water:	Tenant
Real Estate Taxes:	Tenant
Insurance (Fire & Hazard):	Tenant
Content, Liability Insurance:	Tenant
Janitorial:	Tenant
Roof:	Tenant
Structure:	Tenant
CAM	Tenant
Improvements:	Negotiable
Lease Term:	3-5 Years

*This offering is for an absolute net lease with no landlord responsibilities

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2023
Summer Taxes:	\$1,715.46
Winter Taxes:	<u>\$5,711.97</u>
Total Annual Taxes:	\$7,427.43

UTILITIES

Gas:	Michigan Gas Utilities
Water:	Municipal (City of Monroe)
Sanitary Sewer:	Municipal (City of Monroe)
Electric:	Consumers Energy
Storm Sewer:	Municipal with Detention Area Northeast Corner

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VIEW OF CAR LOT & BUILDINGS



WEST ELEVATION OF MAIN BUILDING



**NORTH ELEVATION OF PROPERTY SHOWING
MAIN BUILDING PLUS 2 CAR GARAGE**



EAST EDGE OF PARKING LOT



FRONT WAITING AREA



FIRST FLOOR MAIN OFFICE

For more information contact:

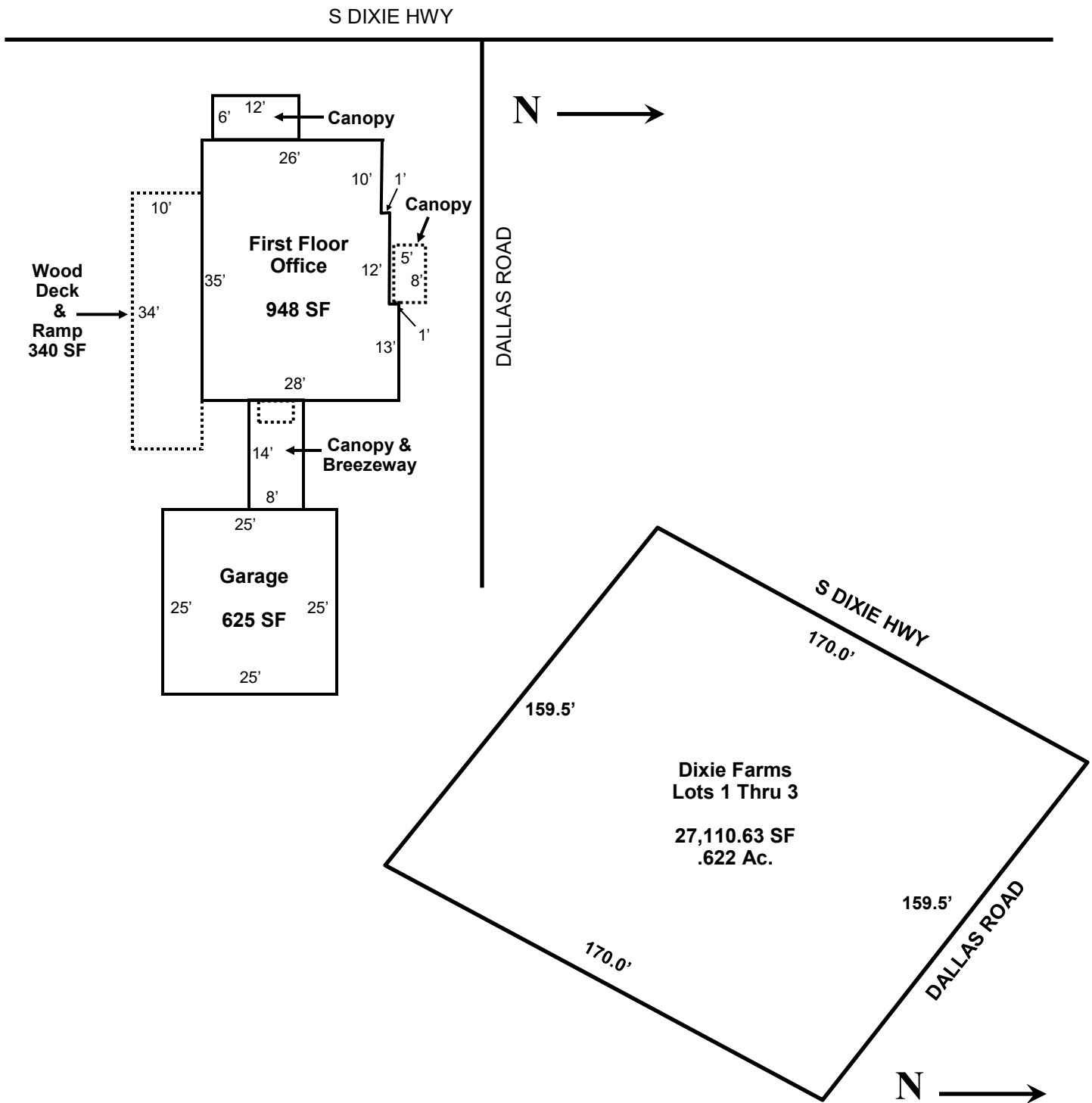
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EXHIBIT A
BUILDING AND SITE DIMENSIONS



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POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	6,497	35,694	49,766
Average Age	46.6	40.7	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	2,759	14,745	20,362
# of Persons per HH	2.32	2.35	2.35
Average HH Income	84,868	81,933	84,480

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