



Forward  
Commercial Group



FOR SALE

6 ACRES - LAND  
ZONED C-2

S. TELEGRAPH RD  
MONROE, MI

Asking Price:  
\$479,000

Call: 248.662.5066

# OVERVIEW

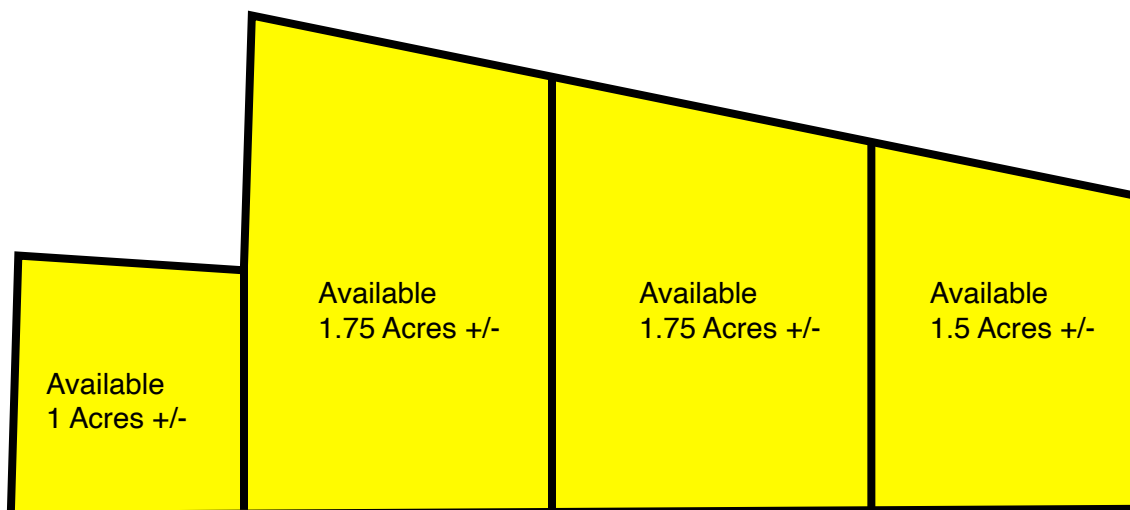
S. TELEGRAPH RD  
6 ACRES OF LAND  
MONROE, MI

Six (6) acres of commercial land on the northeast corner of Telegraph Rd. And Dunbar Rd. Five (5) along Telegraph and one (1) acre on Dunbar. Zoning: C-2. Land is ideal for retail, multi-family or mixed use development. Easy access to I-75.



## DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	8,624	37,518
HOUSEHOLDS	3,493	14,828
TRAFFIC COUNTS	15,024 cars daily (Telegraph Rd) 9,530 cars daily (Dunbar Rd)	





# AERIAL MAP

S. TELEGRAPH RD  
6 ACRES OF LAND  
MONROE, MI



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# STREET MAP

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# FCG SUMMARY

S. TELEGRAPH RD  
6 ACRES OF LAND  
MONROE, MI

We offer trusted commercial real estate property and portfolio representation, proven commercial real estate property sales and investment acquisition, and dependable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



**EMIL CHERKASOV**  
**PRINCIPAL BROKER**  
[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)  
248.662.5066 Office

Working in commercial real estate gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.



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