

CAFARO  
— Est. 1949 —

SHOE DEPT.  
ENCORE

planet  
fitness

Phoenix  
THEATRES



THE MALL OF  
MONROE  
Monroe, Michigan

  
CUBE SMART<sup>®</sup>  
self storage



## THE MALL OF MONROE



### About The Mall Of Monroe

- Intensive redevelopment has turned this complex into a true mixed-use center, with businesses catering to performing arts, fitness centers, marketing, vehicle customization and a wide variety of popular retail and services.
- This 600,000 square foot mall is located in a residential exurb of two large, metropolitan areas, equidistant between Detroit, Michigan and Toledo, Ohio.
- Anchored by Phoenix Theatres, Ragnarok Motorworks/Barks & Rec Co., Planet Fitness, Cubesmart and Dirty Birdie, an entertainment venue offering golf simulators, axe-throwing and more. It is complemented by a variety of specialty businesses.
- Phoenix Theatres is continually renovating to provide a luxurious cinema experience, with cutting-edge technology, massive screen area and premium seating. It attracts moviegoers from a 25 mile radius.
- A massive new \$35 million Ford parts distribution facility is newly opened, creating 600 new jobs.
- The state of Michigan recently approved a \$352 million project for infrastructure improvements in the Monroe area that will support more than 4,500 new jobs.





# 68 ACRES OF PRIME OUTPARCEL SPACE AVAILABLE FOR FUTURE DEVELOPMENT

Dirty Birdie at the Mall of Monroe in Monroe, Michigan, is more than just a place to eat — it's a full entertainment experience. Featuring state-of-the-art golf simulators and exciting axe throwing lanes, it offers a fun and active atmosphere for visitors of all ages. After working up an appetite, guests can enjoy Dirty Birdie's creative menu, specializing in gourmet fried chicken dishes ranging from classic sandwiches to bold takes on comfort food favorites. With its lively vibe, generous portions, and friendly service, Dirty Birdie has quickly become a go-to destination for both dining and entertainment in the mall.







Mall Road



planet  
fitness



Barks &  
Rec Co.



CUBESMART<sup>®</sup>  
self storage

QUALITY  
AUTO PARTS

125

North Monroe Street



Bath&BodyWorks<sup>®</sup>

SHOE DEPT.  
ENCORE



Monroe  
Community  
Players



FAMILY & FRIENDS  
FUNLAND



BROW SHAPES



MONROE JEWELERS

KNIT-PICKY & HOOKED



THE MAJESTIC  
TIGER LLC

SWEET TOOF



MONROECITY  
CHURCH

CLAW KICKER

DISCTOPIA



## Trade Area

|                       |         |
|-----------------------|---------|
| Trade Area Population | 440,774 |
| Number of Households  | 177,962 |

## Shopper Demographics

|                          |           |
|--------------------------|-----------|
| Average Household Income | \$88,000  |
| Median Age               | 41        |
| Median House Value       | \$345,000 |

## Mall of Monroe Facts

|                     |                   |
|---------------------|-------------------|
| Total Property Size | 600,000 + sq. ft. |
|---------------------|-------------------|



## Largest Employers in the Area

|                                    |       |
|------------------------------------|-------|
| ProMedica Monroe Regional Hospital | 1,250 |
| Monroe Public Schools              | 1,015 |
| Stellantis Dundee Engine Plant     | 987   |
| Bedford Public Schools             | 856   |
| DTE Energy-Frenchtown              | 850   |
| Meijer Distribution Center         | 700   |
| La-Z-Boy Headquarters              | 550   |
| DTE Energy-Monroe                  | 525   |
| Monroe County Government           | 510   |
| SAC Ventures                       | 500   |

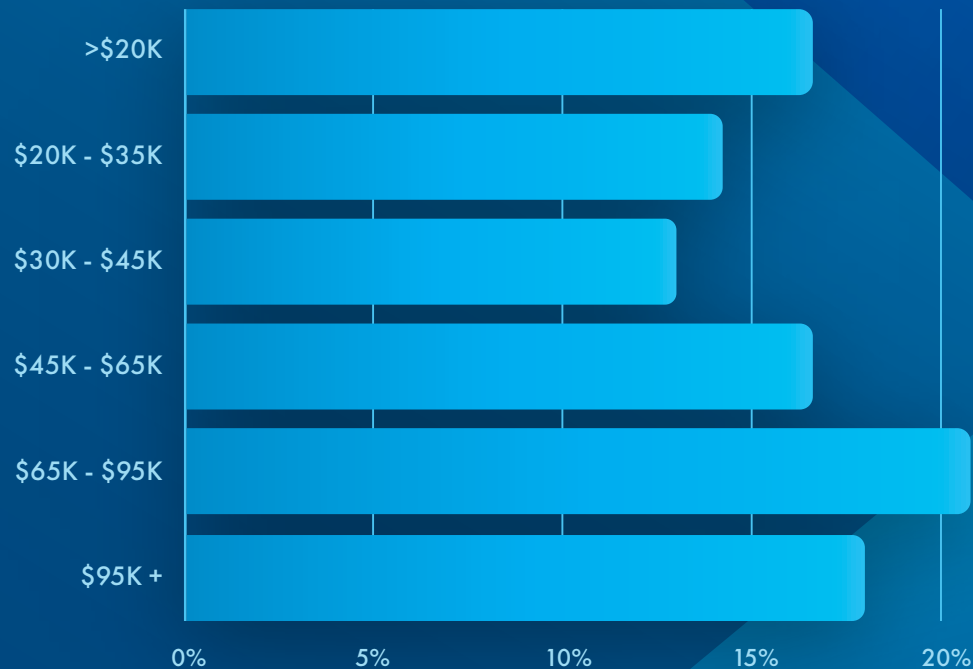
Source: Monroe County Business Alliance, 9 Washington St. Monroe, MI 48161, (734) 241-8081





# Placer.ai VISITOR DEMOGRAPHICS

Of the 262,900 unique Mall of Monroe visitors, the median age is 41 years old and the **Average Household Income is \$88,000**. The median house value is \$345,000. 48% of the population is male and 52% is female.



## 1.5M

Mall Complex Visits



## 99MIN

Average Time Spent on Visit

**MALL REDEVELOPMENT FEATURED BY ICSC,  
CHAIN STORE AGE, AND THE DETROIT NEWS.**





# CAFARO

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