

CAFARO  
— Est. 1949 —

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THE MALL OF  
MONROE  
Monroe, Michigan



## 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, 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 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.





## Trade Area

Trade Area Population 439,385

Number of Households 177,319

## Shopper Demographics

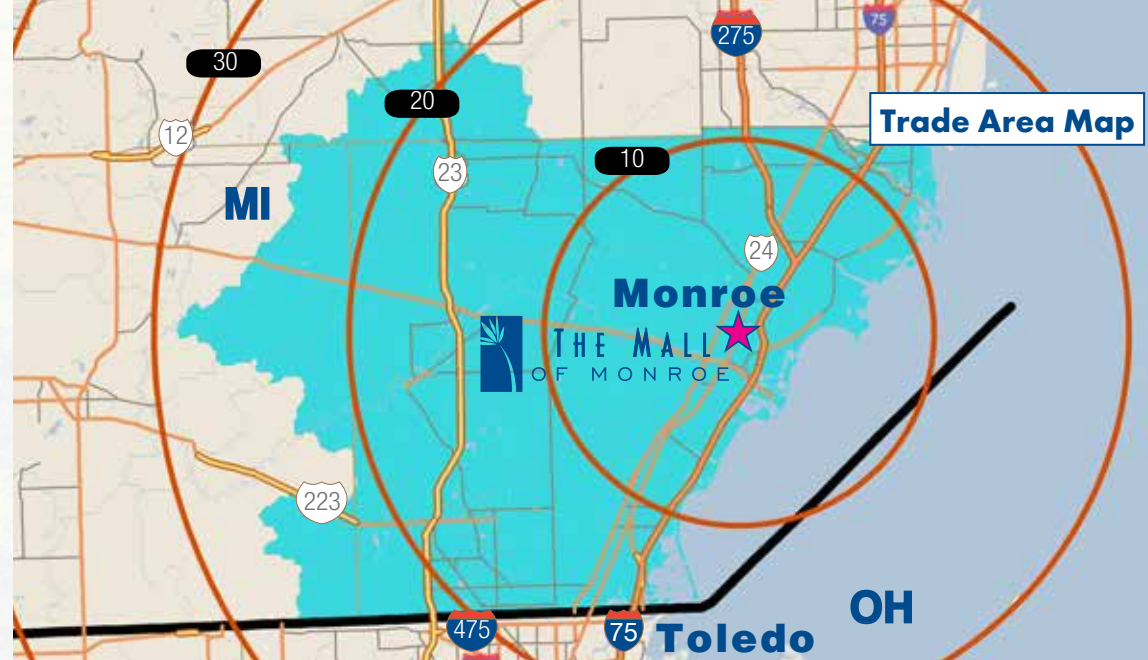
Average Household Income \$92,000

Median Age 41

Median House Value \$252,000

## Mall of Monroe Facts

Total Property Size 600,000 + sq. ft.



## Largest Employers in the Area

Ford Flat Rock Assembly Plant	1,598
Monroe Public Schools	900
DTE Energy-Fermi	850
ProMedica Monroe Regional Hospital	744
Stellantis Dundee Engine Plant	714
Monroe County ISD	610
Gerdau Special Steel	600
Ford Monroe Packaging Center	600
Monroe County Government	510
Bedford Public Schools	505
La-Z-Boy Headquarters	500
Rudolph Libbe Group	500
Monroe County Community College	350
Meijer Distribution Center	321
Monroe County Government	200
Jefferson Schools	176
DTE Energy-Monroe	120

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

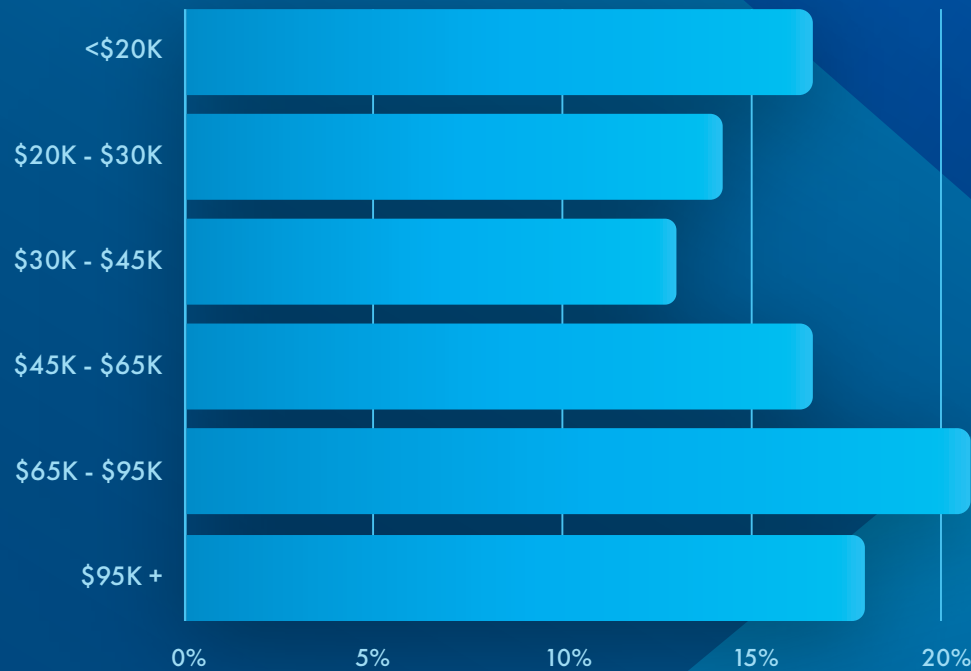
For additional information visit us online at [www.CafaroCompany.com](http://www.CafaroCompany.com)





# 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 \$92,000**. The median house value is \$252,000. 48% of the population is male and 52% is female.



**1.5M**  
Mall Complex Visits



**101 MIN**  
Average Time Spent on Visit

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



# CAFARO

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