

PRIME RETAIL... OPPORTUNITY!
470-484 MONROE TPK, MONROE, CT



FOR LEASE: 10,725 SF

This highly visible location on Route 111 logs a daily traffic count of 20,000± vehicles! Stop & Shop anchored center with abundant parking and close proximity to Merritt Parkway / Route 25.



DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	3,356	26,141	66,133
NUMBER OF HH	1,254	9,478	24,223
AVG. HH INCOME	\$166,031	\$197,254	\$196,458
NUMBER OF EMPLOYEES	2,097	11,833	21,636

20,000± ADT

AREA RETAILERS:



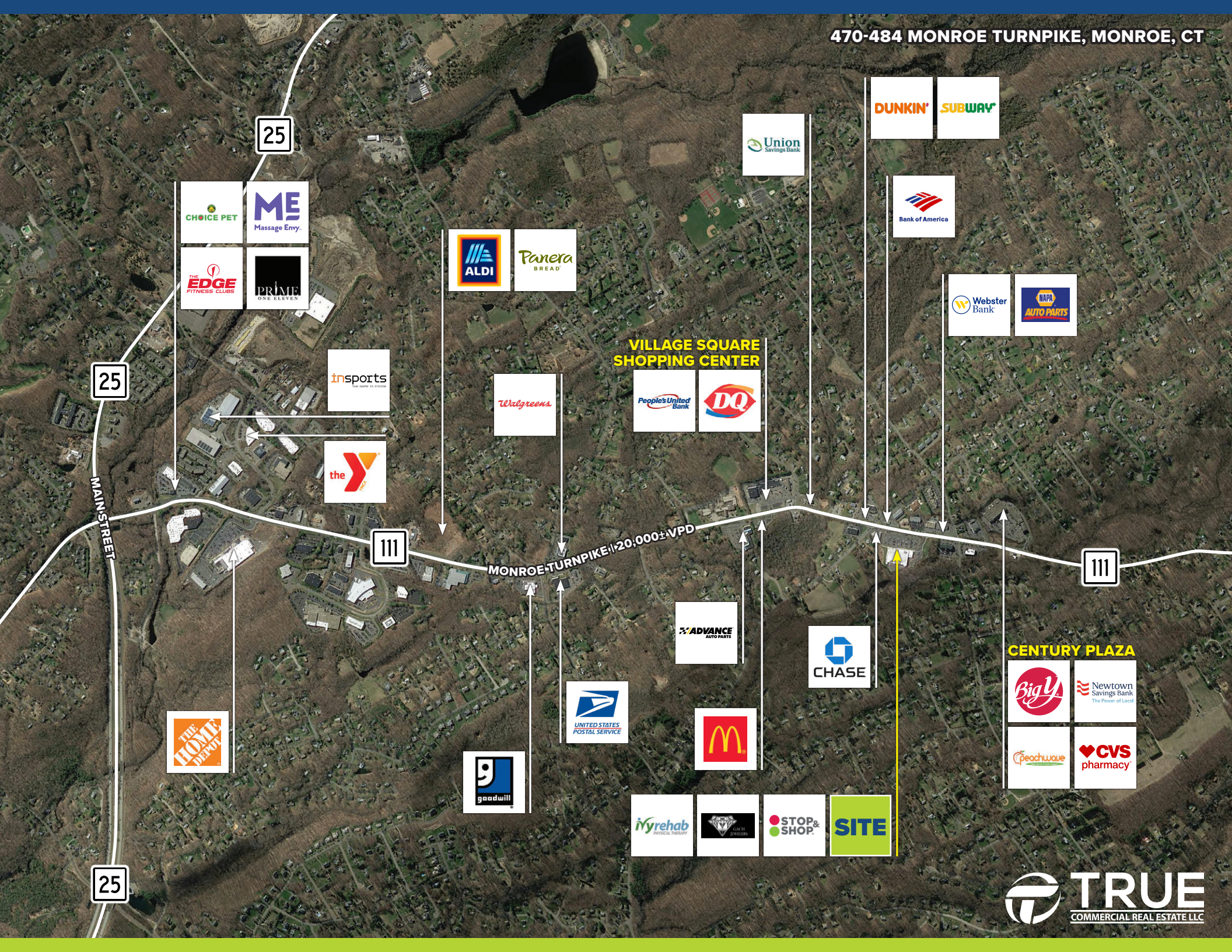
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MAIN STREET

111

MONROE TURNPIKE || 20,000+ VPD

111

25

CHOICE PET
ME
Massage Envy
THE EDGE
FITNESS CLUBS
PRIMUS
ONE ELEVEN

insports

the Y

ALDI
Panera
BREAD

Walgreens

People's United Bank
DQ

Union
Savings Bank

DUNKIN'
SUBWAY

Bank of America

Webster Bank
NAPA
AUTO PARTS

THE HOME
DEPOT

goodwill

UNITED STATES
POSTAL SERVICE

ADVANCE
AUTO PARTS

McDonald's

CHASE

CENTURY PLAZA
Big Y
Newtown Savings Bank
The Power of Local
Peachwave
CVS
pharmacy

ivyrehab
PHYSICAL THERAPY
EACH JEWELERS
STOP & SHOP
SITE