

PRIME RETAIL... OPPORTUNITY!

470-484 MONROE TPK, MONROE, CT



FOR LEASE: 1,600 SF / 3,152 SF / 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:



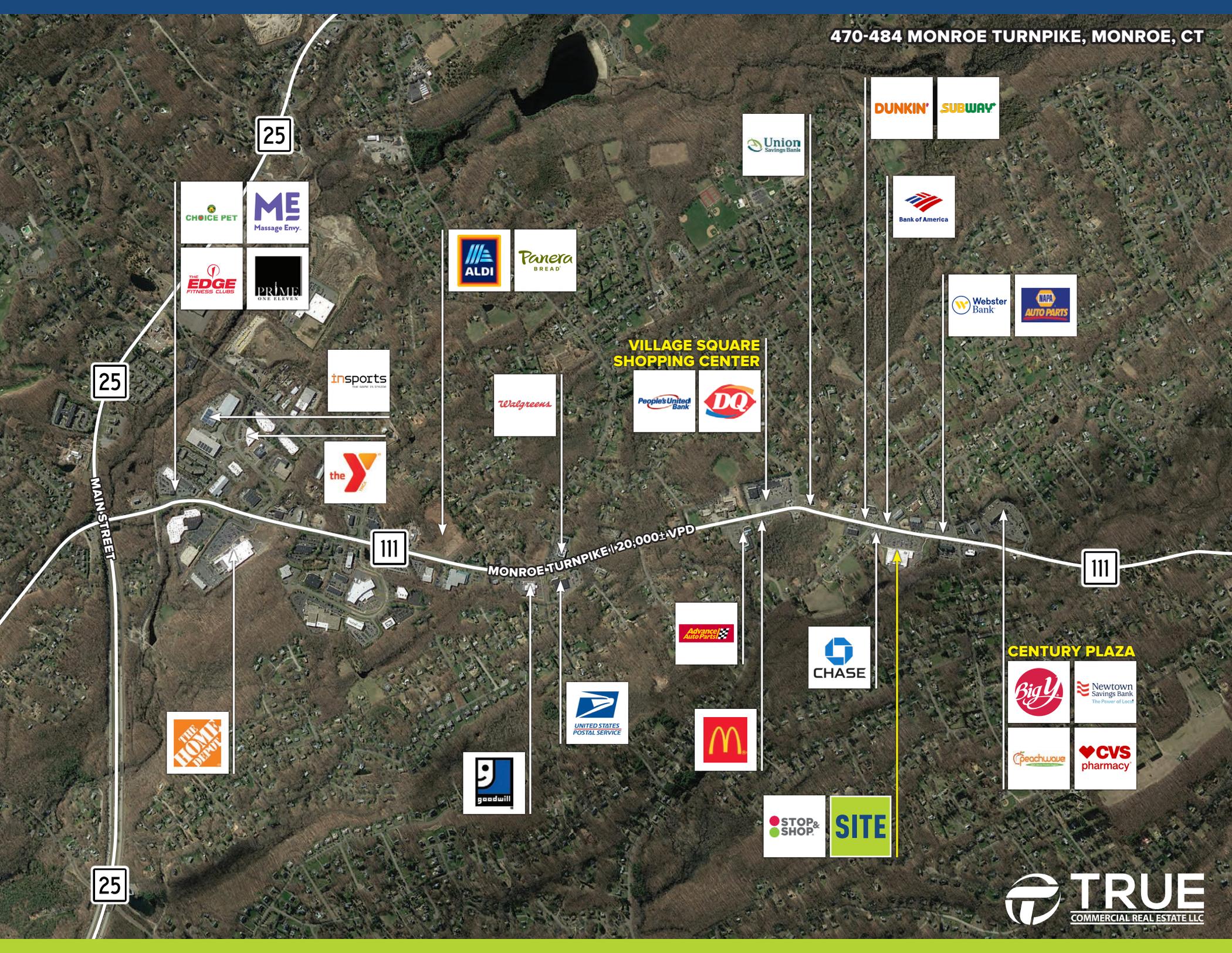
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CHOICE PET
ME
Massage Envy

THE EDGE
FITNESS CLUBS
PRIME
ONE ELEVEN

ALDI
Panera
BREAD

DUNKIN'
SUBWAY

Bank of America

Webster
Bank
NAPA
AUTO PARTS

VILLAGE SQUARE
SHOPPING CENTER

Walgreens
People's United
Bank
DQ

CENTURY PLAZA

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

STOP & SHOP
SITE