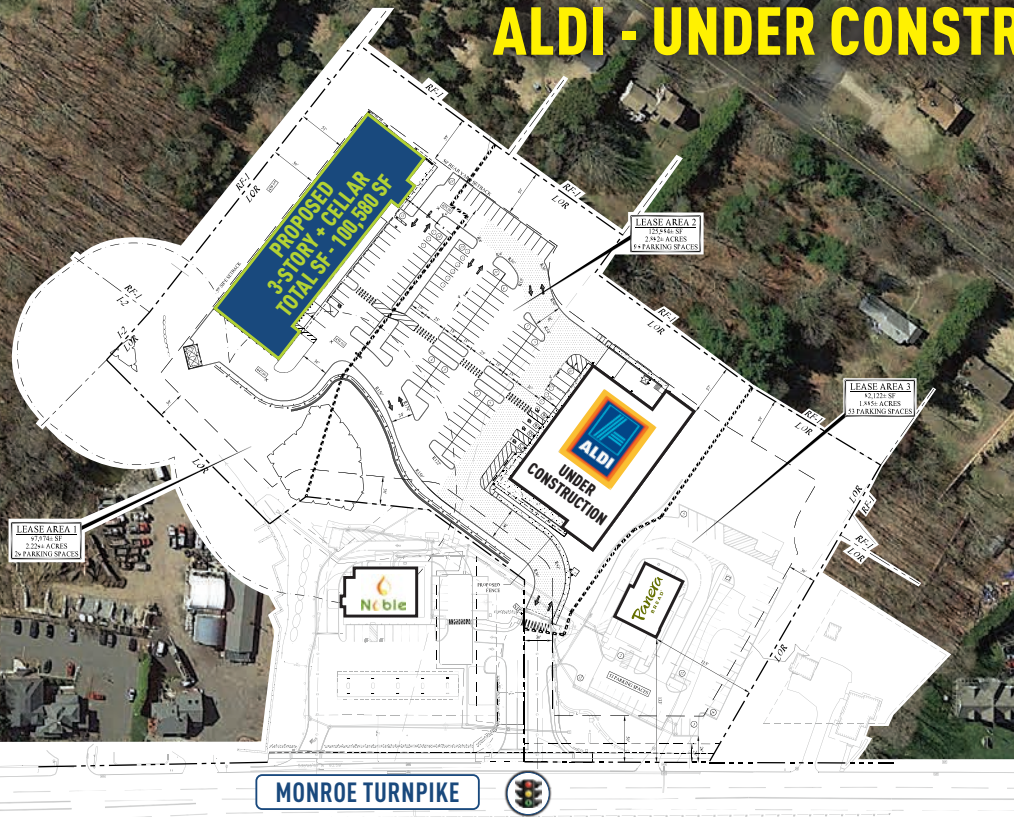




205 MONROE TURNPIKE | MONROE, CT

ALDI - UNDER CONSTRUCTION



DEMOGRAPHICS

EMPLOYEES

1 mile: 3,608
3 miles: 11,332
5 miles: 24,528

POPULATION

1 mile: 3,385
3 miles: 28,454
5 miles: 70,572

HOUSEHOLDS

1 mile: 1,052
3 miles: 9,740
5 miles: 24,367

AVG. HOUSEHOLD \$

1 mile: \$132,498
3 miles: \$121,563
5 miles: \$121,777

**COME JOIN
NEWLY OPENED:**

**Panera
BREAD®**

FOR SALE: SELF STORAGE PAD

This highly visible location is on the "am" side of Rt. 111, a heavy commuter route & minutes from the Merritt Pkwy. This is your opportunity to secure your place as the "go-to" resource within the local communities.

JOIN AREA RETAILERS: Edge Fitness, Home Depot, Stop&Shop, CVS, Goodwill, Walgreens and MANY more!

20,000± VPD

This information provided in this marketing package has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

**A TRUE EXCLUSIVE...
CALL FOR THE DETAILS!**

AGENTS:

Dominick Musilli

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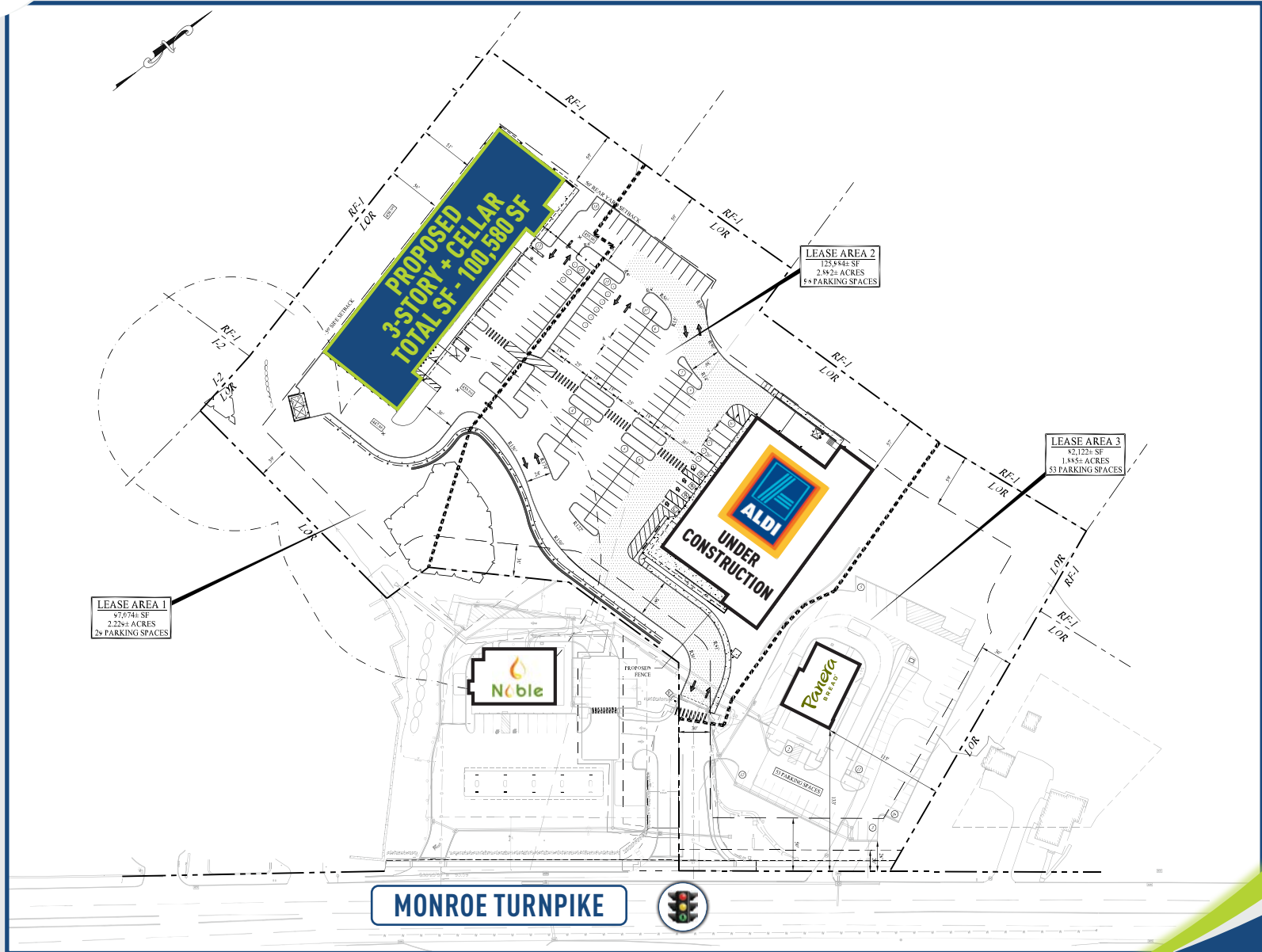
Richard Schnider

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205 MONROE TURNPIKE | MONROE, CT



FULL MOVEMENT SIGNALIZED INGRESS / EGRESS





205 MONROE TURNPIKE | MONROE, CT

Rental Unit Size	Code	Unit Type	Actual Number of Units	Unit [SF]	Total [SF]
5 X 5	4	Bsmt Floor CC	15	25	375
5 X 7.5	4	Bsmt Floor CC	0	37.5	0
5 X 10	4	Bsmt Floor CC	56	50	2,800
7.5 X 10	4	Bsmt Floor CC	2	75	150
10 X 10	4	Bsmt Floor CC	78	100	7,800
10 X 15	4	Bsmt Floor CC	22	150	3,300
10 X 17.5	4	Bsmt Floor CC	0	175	0
10 X 20	4	Bsmt Floor CC	20	200	4,000
10 X 22.5	4	Bsmt Floor CC	2	225	450
10 X 25	4	Bsmt Floor CC	0	250	0
10 X 30	4	Bsmt Floor CC	0	300	0
Total Basement Floor Gross	25,145		195		18,875
5 X 5	4	1st Floor CC	5	25	125
5 X 7.5	4	1st Floor CC	0	37.5	0
5 X 10	4	1st Floor CC	15	50	750
7.5 X 10	4	1st Floor CC	0	75	0
10 X 10	4	1st Floor CC	22	100	2,200
10 X 15	4	1st Floor CC	36	150	5,400
10 X 17.5	4	1st Floor CC	2	175	350
10 X 20	4	1st Floor CC	12	200	2,400
10 X 22.5	4	1st Floor CC	0	225	0
10 X 25	4	1st Floor CC	10	250	2,500
10 X 30	4	1st Floor CC	14	300	4,200
Total First Floor Gross	25,145		116		17,925
Gross w/out Office & Loading	23,009				
5 X 5	5	2nd Floor CC	15	25	375
5 X 7.5	5	2nd Floor CC	2	37.5	75
5 X 10	5	2nd Floor CC	55	50	2,750
7.5 X 10	5	2nd Floor CC	6	75	450
10 X 10	5	2nd Floor CC	74	100	7,400
10 X 15	5	2nd Floor CC	22	150	3,300
10 X 17.5	5	2nd Floor CC	0	175	0
10 X 20	5	2nd Floor CC	20	200	4,000
10 X 22.5	5	2nd Floor CC	2	225	450
10 X 25	5	2nd Floor CC	0	250	0
10 X 30	5	2nd Floor CC	0	300	0
Total Second Floor Gross	25,145		196		18,800

Rental Unit Size	Code	Unit Type	Actual Number of Units	Unit [SF]	Total [SF]
5 X 5	5	3rd Floor CC	15	25	375
5 X 7.5	5	3rd Floor CC	8	37.5	300
5 X 10	5	3rd Floor CC	71	50	3,550
7.5 X 10	5	3rd Floor CC	46	75	3,450
10 X 10	5	3rd Floor CC	96	100	9,600
10 X 15	5	3rd Floor CC	2	150	300
10 X 17.5	5	3rd Floor CC	0	175	0
10 X 20	5	3rd Floor CC	0	200	0
10 X 22.5	5	3rd Floor CC	0	225	0
10 X 25	5	3rd Floor CC	0	250	0
10 X 30	5	3rd Floor CC	0	300	0
Total Third Floor Gross	25,145		238		17,575
Totals Gross	100,580		745		73,175
Gross w/out Office & Loading	98,444			Unit SF Avg. 98	
				Efficiency 72.75%	
				Efficiency w/out Office & Loading 74.33%	





205 MONROE TURNPIKE | MONROE, CT

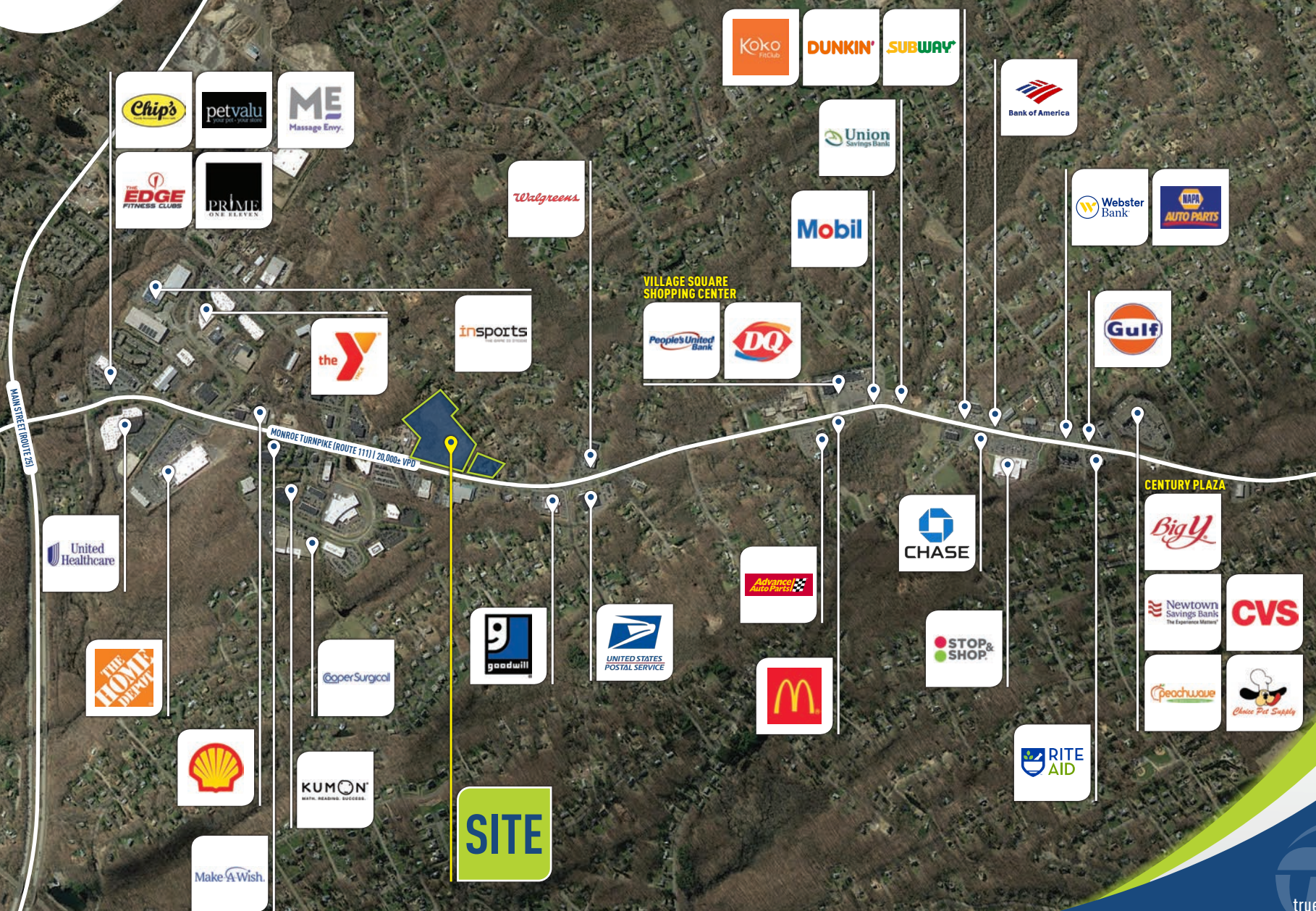


PERSPECTIVE VIEW





205 MONROE TURNPIKE | MONROE, CT



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