



528 MONROE TURNPIKE | MONROE, CT

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

AVAILABLE: 1.96± ACRES

FOR SALE: \$900K | FOR LEASE: \$125K PER ANNUM

THIS SITE IS PURE POTENTIAL!

This highly visible location is on the "PM" side of Route 111, a heavy commuter route & minutes from the Merritt Parkway!

LOCAL RETAIL: Big Y, CVS, Walgreens, Goodwill, Edge Fitness, Home Depot and many more!

20,000± ADT

A TRUE EXCLUSIVE... CALL FOR THE DETAILS!

AGENTS:

Dominick Musilli

203.529.4629 | dm@truecre.com

Richard Schneider

203.762.6173 | rs@truecre.com

Joe Baranowski

203.762.6174 | jb@truecre.com



truecre.com



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HIGH VISIBILITY GROUND LEASE!





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STREET VIEW

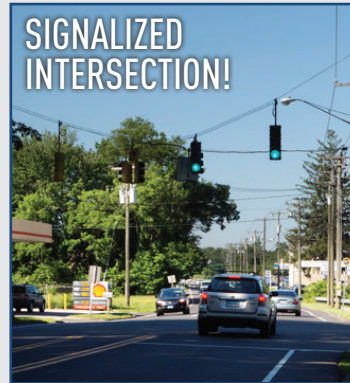


20,000± ADT!

LOCATED IN THE MIDST OF A HEAVY
COMMUTER THOROUGHFARE!



SIGNALIZED
INTERSECTION!



ACROSS THE STREET FROM
THE BIG Y CENTER!





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