



# 205 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

## FOR LEASE/BUILD-TO-SUIT: 8.5+ ACRES 65,000± SF OF ALLOWABLE RETAIL SPACE!! PICK UP THE COMMUTER RUSH!

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, Pet Valu, CVS, Goodwill, Walgreens and MANY more! **GAS/C-STORE USE IS APPROVED!**

**20,000± VPD**

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

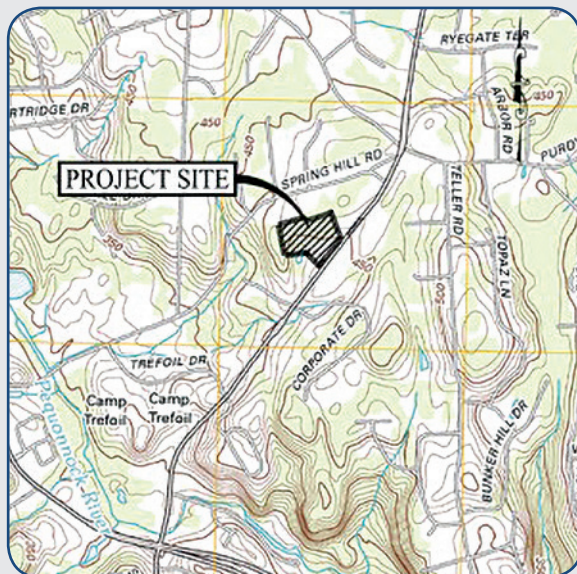
### AGENTS:

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## THE DETAILS

**BUILDING SIZE:** Lot can support up to 65,000± SF

**LAND:** 8.5 Acres expandable to 10±

**ZONED:** Retail LOR Zone -  
**GAS/C-STORE USE APPROVED!**

**UTILITIES:** City Water / Septic / Natural Gas / Electric

**TRAFFIC COUNT:** 20,000± VPD

**NEIGHBORING TENANTS** (within 1-mile):

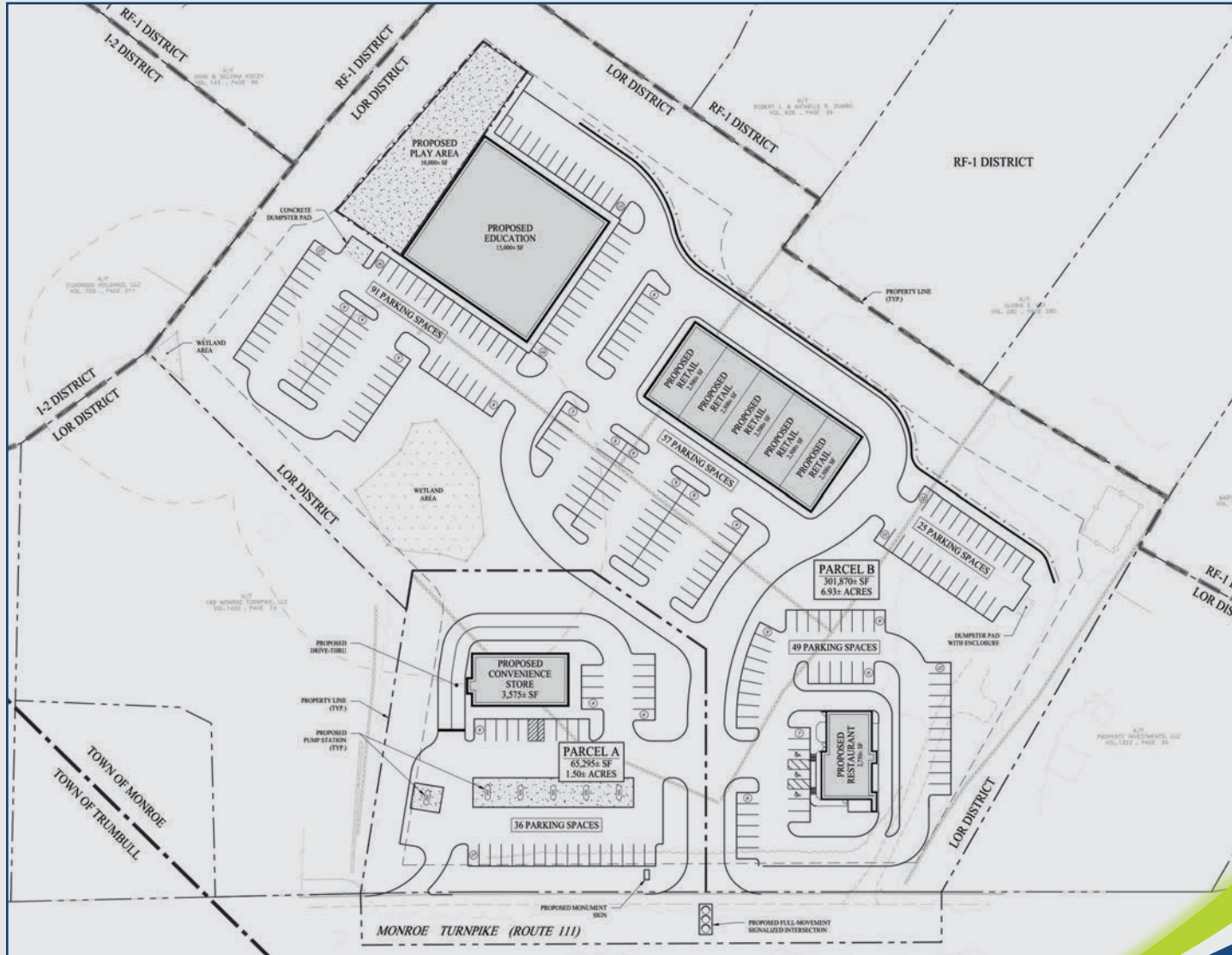
Big Y, Stop & Shop, Walgreen's, CVS, Home Depot,  
Chip's Restaurants, Pet Value, Fitness Edge,  
McDonald's and more...

## HERE'S THE OPPORTUNITY!

- Located .75± miles from the intersection of Rt 111 and Rt 25. Parcel = 8.5 Acres, with 460' of frontage on Rt 111.
- PERFECT FOR GAS/C-STORE, OR QSR. 1.5 ACRE PARCEL FOR SALE!!
- The land, situated on the AM side of the road, has approvals for Drive-Thru uses.
- Owners will provide a traffic control signal due to the HIGH COMMUTER TRAFFIC on Rt 111.
- Owners are offering a Build To Suit or Land / Ground Lease deal to potential Tenants. Owners will consider "condo-ing" certain portions of the property for qualified prospects interested in ownership.



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**AVAILABLE FOR SALE: 1.5 ACRE PARCEL  
APPROVED FOR GAS/C-STORE**

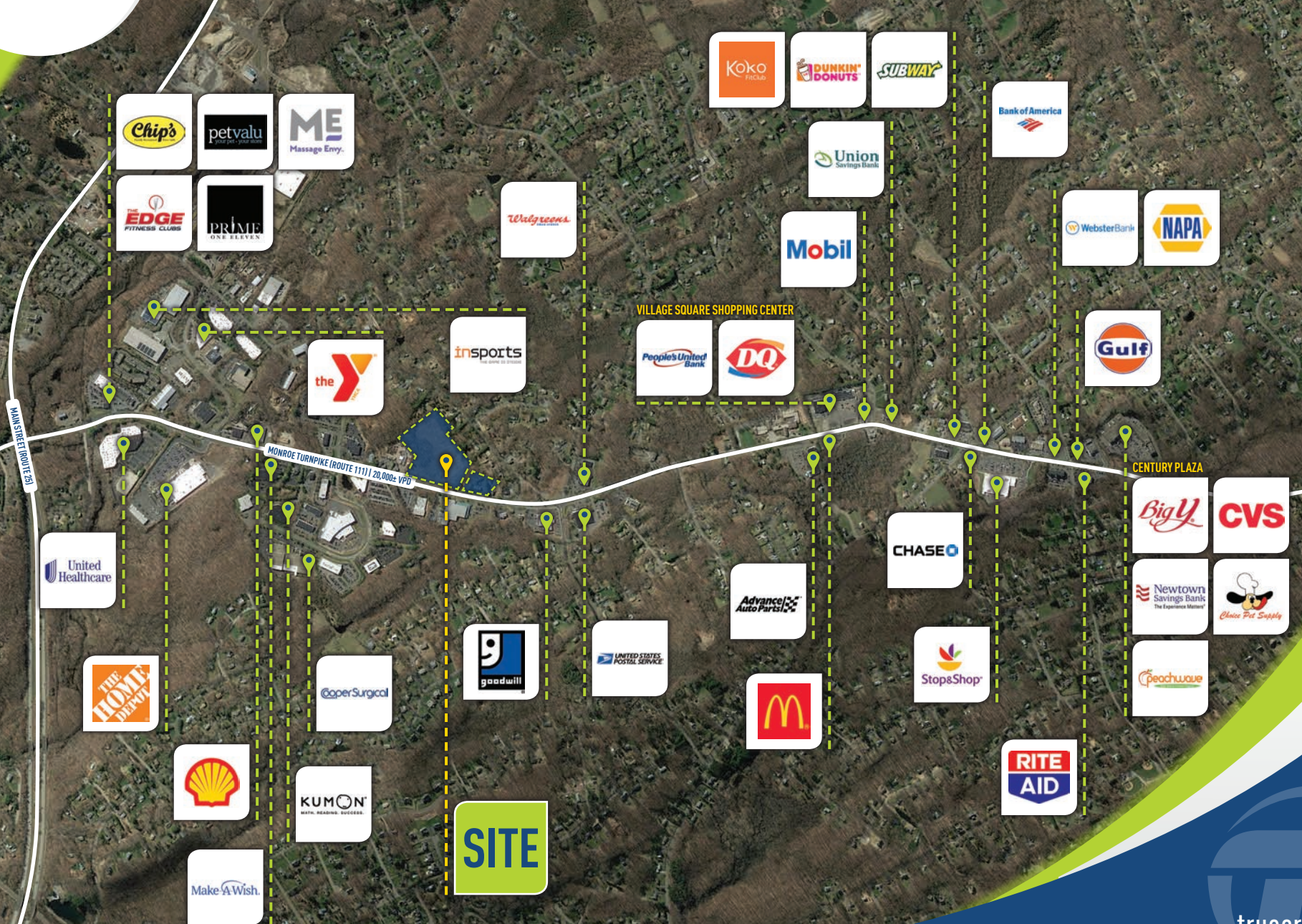
**OWNERS WILL PROVIDE FULL MOVEMENT  
SIGNALIZED INTERSECTION**



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