



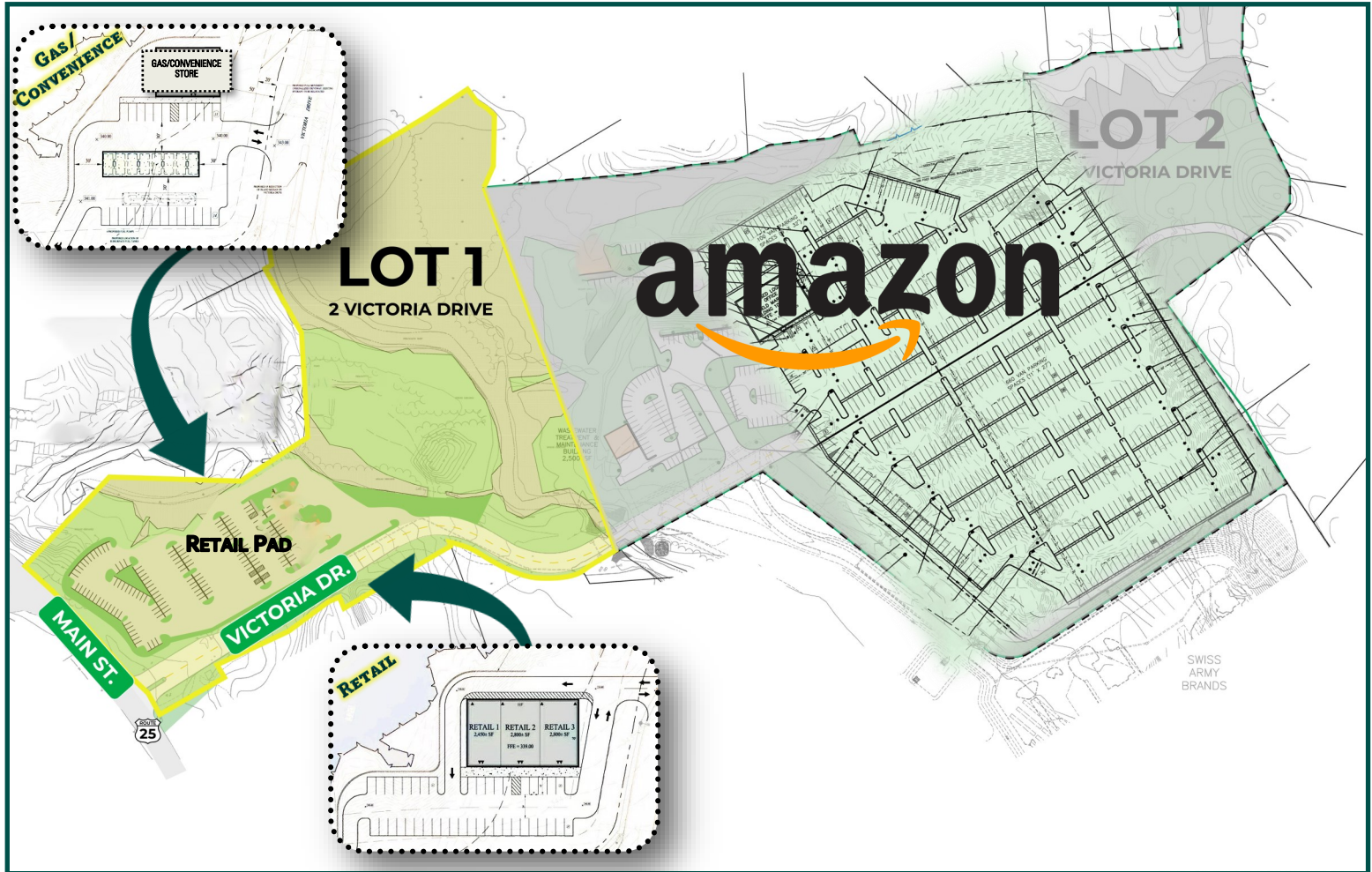
**SAUGATUCK
COMMERCIAL**
REAL ESTATE LLC
LICENSED IN CT, NY, MA, RI, NH

MONROE, CT

GROUND LEASE OR BUILD TO SUIT

2 VICTORIA DRIVE

JOIN AMAZON — DEVELOPMENT SITE OPTIONS



- Undeveloped 10 acre parcel (2 usable), zoned B-2, directly on Route 25—primary thoroughfare between I-84 and Merritt Parkway/I-95.
- Site is adjacent to approved 25-acre commercial vehicle facility for 400 Amazon delivery vehicles.
- Join Main Street retailers Cumberland Farms, Verizon, Natural Pet Outlet, Carl Anthony's, Rite Aid, Monroe Social, Fitness 4000 and recently opened Value Pet Spay and Neuter, Amazon and Aubuchon Hardware.
- Strong traffic (ADT ±20,000), drive-through options and great visibility for signage and branding.

Demographics	1 Mile	3 Mile	5 Mile
Population	2,577	25,530	63,898
Average HHI	\$208,114	\$168,847	\$162,820

Exclusive Broker:

Dan Neaton 203.222.4188
dneaton@saugatuckcommercial.com

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

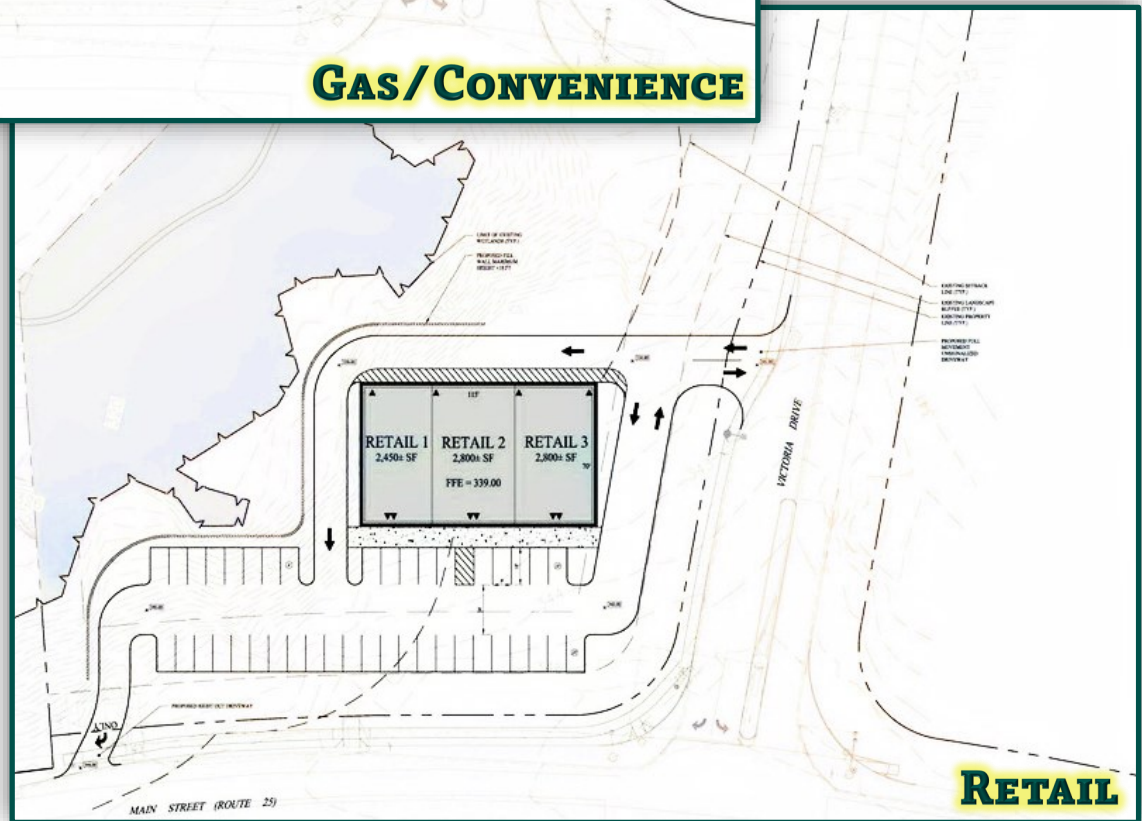
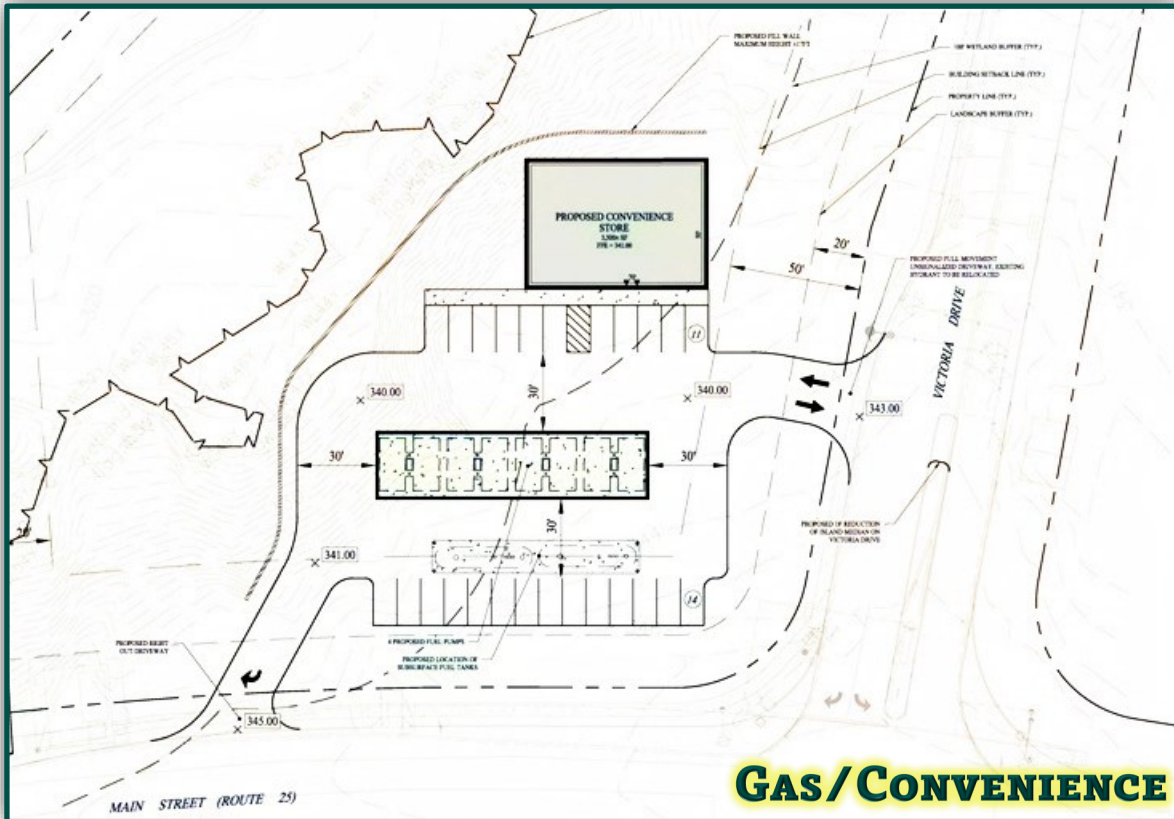


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