



**Ground Lease or Build to Suit**  
**10-36 Main Street**  
**Monroe, CT**



# RETAIL/SMALL FORMAT GROCER RENDERING

UNDEVELOPED 14.4 ACRE PARCEL • ROUTE 25 PRIMARY THOROUGHFARE • DRIVE THROUGH OPTIONS



# HIGHLIGHTS & DEMOGRAPHICS

- ❑ Undeveloped 14.4-acre parcel, zoned B-2, directly on the southeast corner of the Route 25 (Main Street) and Victoria Drive intersection
- ❑ Route 25—primary thoroughfare between I-84 and Merritt Parkway/I-95; strong daily traffic (ADT ~ 20,000),
- ❑ Drive through options with great visibility for signage and branding
- ❑ Site is adjacent to approved 25-acre commercial vehicle facility for 400 Amazon delivery vehicles.
- ❑ Join Main Street retailers Natural Pet Outlet, Carl Anthony's, Vazzy's Osteria, Victorinox Swiss Army, Rite Aid, Monroe Social, Value Pet Spay and Neuter, Amazon, Aubuchon Hardware, Home Depot and recently opened, Flames Restaurant.
- ❑ 350+ residential condominium units located less than a mile from site.

Demographics	1 Miles	3 Miles	5 Miles
Population	2,271	25,099	64,833
Average HHI	\$213,898	\$174,109	\$160,549
Daytime Demographics	3,744	20,272	45,344
Annual Consumer Retail Expenditure	\$48.95 M	\$429.29 M	\$1.05 B



# LARGE FORMAT GROCER/RETAIL RENDERING

UNDEVELOPED 14.4 ACRE PARCEL · ROUTE 25 PRIMARY THOROUGHFARE · DRIVE THROUGH OPTIONS





# LOCAL ATTRACTIONS

## Drug Stores

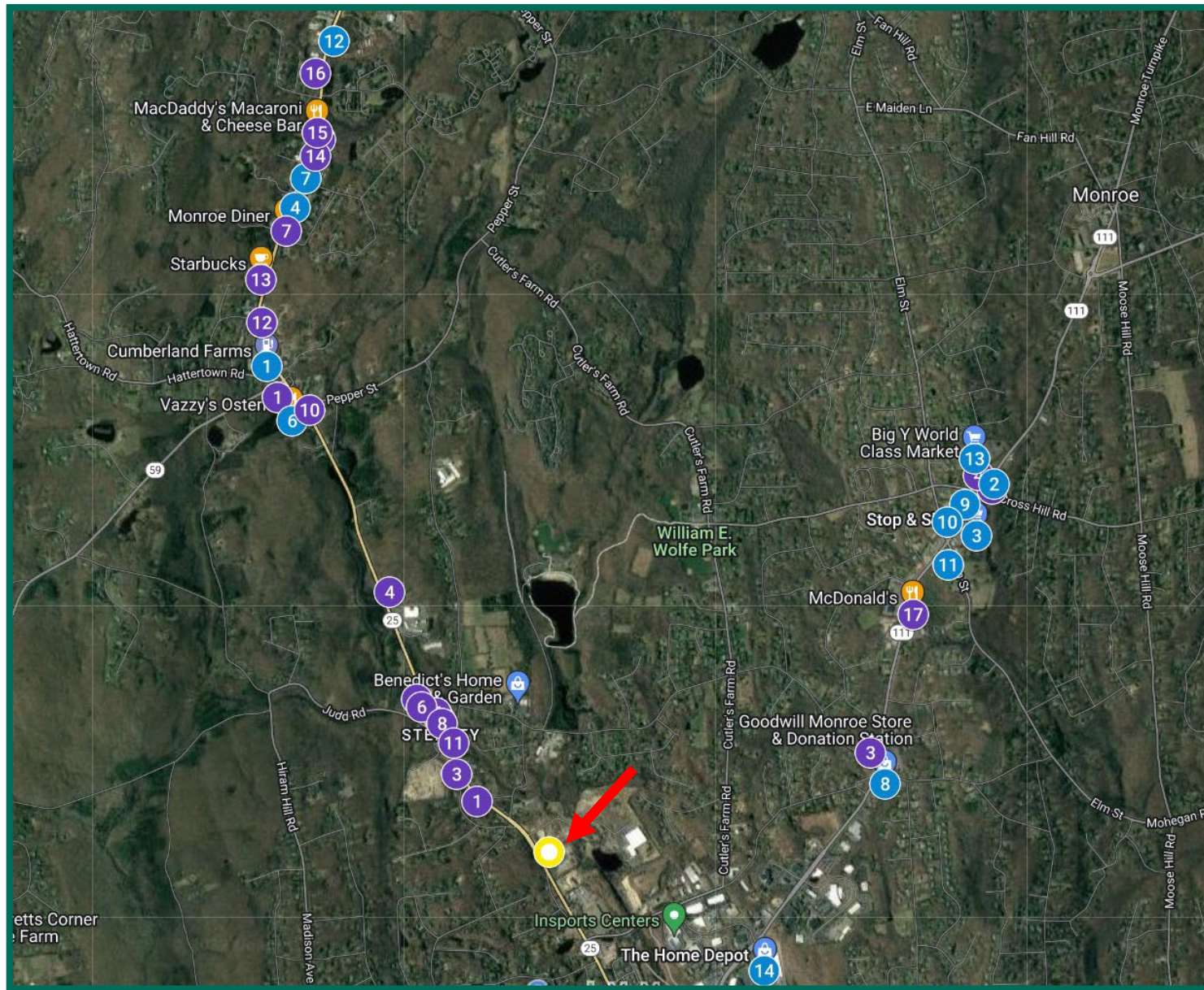
- 1 Rite Aid
- 2 Rite Aid
- 3 Walgreens
- 4 CVS

## Shopping

- 1 Cumberland Farms
- 2 Monroe Food Mart
- 3 Stop & Shop
- 4 the Angry Pepper
- 5 Family Shoe Outlet
- 6 Carhartt
- 7 Stop & Go Food Mart
- 8 Goodwill Monroe Store & Donation Station
- 9 Comaro Mini - Mart
- 10 A.S Fines Foods of Monroe
- 11 FM One Stop
- 12 Low White Appliances
- 13 Big Y World Class Market
- 14 The Home Depot

## Dining

- 1 Osteria Romana - Main St.
- 2 Brothers Italian Restaurant
- 3 El Gallo Dorado #2 Restaurant
- 4 Flames Restaurant
- 5 Firehouse Grill
- 6 The Smithy
- 7 Monroe Diner
- 8 American Pie
- 9 Healthy Food Chinese Kitchen
- 10 Country Pizza & Restaurant
- 11 Duchess of Monroe
- 12 Monroe Social
- 13 Starbucks
- 14 Sal's Family Pizza
- 15 MacDaddy's Macaroni & Cheese Bar
- 16 Dunkin'
- 17 McDonald's



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.



**EXCLUSIVE LEASING AGENT**

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