

380 Monroe Turnpike
Monroe, CT

Pad Site Available
for Lease
In Center One Eleven
Shopping Plaza

Proposed Rendering
Approximately 3,000± SF
Capable of having a drive-thru

National Tenants Welcome

To arrange a tour contact:

Silvester Garza

203-226-7101 Ext 8

silvester@vidalwettenstein.com

Bruce Wettenstein, SIOR

203-226-7101 Ext 2

bruce@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



SIOR

Individual Members
Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

Center One Eleven

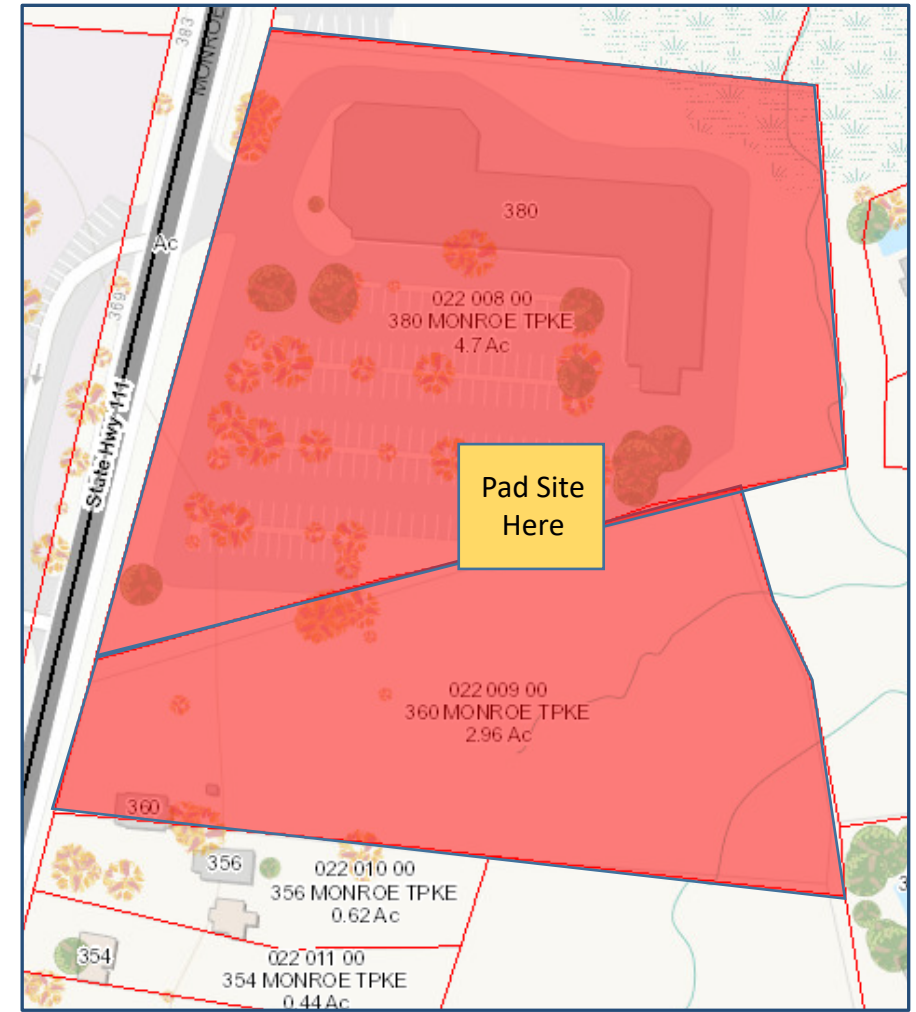
Pad Site Available for Lease

Join Another National Retailer

Excellent Monroe Turnpike Frontage

Only One Small Unit Remaining in the Shopping Plaza

Price Upon Request

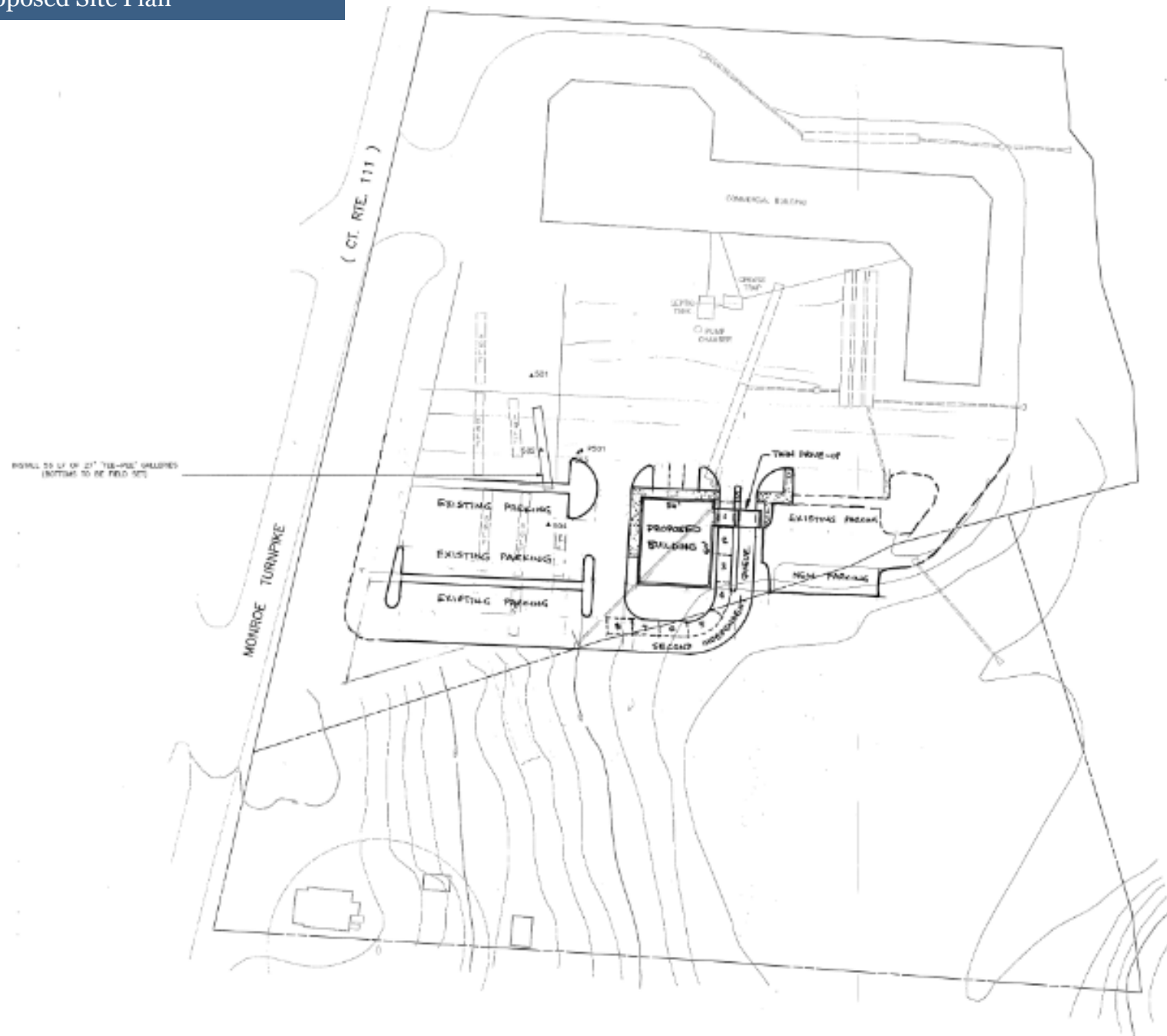


VIDAL/WETTENSTEIN, LLC

Aerial Map



Proposed Site Plan



Demographics

Population	1 mile	2 mile	3 mile
2020	3,470	12,611	28,769
Households	1 mile	2 mile	3 mile
2020	1,176	4,259	9,890
Income	1 mile	2 mile	3 mile
Avg Household	\$145,771	\$148,278	\$148,196

Traffic Count

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Monroe Tpke	Ryegate Ter S	15,894	2018	0.15 mi
Monroe Tpke	Gay Bower Rd SW	15,436	2018	0.18 mi
Monroe Tpke	Elm St NE	16,542	2018	0.29 mi
Monroe Tpke	Elm St SW	12,695	2018	0.39 mi
Monroe Tpke	Ryegate Ter N	16,978	2018	0.46 mi