

238 MONROE TPKE MONROE, CT



EAC Properties, as exclusive broker, is pleased to present this 2007 multi-tenant medical and office building located at 238 Monroe Turnpike in Monroe, Connecticut. Consisting of 5,371 square feet (GLA) across two stories on a 1.33-acre parcel with 27 surface parking spaces. Strategically positioned along the highly visible Route 111 corridor, benefits include strong traffic exposure of approximately 28,879 vehicles per day and offers convenient access to Routes 8 and 25. Zoned LOR (Local Office/Retail) and built with wood frame construction, the building is currently configured for medical and professional office use investors or with flexibility for reconfiguration for accommodating an owner-user seeking future growth.

AVAILABLE FOR LEASE

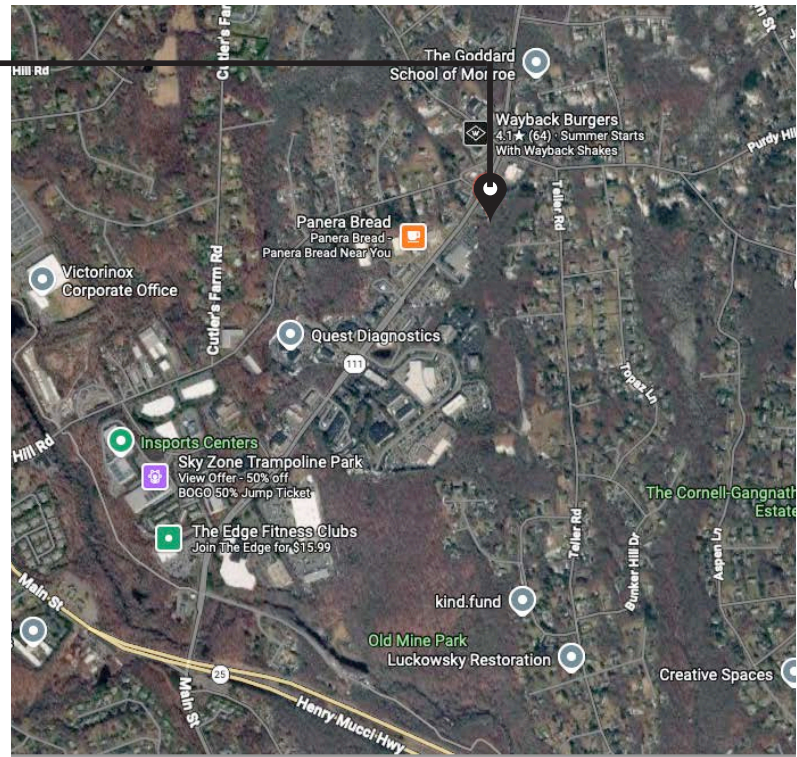
- Call for Offers
- Building Size: 5,371SF on 1.33 Acres
- Stories: 2 | 1st Floor – 2,984 SF | 2nd Floor – 2,387 SF
- Construction: 2007 Wood frame
- Zoning: LOR – Local Office/Retail
- Parking: 27 spaces (5.19/1,000 SF)
- Traffic Count: 28,000 Average Daily Vehicle Traffic on Rt 111 + Rt 25
- Highway Access: Merritt Parkway & Route 25
- Nearby Amenities: Restaurants, retail, and daily-needs shopping
- 24/7 Access
- Flexibility to reconfigure for Owner User
- Core Plus opportunity through stabilizing to market rent and filling vacancy of approximately 2,000 SF

Demographics >>

	1 mile	3 miles
Population	3,087	30,475
Households	1,048	10,443
Median Age	45.60	45.90
Median HH Income	\$184,280	\$169,020
Daytime Employees	4,206	11,160
Population Growth '25 - '30	▲ 3.14%	▲ 2.76%
Household Growth '25 - '30	▲ 3.15%	▲ 2.80%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Purdy Hill Rd	Teller Rd SE	4,598	2025	0.15 mi
Monroe Tpke	Corporate Dr SW	17,305	2025	0.17 mi
Purdy Hill Rd	Greenlawn Rd NW	3,705	2018	0.25 mi



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238 MONROE TPKE, MONROE



Monroe School District Rankings in Connecticut

 Best School Districts for Athletes in Connecticut #9 of 117	 Best School Districts in Connecticut #16 of 120	 Districts with the Best Teachers in Connecticut #19 of 130
 Best Places to Teach in Connecticut #22 of 133		
 Best Places to Buy a House in Connecticut #27 of 253	 Best Places to Raise a Family in Connecticut #31 of 254	 Places with the Best Public Schools in Connecticut #35 of 208
 Best Places to Live in Connecticut #42 of 254	 Best Places to Retire in Connecticut #71 of 208	 Best Places for Young Professionals in Connecticut #145 of 254

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