

NOW LEASING

447 Monroe Turnpike, Monroe, CT



PROPERTY OVERVIEW

ADDRESS 447 Monroe Turnpike, Monroe, CT 06468

DETAILS			FEATURES
LEASING	UNIT 1 2,075 SF	UNIT 7 1,938 SF	
ASKING RENT	\$24 SF (plus CAM, taxes & insurance)		
USES	Retail, restaurant or medical		
PARKING	120 on-site spaces		

ABOUT US

New England Retail Properties, Inc. is a full service commercial real estate development and brokerage company specializing in shopping center leasing, development and investment sales.

New England Retail Properties Inc.
150 Hartford Ave. Wethersfield, CT 06109
info@newenglandretail.com
860.529.9000

EXCLUSIVE BROKER

Kerry Wood
860.529.9000 X 102
kwood@newenglandretail.com



TENANT ROSTER

SIZE

UNIT 1	AVAILABLE	2,075 SF
UNIT 2	Linda's Story Time	3,765 SF
UNIT 3	CardSmart	-
UNIT 4	Monroe Cleaners	2,150 SF
UNIT 5	Subway	2,000 SF
UNIT 6	FM One Stop	1,472 SF
UNIT 7	AVAILABLE	1,938 SF

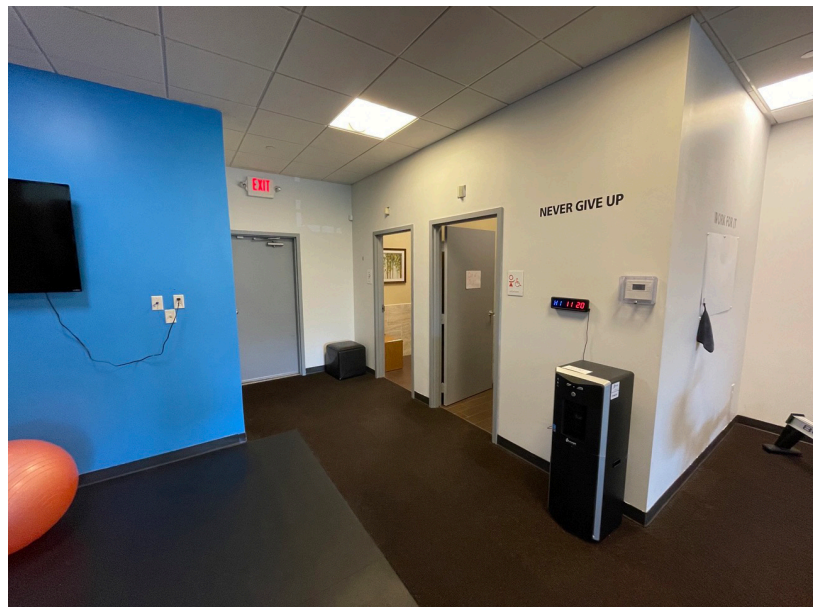
RENTAL RATES

ASKING RENT	\$24 / SF
CAM, TAXES & INSURANCE	\$10.78 / SF



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UNIT 1 | 2,075 SF



UNIT 7 | 1,938 SF



Potential Outdoor Dining Area



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Please visit us at www.newenglandretail.com

MARKET MAP | MONROE TURNPIKE



DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

TOTAL POPULATION

26,937

68,874

425,776

TOTAL # OF HOUSEHOLDS

9,365

24,296

156,845

AVG. HOUSEHOLD INCOME

\$170,495

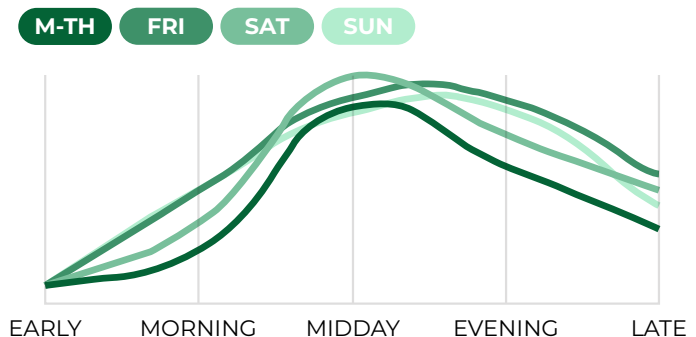
\$165,799

\$119,106

TRAFFIC COUNTS

MONROE TURNPIKE (ROUTE 111)

	M-TH	FRI	SAT	SUN
EARLY MORNING	616	621	582	534
MORNING	4K	3.9K	2.8K	1.9K
MIDDAY	6.6K	7.2K	7.9K	6.8K
EVENING	6.7K	7.1K	5.9K	4.8K
LATE EVENING	3.3K	4.5K	3.8K	2.6K
DAILY AVERAGE	21,493 VPD			



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