



New England  
Retail Properties, Inc.

# NOW AVAILABLE FOR LEASE

 **2,075 SF**

*Linda's*  
**Story Time**

**Monroe CLEANERS**

**FM ONE STOP**

**CARD\$MART**  
50% Off Every Check, Every Day

**SUBWAY**

**LEASED**

## KERRY WOOD

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*Up To 2,075 Sq. Ft. End Cap*

447 Monroe Turnpike, Monroe, CT 06468

# 447 MONROE TPK



## PROPERTY DETAILS | Now Leasing

Address	447 Monroe Turnpike, Monroe, CT 06468
Building Size (GLA)	13,792 Sq. Ft.
Lease Type	Triple Net (NNN)
Lot Size	2.33 Acres
Parking	120 on-site spaces
Use Type	Retail, medical, restaurant, or fitness club

### Available Units For Lease

Unit #	Status	Size (Sq. Ft.)
01	Available	2,075

### NNN Expenses

CAM, Taxes & Insurance	\$10.78 PSF
Rent	\$24.00 PSF

### Highlights

- Traffic light and two curb cuts allowing for easy access
- High traffic area with over 21,000 vehicles per day on Route-111
- Strong demographics in a densely populated area
- Great corner location with excellent visibility from the Monroe Turnpike (Rte-111).



### HIGHWAY ACCESS

Approximately 2.2 miles,  
5 minutes to Route-25



### DEMOGRAPHICS

Estimated population of  
over 150,000 within 7 miles



### TRAFFIC COUNTS

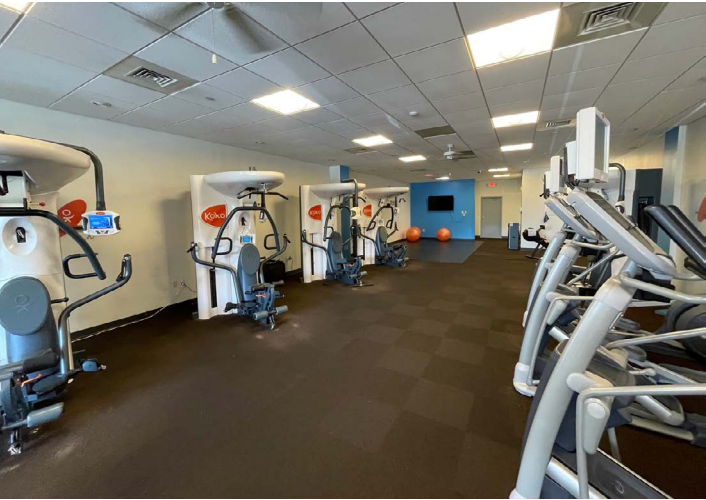
Strong Traffic counts with  
over 21,000 vehicles per day

Unit #	Tenant	Size
<b>Unit 1</b>	<b>AVAILABLE</b>	<b>2,075 SF</b>
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	Asian Bistro	1,938 SF

 **2,075 SF**

# Unit 01

## INTERIOR PHOTOS



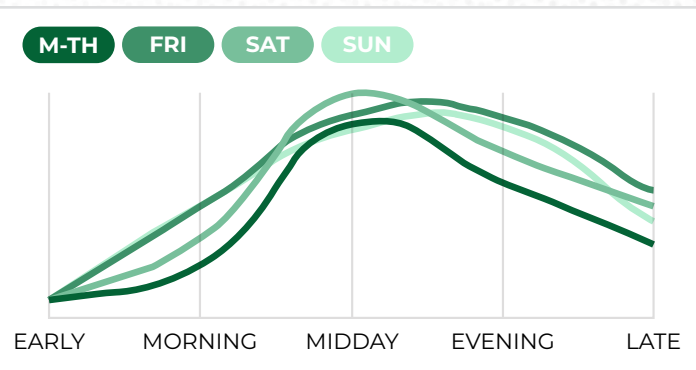


# MARKET AERIAL

## 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

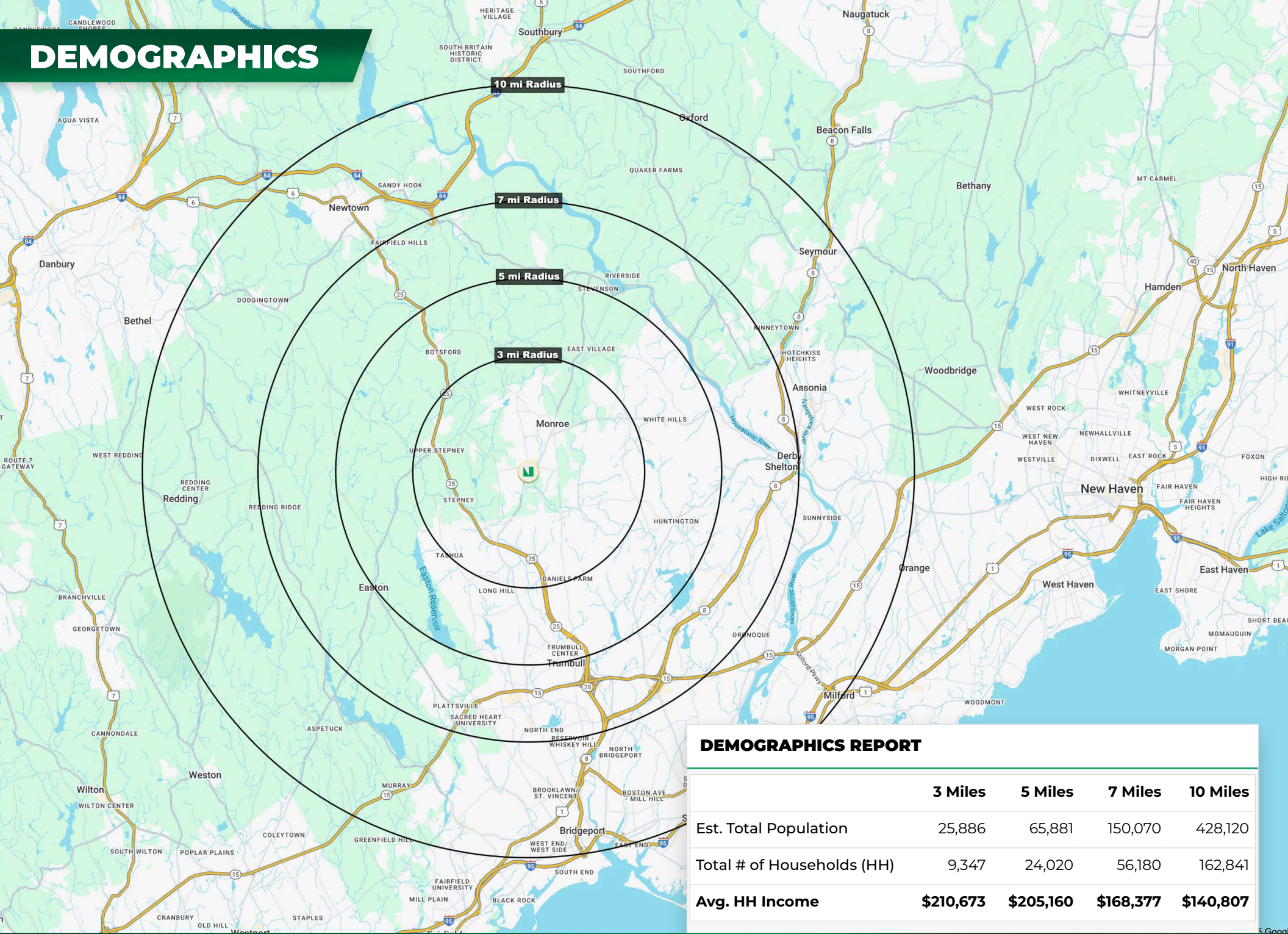
Daily Average **21,493 VPD**



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# DEMOGRAPHICS



<b>DEMOGRAPHICS REPORT</b>				
	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>	<b>10 Miles</b>
Est. Total Population	25,886	65,881	150,070	428,120
Total # of Households (HH)	9,347	24,020	56,180	162,841
<b>Avg. HH Income</b>	<b>\$210,673</b>	<b>\$205,160</b>	<b>\$168,377</b>	<b>\$140,807</b>



447 Monroe Turnpike  
**MONROE CONNECTICUT**

## CONTACT

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