

CLOCKTOWER SQUARE

477 MAIN STREET | MONROE, CT 06468

AVAILABLE 2,486 SF & 2,500 SF

ANCHORED BY



PROPERTY INFORMATION

- Pad site opportunity
- GLA: 70,000sf on 8.52 acres
- Center is located on well-traveled Route 25 / Main Street
- Close proximity to the 8/25 connector, Merritt Parkway, I-84, and I-95
- Signalized entrance
- Traffic Count: 20,000 vpd
- Outdoor courtyard with possible seating arrangements

AVAILABLE SPACE

- Space 07: 2,486 SF
- Space 12: 2,500 SF

AREA DEMOGRAPHICS

| 2023 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 2,333 | 16,067 | 49,362 |
| MEDIAN HH INC | \$131,338 | \$150,776 | \$159,988 |
| AVERAGE HH INC | \$156,093 | \$195,834 | \$205,542 |



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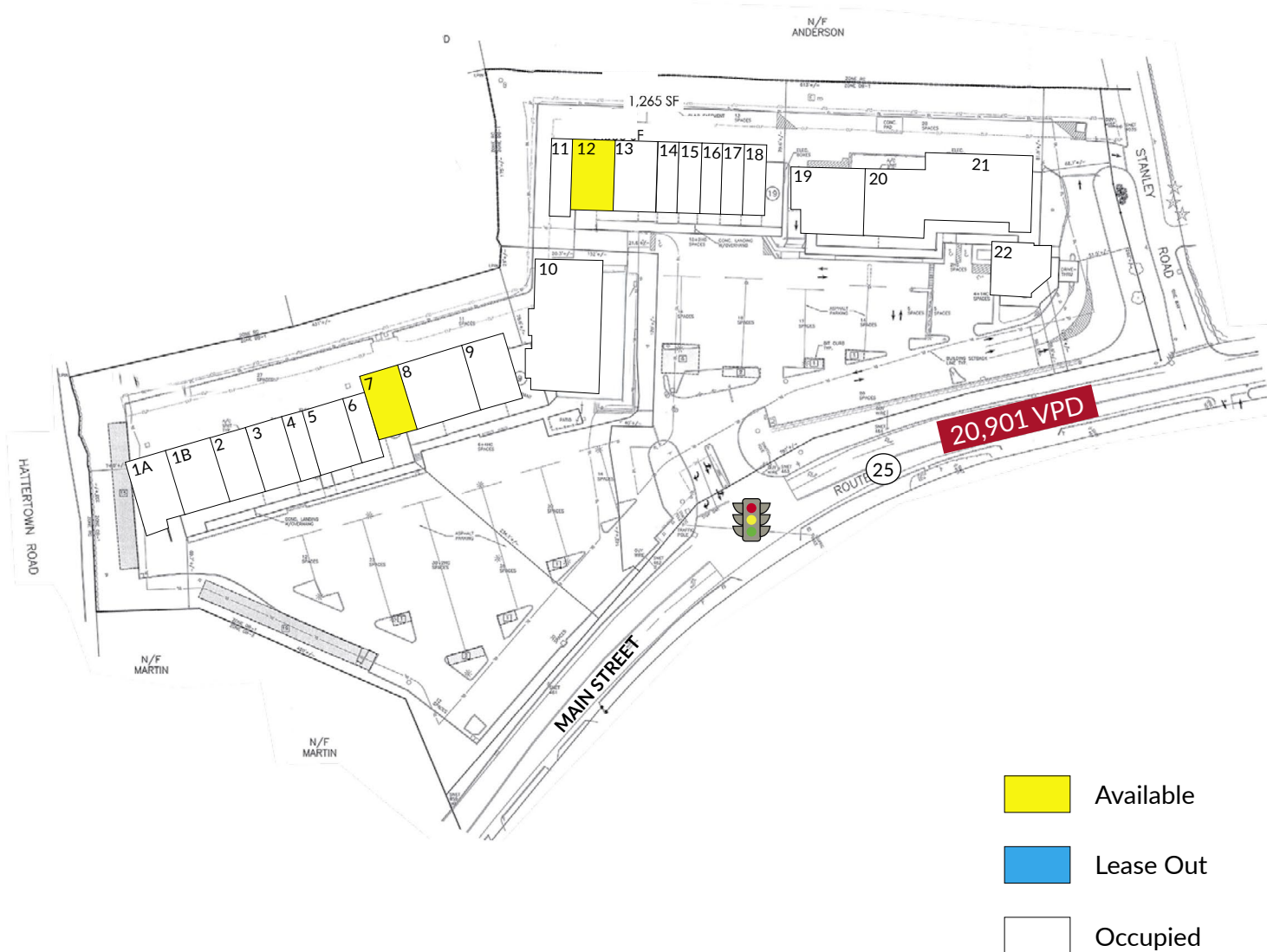
FOR MORE INFORMATION CONTACT:

WILLIAM CAFERO | 203.683.1566 | William@CharterRealty.com

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| # | TENANT | Sq. Ft. |
|-----|-----------------------|---------|
| 01A | Full Circle Hot Yoga | 2,650 |
| 01B | Hammered In Time | 2,650 |
| 02 | Welcome's Workshop | 2,217 |
| 03 | India Raj | 1,392 |
| 04 | Bollywood Dance | 1,243 |
| 05 | Deli | 2,530 |
| 06 | Grand Illusions | 1,243 |
| 07 | Available | 2,486 |
| 08 | Connecticut Dance | 3,786 |
| 09 | Carl Anthony's | 2,387 |
| 10 | Natural Pet Outlet | 7,800 |
| 11 | Dog Groomer | 1,475 |
| 12 | Available | 2,500 |
| 13 | Pemberley Consignment | 2,508 |
| 14 | Nail Salon | 1,088 |
| 15 | Storage Center | 1,337 |
| 16 | Towers Cleaners | 1,243 |
| 17 | H & R Block | 1,250 |
| 18 | Fish Market | 1,243 |
| 19 | Country Hearts | 4,119 |
| 20 | Tutor Time | 9,290 |
| 21 | Office | 15,929 |
| 23 | Newtown Savings Bank | 2,600 |



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **2,333**

Households: **912**

Daytime Population: **2,264**

Median Age: **43.1**



Average Household Income: **\$156,093**

Median Household Income: **\$131,338**

3 MILE RADIUS:



Total Population: **16,067**

Households: **5,758**

Daytime Population: **13,773**

Median Age: **44.3**



Average Household Income: **\$195,834**

Median Household Income: **\$150,776**

5 MILE RADIUS:



Total Population: **49,362**

Households: **17,078**

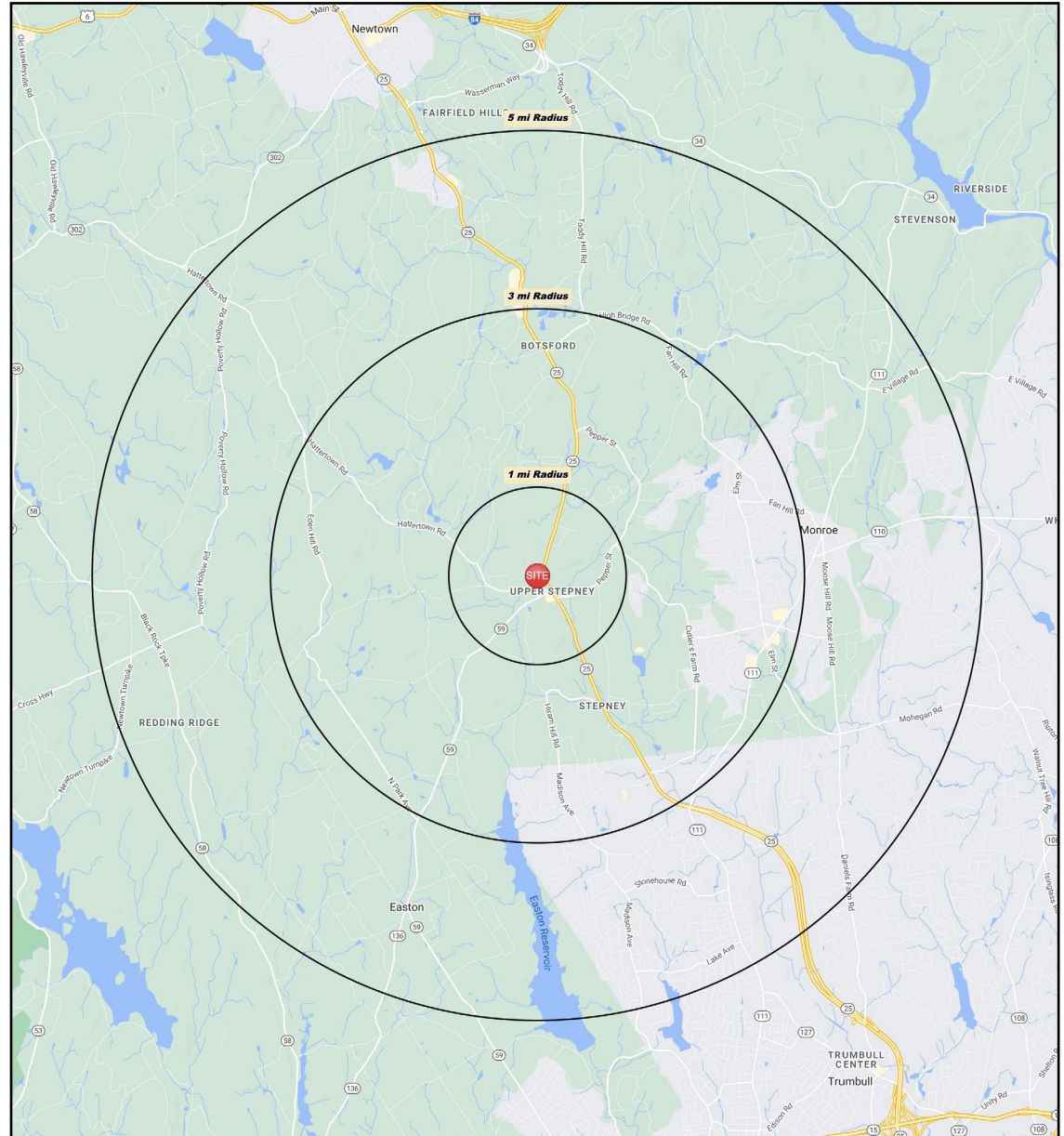
Daytime Population: **32,807**

Median Age: **44.6**



Average Household Income: **\$205,542**

Median Household Income: **\$159,988**



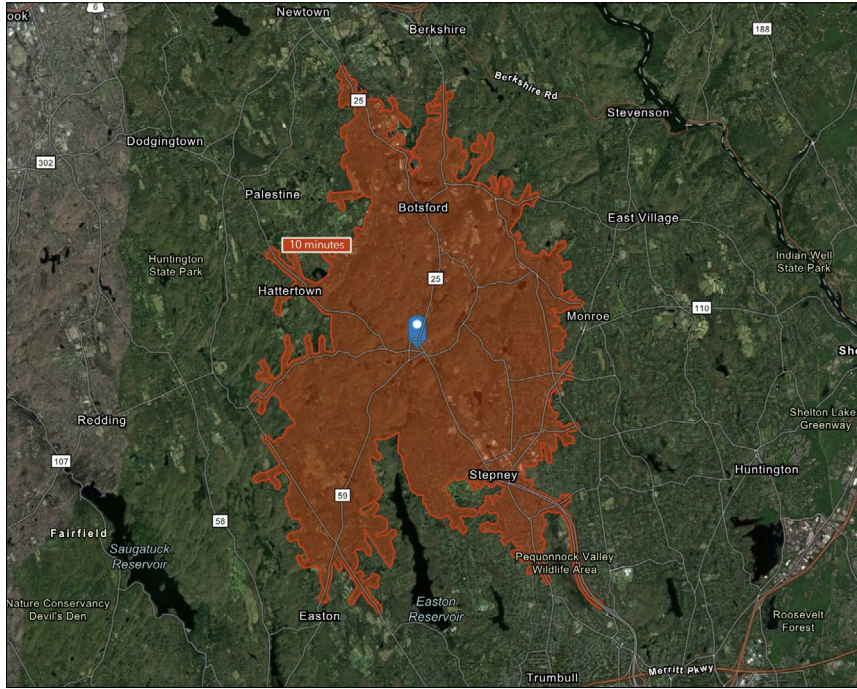
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10 MINUTE DRIVE TIME



KEY FACTS

18,733

Population

\$135,221

Median Household Income

47.3

Median Age

18,551

Daytime Population

TAPESTRY SEGMENTS

| Savvy Suburbanites <i>2,803 Households</i> | Exurbanites <i>1,616 Households</i> | Top Tier <i>964 Households</i> |
|--|--|---|
| Socioeconomic Traits Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%. | Socioeconomic Traits This labor force is beginning to retire. Participation has declined to less than 60%. Residents are college educated; nearly 81% have some college education. | Socioeconomic Traits Highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income. |
| Household Types Married couples with no children or older children; average household size is 2.85. | Household Types A larger market of empty nesters, married couples with no children; average household size is 2.50. | Household Types Married couples without children or married couples with older children. |
| Typical Housing Single Family | Typical Housing Single Family | Typical Housing Single Family |

TOTAL RETAIL SALES

Includes F&B



\$264,325,266

EDUCATION

Bachelor's Degree or Higher



60%

OWNER OCCUPIED HOME VALUE

Average



\$526,790

ANNUAL HOUSEHOLD SPENDING

\$6,189

Eating Out

\$3,698

Apparel & Services

\$11,310

Groceries

\$430

Computer & Hardware

\$12,451

Health Care



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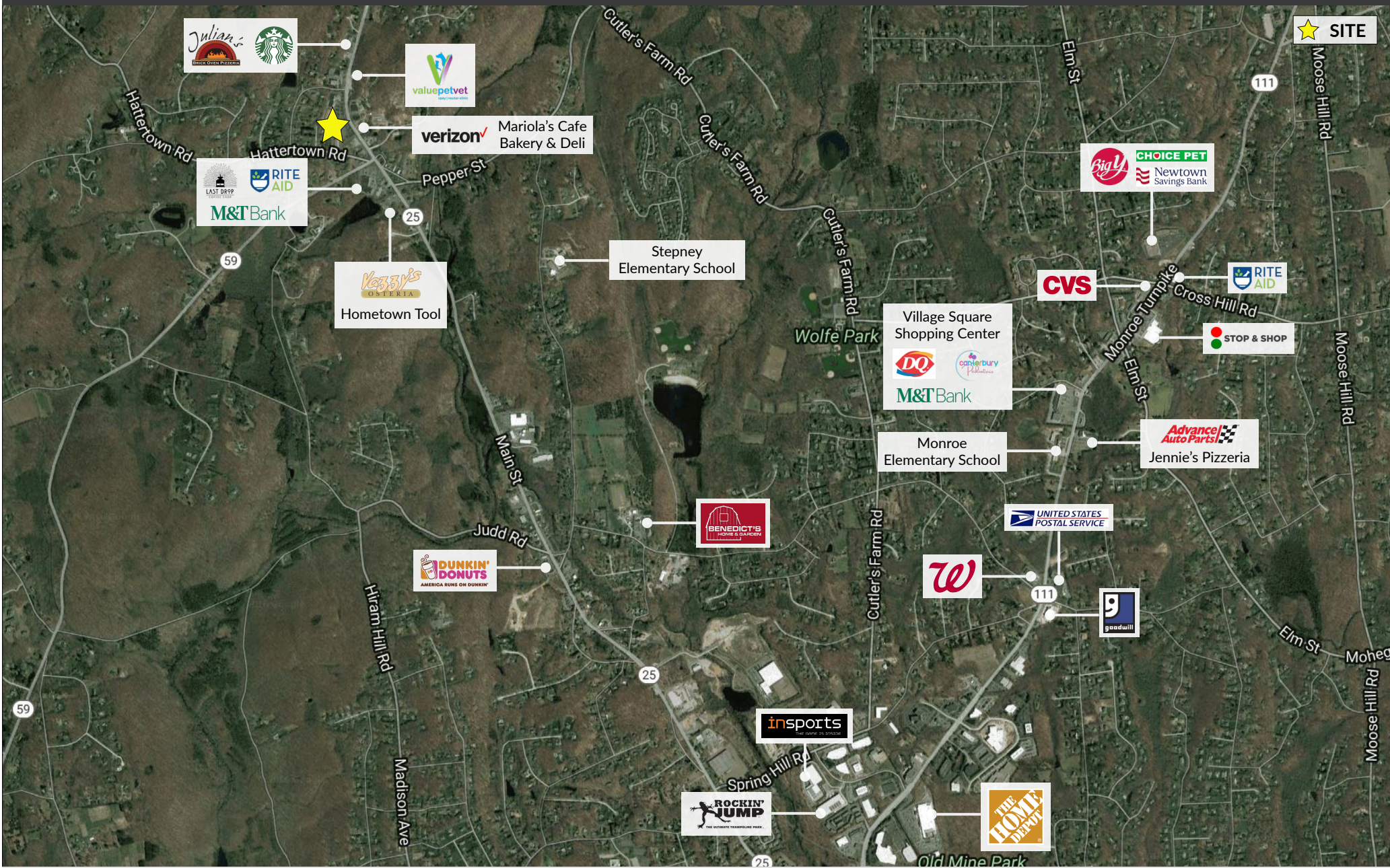


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