

# CLOCKTOWER SQUARE

477 MAIN STREET | MONROE, CT 06468

AVAILABLE 2,508 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 13: 2,508 sf

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,285	15,586	47,905
MEDIAN HH INC	\$153,582	\$168,126	\$174,113
AVERAGE HH INC	\$216,494	\$231,189	\$223,557



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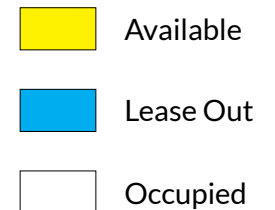
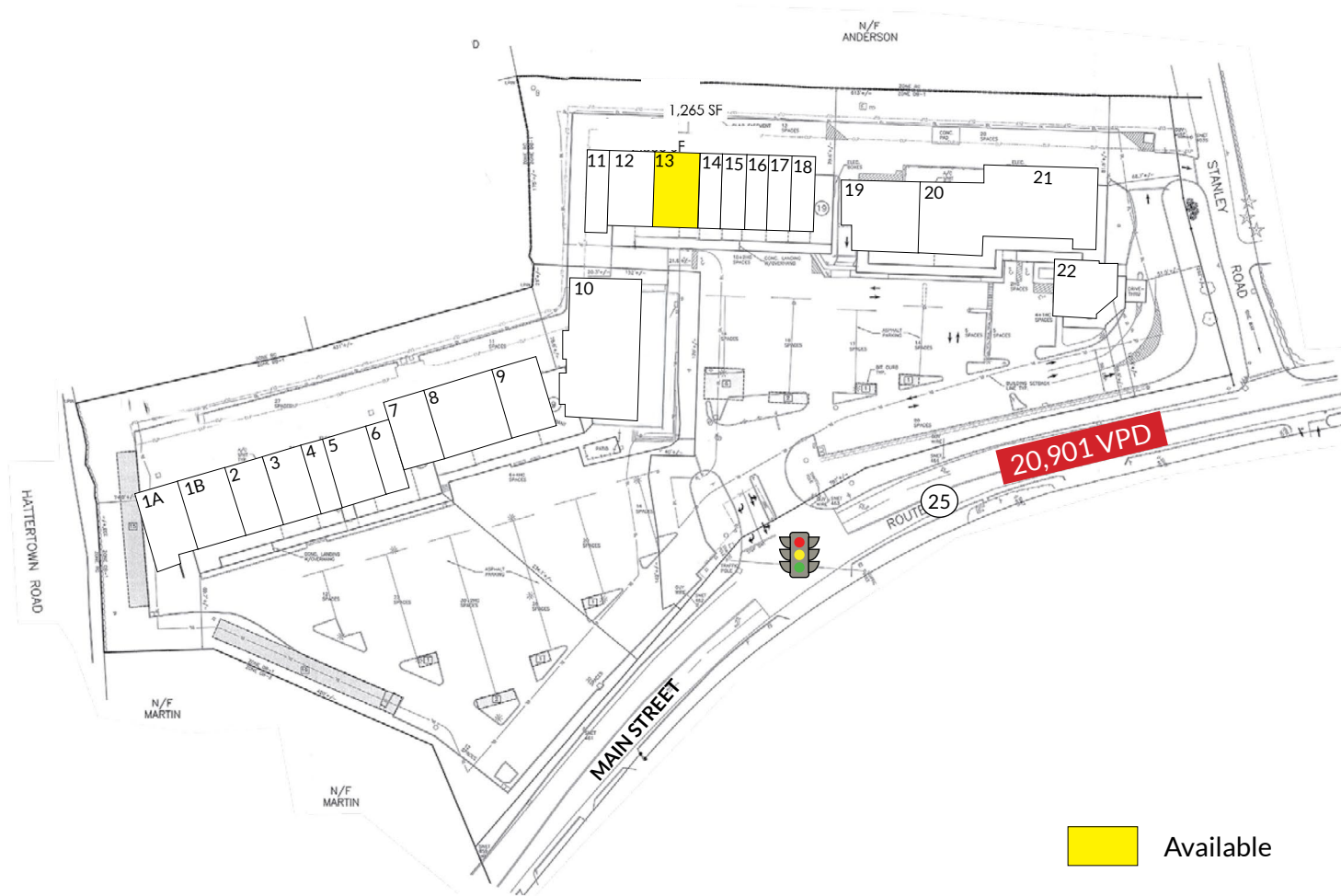
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## TENANTS / AVAILABILITY

#	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	Whitney Cabinets	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	Jiu-Jitsu	2,500
13	Available	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: **2,285**

Households: **911**

Daytime Population: **2,034**

Median Age: **45.0**



Average Household Income: **\$216,494**

Median Household Income: **\$153,582**

### 3 MILE RADIUS:



Total Population: **15,586**

Households: **5,759**

Daytime Population: **12,540**

Median Age: **44.9**



Average Household Income: **\$231,189**

Median Household Income: **\$168,126**

### 5 MILE RADIUS:



Total Population: **47,905**

Households: **16,998**

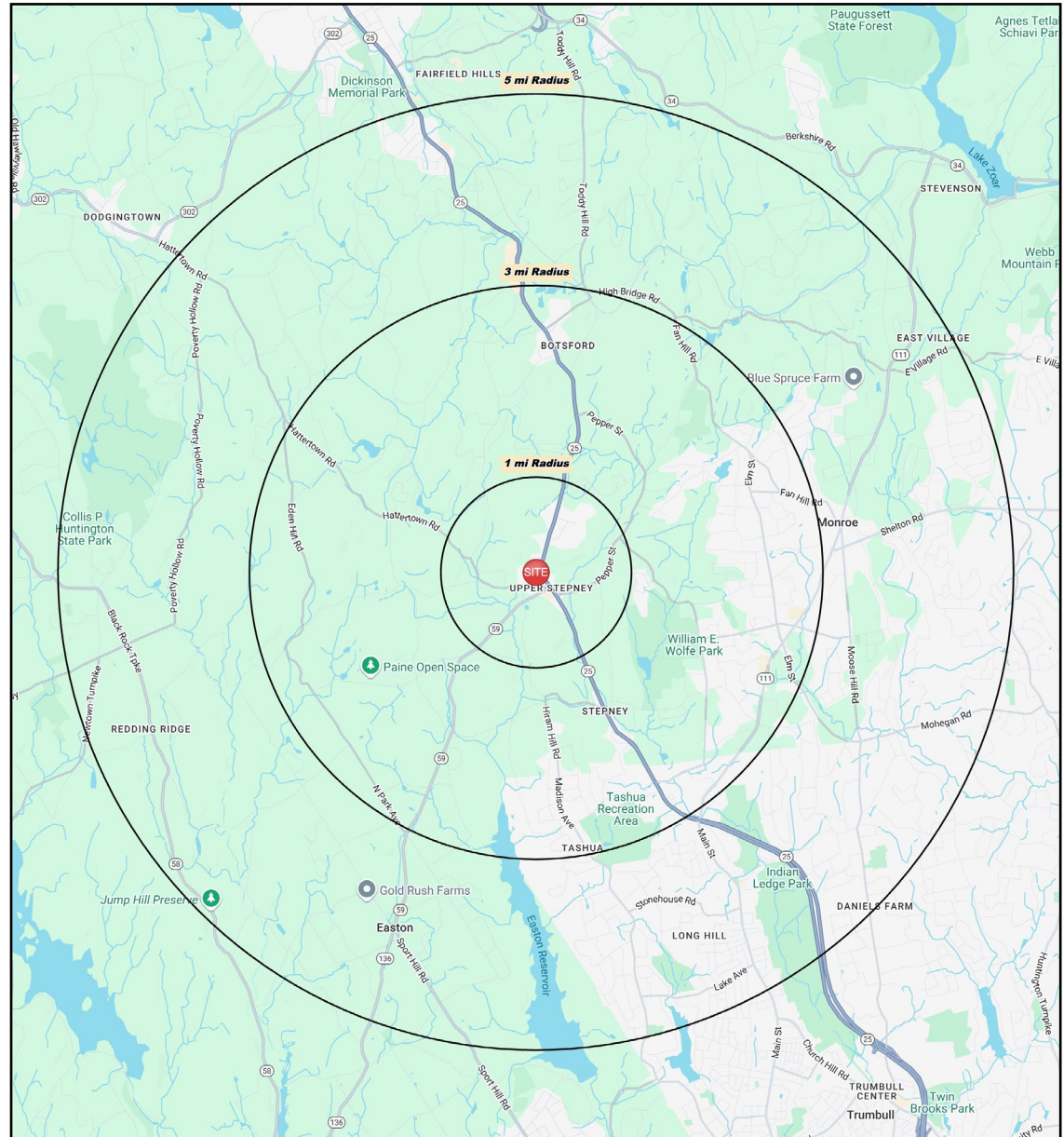
Daytime Population: **30,619**

Median Age: **44.5**



Average Household Income: **\$223,557**

Median Household Income: **\$174,113**



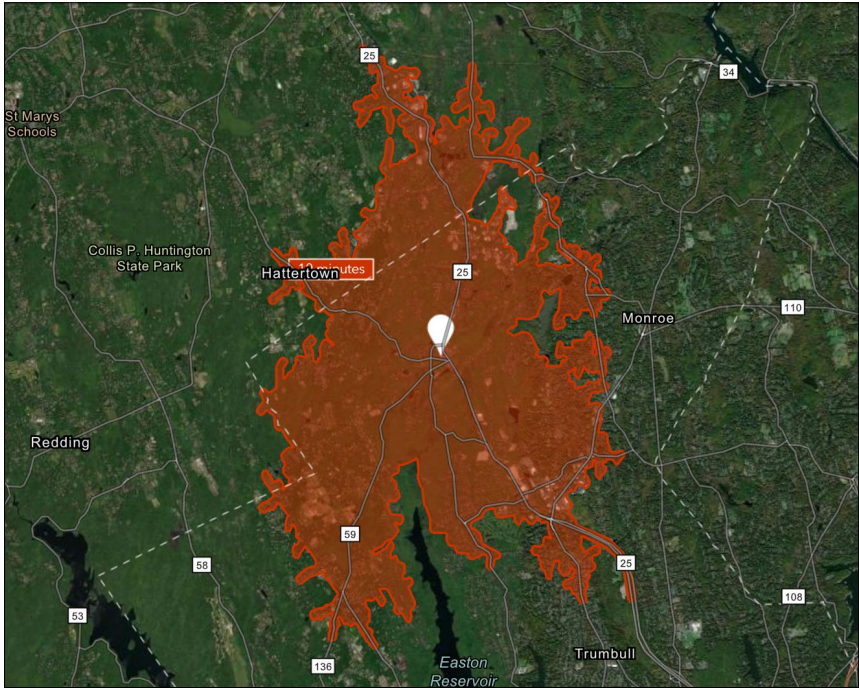
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10 MINUTE DRIVE TIME



## KEY FACTS

13,759

Population

\$172,940

Median Household Income

45.1

Median Age

14,988

Daytime Population

## TAPESTRY SEGMENTS

Savvy Suburbanites

2,024 households

### Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

### Household Types

Married couples

### Typical Housing

Single Family

Top Tier

1,989 households

### Socioeconomic Traits

Concentrated in New England, Mid-Atlantic, and Pacific suburbs, these affluent, educated married couples often have children in private schools. Many are executives or business owners, with high net worth and single-family homes.

### Household Types

Married couples

### Typical Housing

Single Family

Dreambelt

681 households

### Socioeconomic Traits

These Western suburban neighborhoods house mostly middle-income, working couples aged 35-74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.

### Household Types

Married couples

### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$239,919,908

## EDUCATION

Bachelor's Degree  
or Higher



64%

## OWNER OCCUPIED HOME VALUE

Average



\$694,180

## ANNUAL HOUSEHOLD SPENDING

\$7,668

Eating  
Out

\$4,499

Apparel &  
Services

\$13,293

Groceries

\$422

Computer &  
Hardware

\$14,336

Health  
Care



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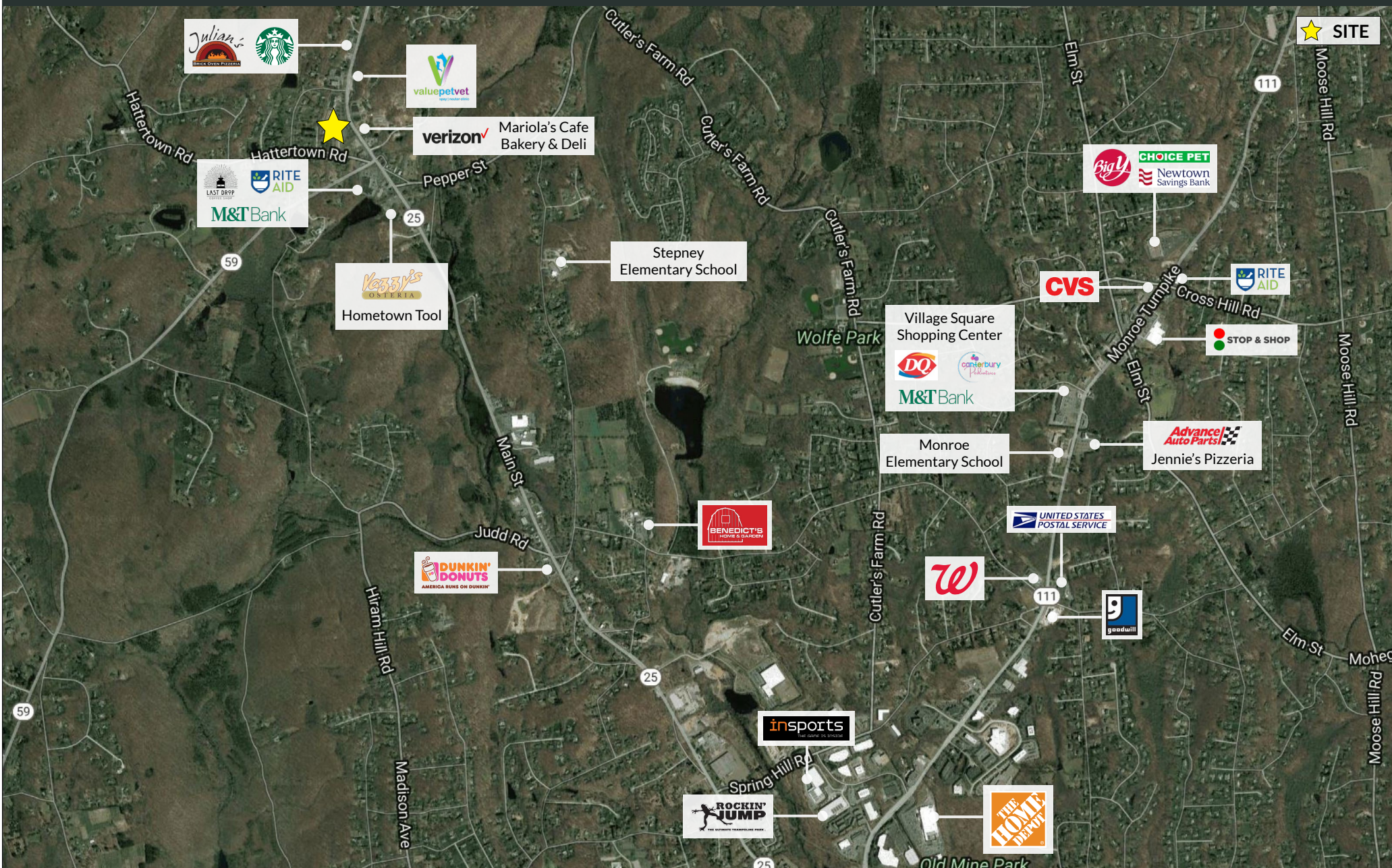


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