

MONROE RETAIL

447 MONROE TURNPIKE | MONROE, CT 06468

AVAILABLE 2,075 SF

AREA TENANTS



PROPERTY INFORMATION

- End cap space
- Retail, medical, restaurant or fitness club
- Building Size 13,792 SF, 2.33 Acres
- High traffic area with over 18,000 vehicles per day
- Approximately 2.2 miles, 5 minutes to Route-25
- 120 on-site spaces

SPACE DETAILS

- Available 2,075 SF

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,521	26,371	67,087
MEDIAN HH INC	\$161,707	\$169,039	\$168,069
AVERAGE HH INC	\$191,781	\$216,753	\$208,862



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available	2,075
02	Linda's Story Time	3,765
03	CardSmart	1,200
04	Monroe Cleaners	2,150
05	Subway	2,000
06	FM One Stop	1,472
07	Asian Bistro	1,938

01

AVAILABLE

02

Linda's
Story Time

03

CARD\$MART

04

Monroe CLEANERS

05

SUBWAY

06

FM ONE STOP

07

ASIAN BISTRO

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: 3,521

Households: 1,287

Daytime Population: 2,787

Median Age: 46.5



Average Household Income: \$191,781

Median Household Income: \$161,707

3 MILE RADIUS:



Total Population: 26,371

Households: 9,410

Daytime Population: 18,520

Median Age: 44.3



Average Household Income: \$216,753

Median Household Income: \$169,039

5 MILE RADIUS:



Total Population: 67,087

Households: 24,204

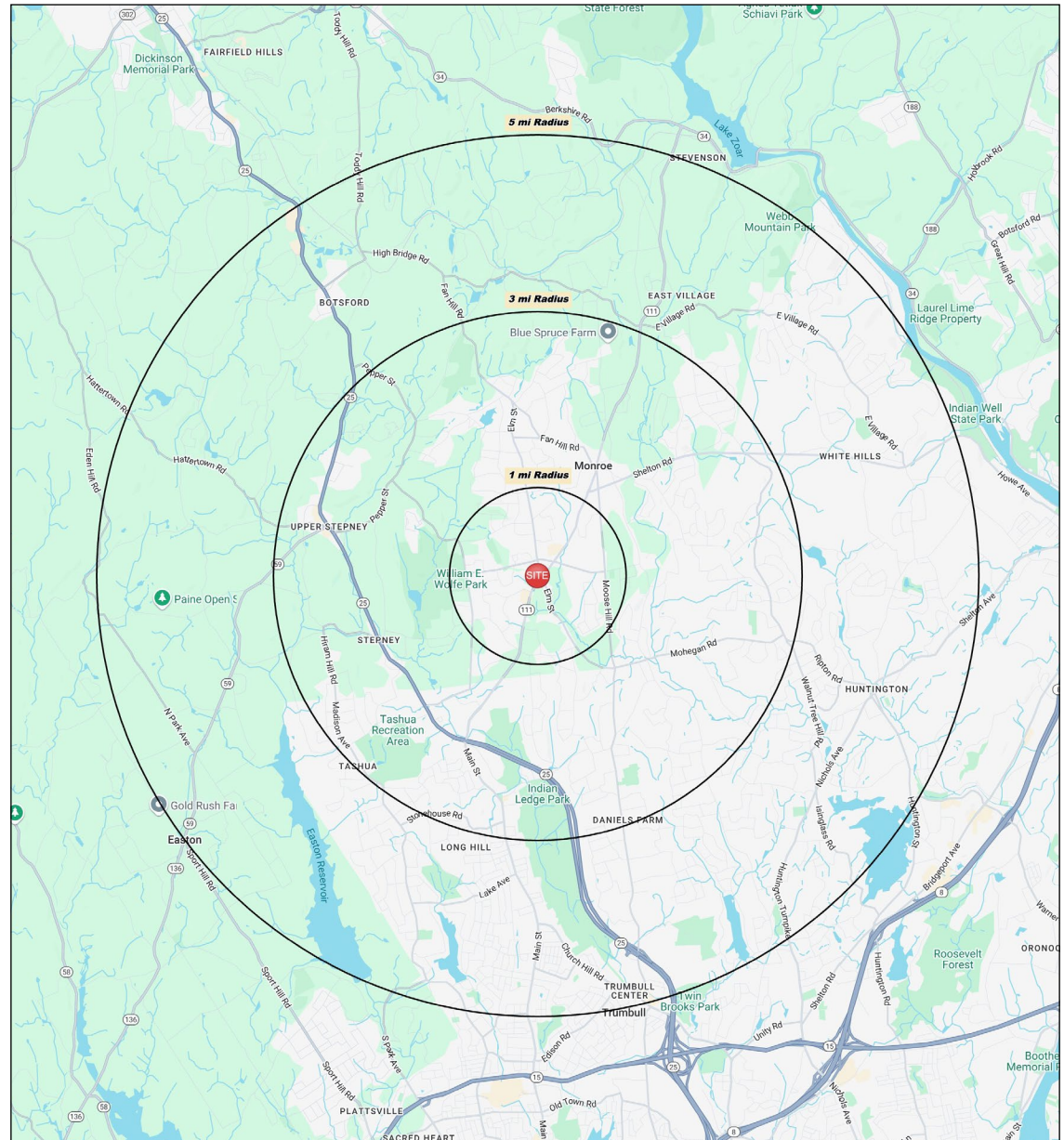
Daytime Population: 38,267

Median Age: 43.7



Average Household Income: \$208,862

Median Household Income: \$168,069



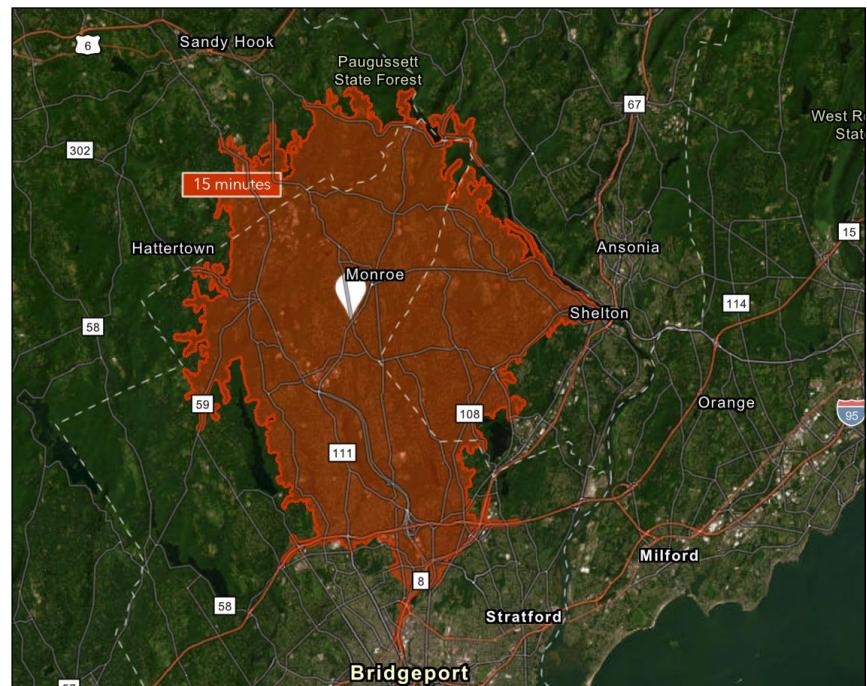
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15 MINUTE DRIVE TIME



KEY FACTS

82,303

Population

\$135,536

Median Household Income

43.7

Median Age

64,089

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites

8,800 Households

Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

Household Types

Married couples with no children or older children; average household size is 2.85.

Typical Housing

Single Family

Pleasantville

7,167 Households

Socioeconomic Traits

66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

Household Types

Older married-couple families, more w/o children under 18, but many w/ children over 18. years

Typical Housing

Single Family

Exurbanites

3,111 Households

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.

Household Types

A larger market of empty nesters, married couples with no children; average household size is 2.50.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,124,419,475

EDUCATION

Bachelor's Degree or Higher



53%

OWNER OCCUPIED HOME VALUE

Average



\$598,350

ANNUAL HOUSEHOLD SPENDING

\$5,610

Eating Out

\$3,495

Apparel & Services

\$10,308

Groceries

\$402

Computer & Hardware

\$11,545

Health Care



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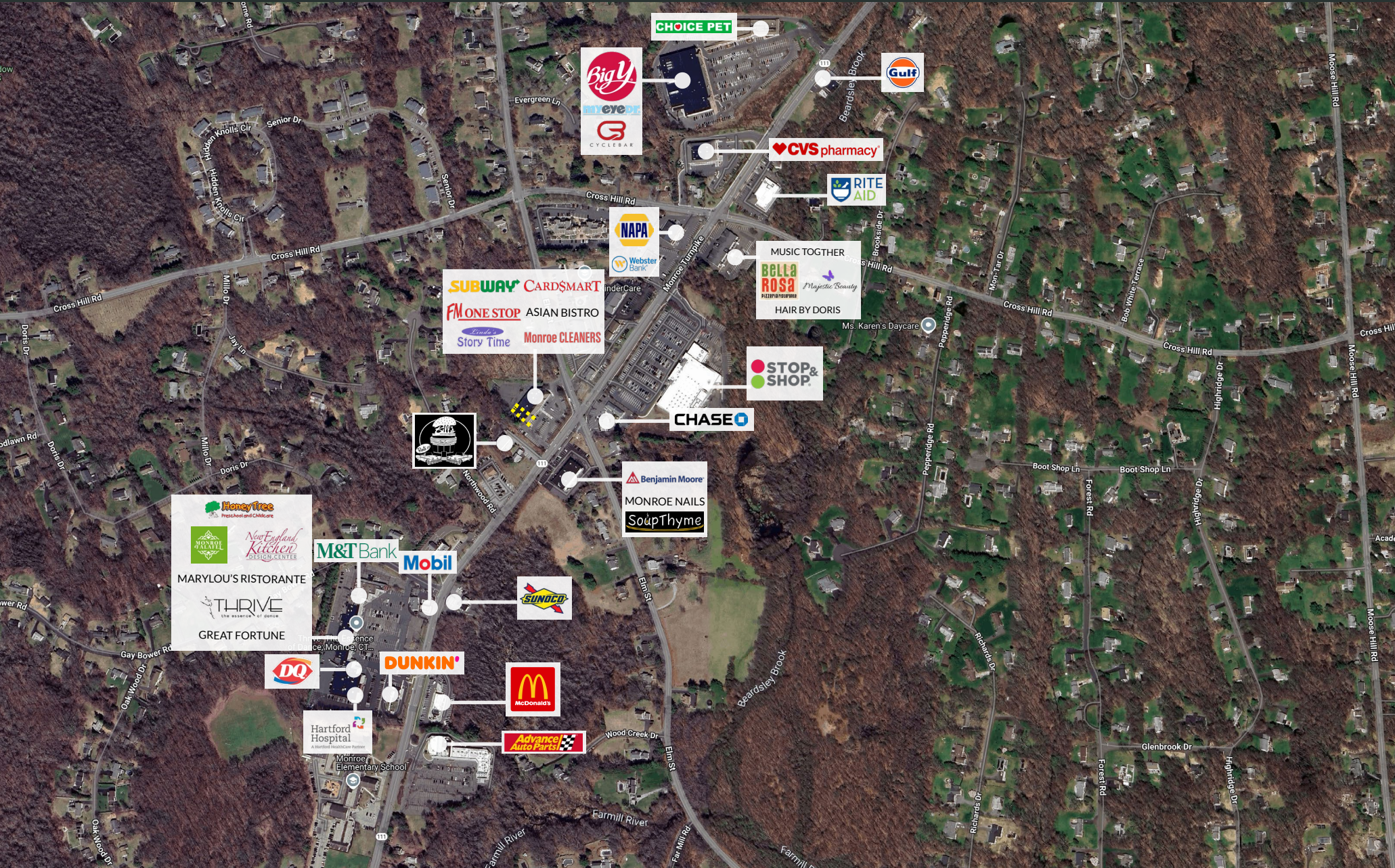


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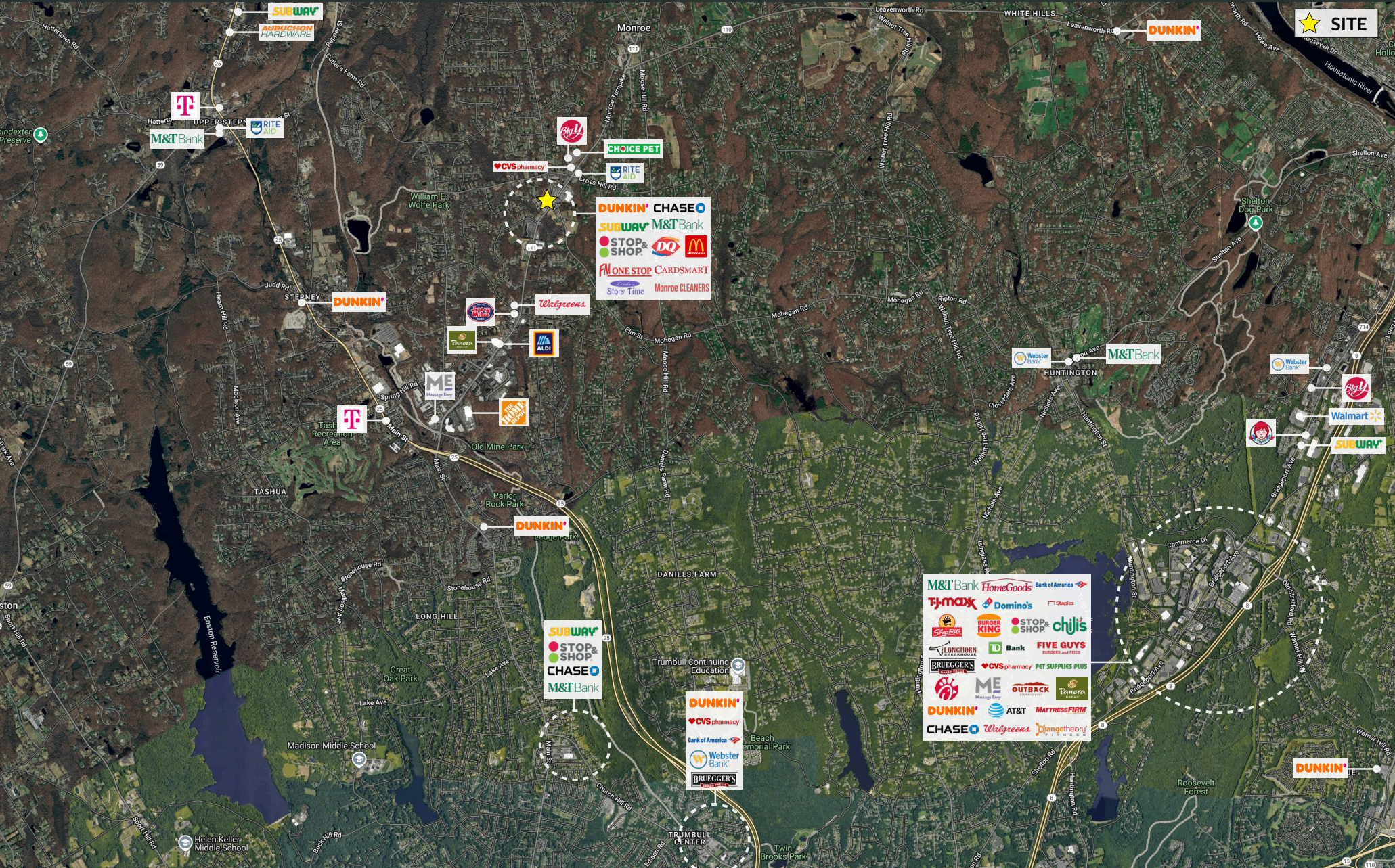
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