

# 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](http://www.CharterRealty.com)

**FOR MORE INFORMATION CONTACT:**

**KERRY WOOD**

203-227-2922 X 1574  
475-288-7040

[Kerry@CharterRealty.com](mailto:Kerry@CharterRealty.com)



# MONROE RETAIL

447 MONROE TURNPIKE | MONROE, CT 06468

## 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



### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# MONROE RETAIL

447 MONROE TURNPIKE | MONROE, CT 06468

## 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

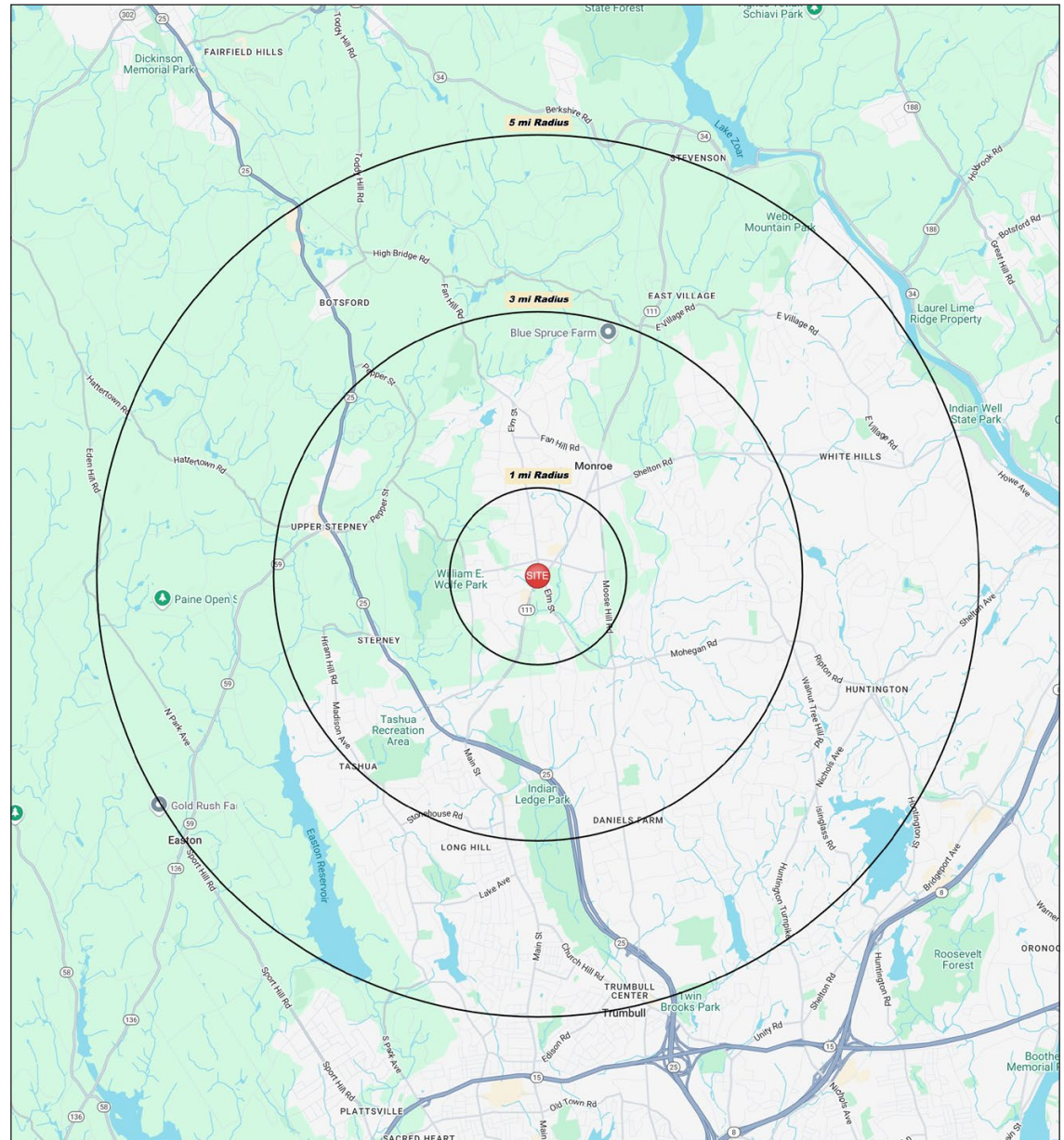
Daytime Population: 38,267

Median Age: 43.7



Average Household Income: \$208,862

Median Household Income: \$168,069



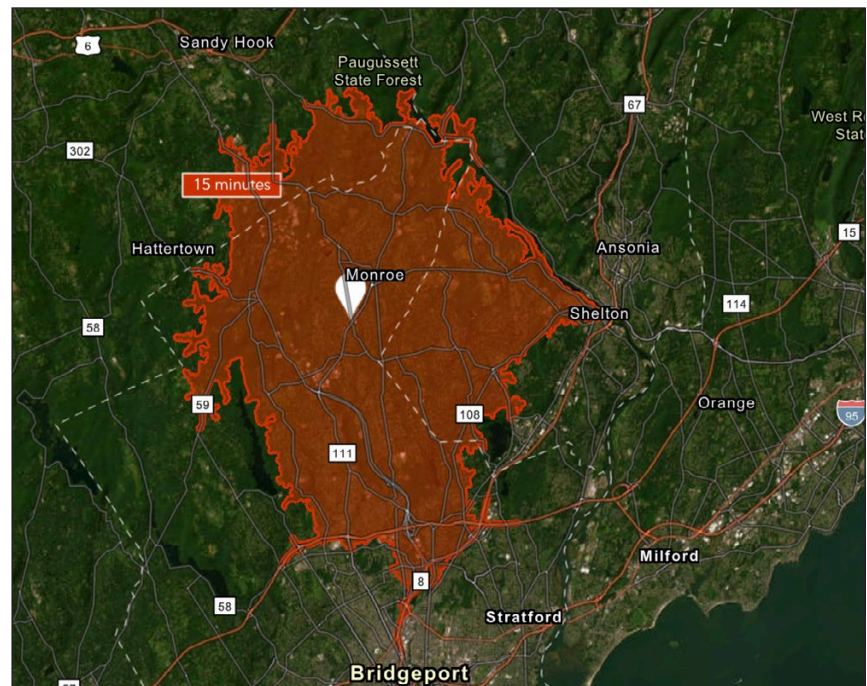
#### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# MONROE RETAIL

447 MONROE TURNPIKE | MONROE, CT 06468

15 MINUTE DRIVE TIME



## KEY FACTS

82,440

Population

\$151,627

Median Household Income

43.8

Median Age

64,667

Daytime Population

## TAPESTRY SEGMENTS

Savvy Suburbanites

18,100 households

Top Tier

3,007 households

Dreambelt

2,513 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.

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.

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

Household Types

Married couples

Household Types

Married couples

Typical Housing

Single Family

Typical Housing

Single Family

Typical Housing

Single Family

## ANNUAL HOUSEHOLD SPENDING

\$6,572

Eating Out

\$3,905

Apparel & Services

\$11,554

Groceries

\$367

Computer & Hardware

\$12,441

Health Care

TOTAL  
RETAIL SALES

Includes F&B



\$1,498,177,593

EDUCATION

Bachelor's Degree  
or Higher



56%

OWNER OCCUPIED  
HOME VALUE

Average



\$611,757



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# MONROE RETAIL

447 MONROE TURNPIKE | MONROE, CT 06468



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# MONROE RETAIL

447 MONROE TURNPIKE | MONROE, CT 06468

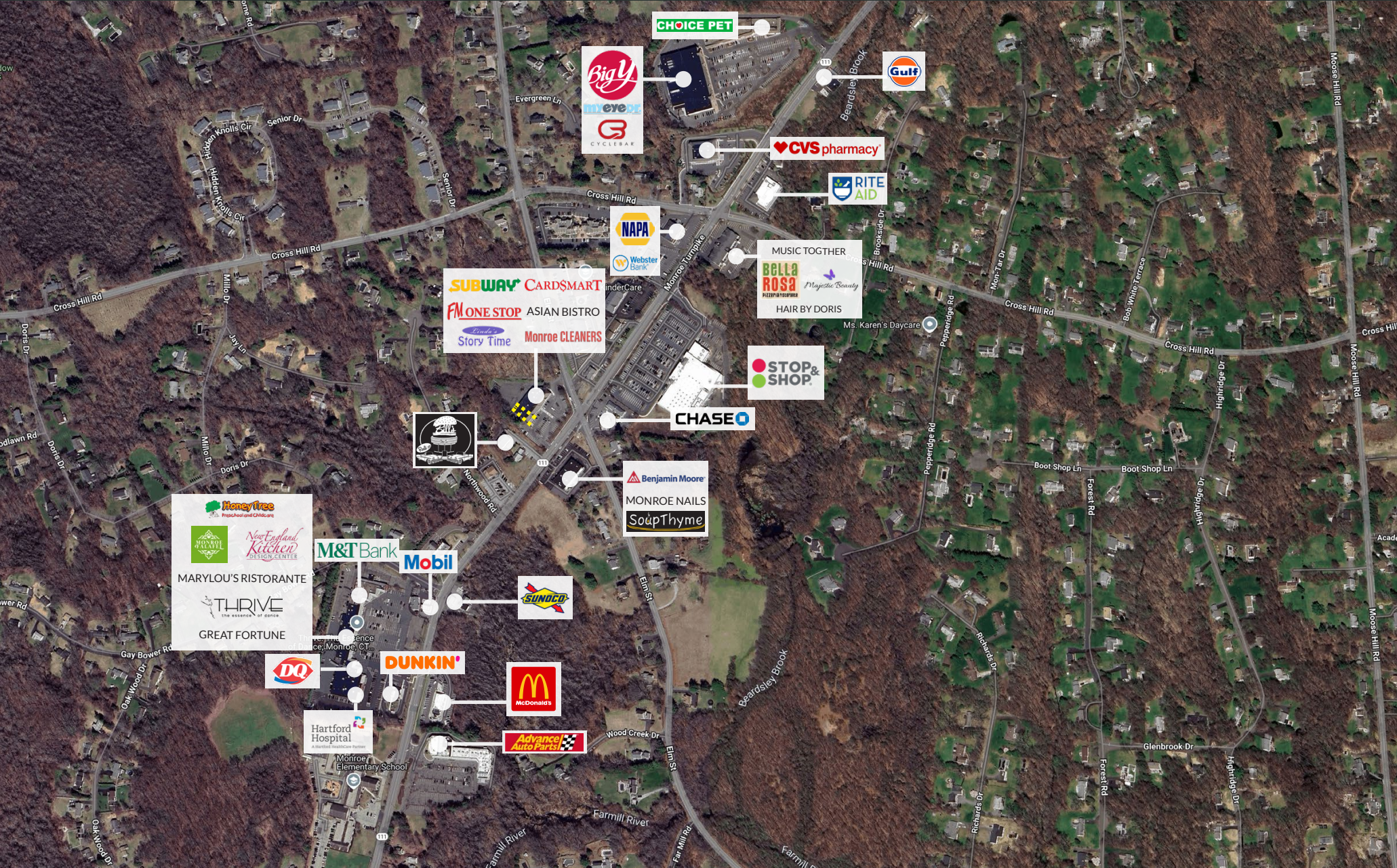


## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# MONROE RETAIL

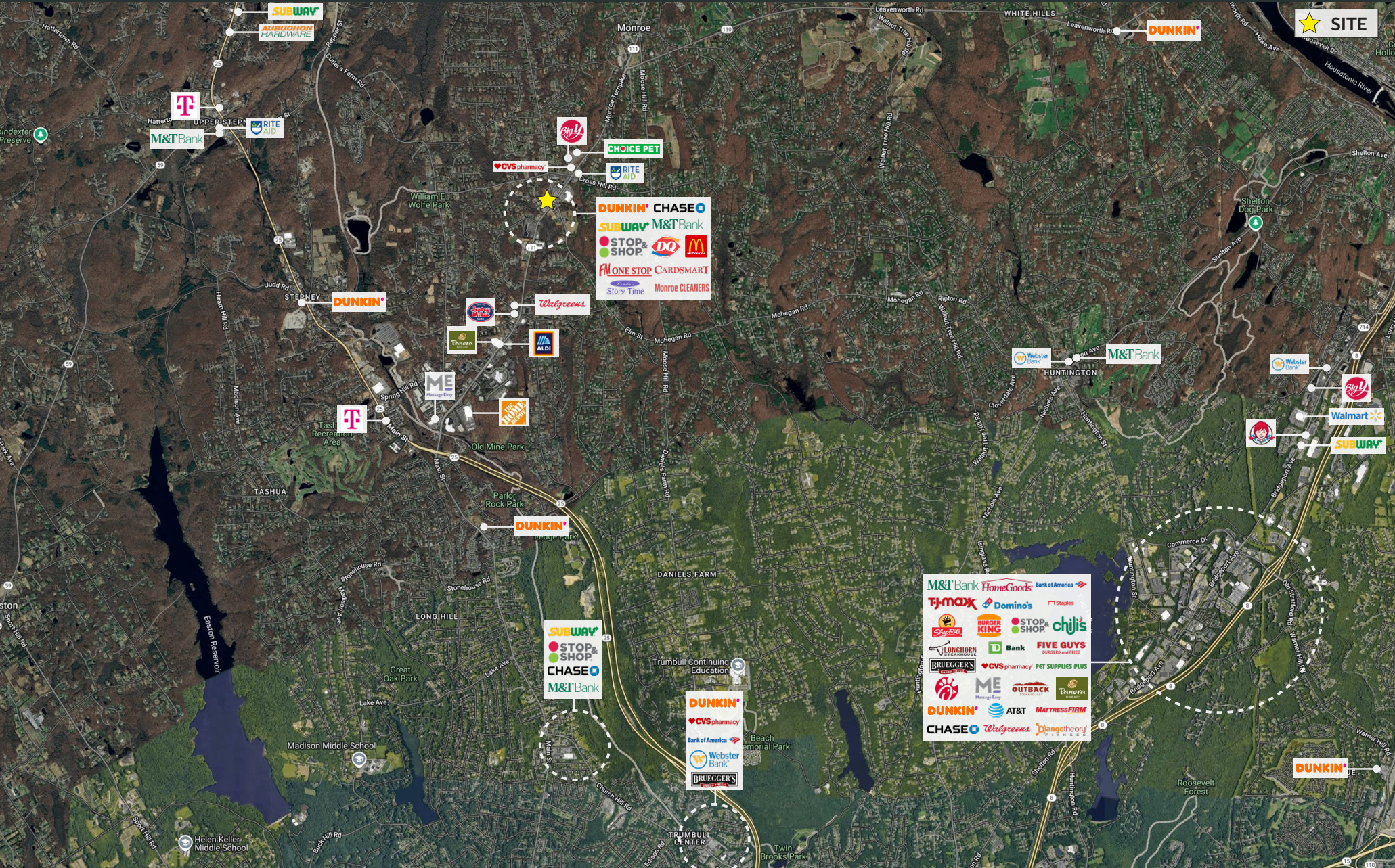
447 MONROE TURNPIKE | MONROE, CT 06468



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# MONROE RETAIL

447 MONROE TURNPIKE | MONROE, CT 06468



**CHARTER REALTY**  
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# MONROE RETAIL

447 MONROE TURNPIKE | MONROE, CT 06468



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.