

Retail Strip Center for Sale

115 Main Street, Monroe, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR
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Crescent Village Shopping Center for Sale



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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Crescent Village Shopping Center for Sale

PROPERTY DETAILS

Total Sq. Ft.: 12,340 RSF (3 buildings)

Land Area: 1.54 acres

Zoning: Business District 1

Parking: Abundant

Stories: Two

Age: 1988±

HVAC: Electric heat pump/AC each tenant has their own meter.

City water and septic

Taxes: \$44,661.

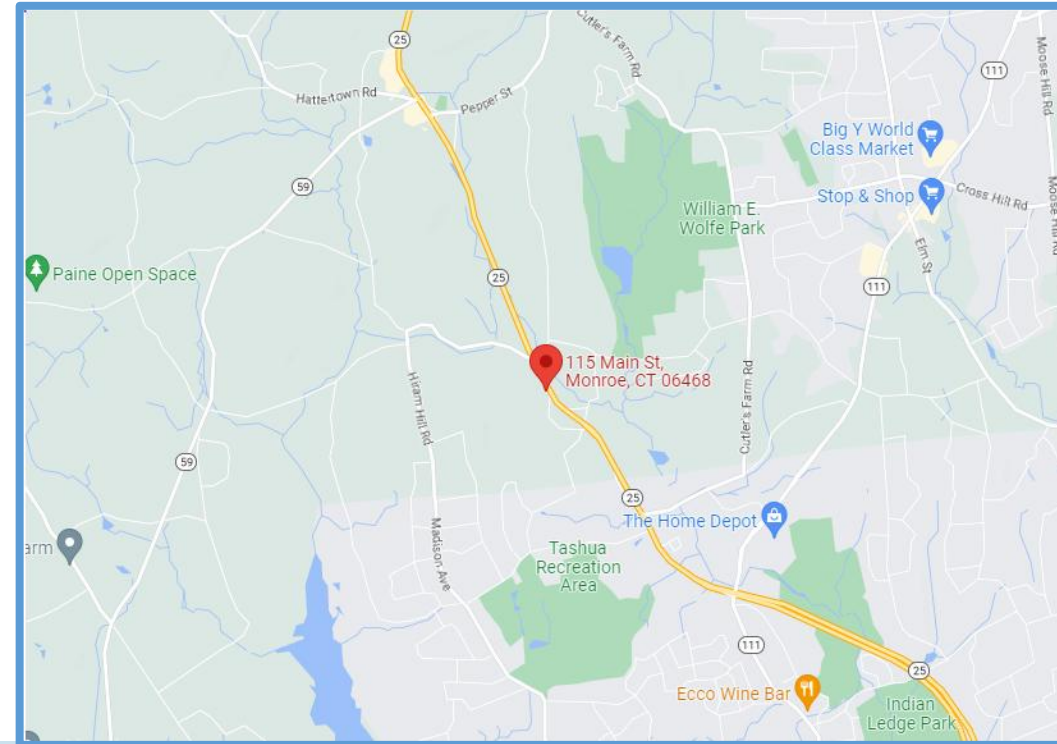
Sale Price: \$1,900,000.

- Great Visibility on Main Street Monroe also know as Route 25.
- 12,340 RSF strip center consist of three buildings; #1: 5,872 RSF, #2: 2,282 RSF, #3: 4,186 RSF
- Septic pumps are new and to code
- Roof's were redone in 2020
- Front and back decking constructed with Trex
- Tenants include Salon 25, Angel & Company, Classic 50's Deli, Blue Rose Spa, CT Silver & Gold, Main Street Counseling, Main Street Family Chiropractic Center, ABC Exterminating, Critical Entertainment, and the Marketplace on Main.
- Located near the Trumbull town line in a high traffic area on Main Street (Route 25).

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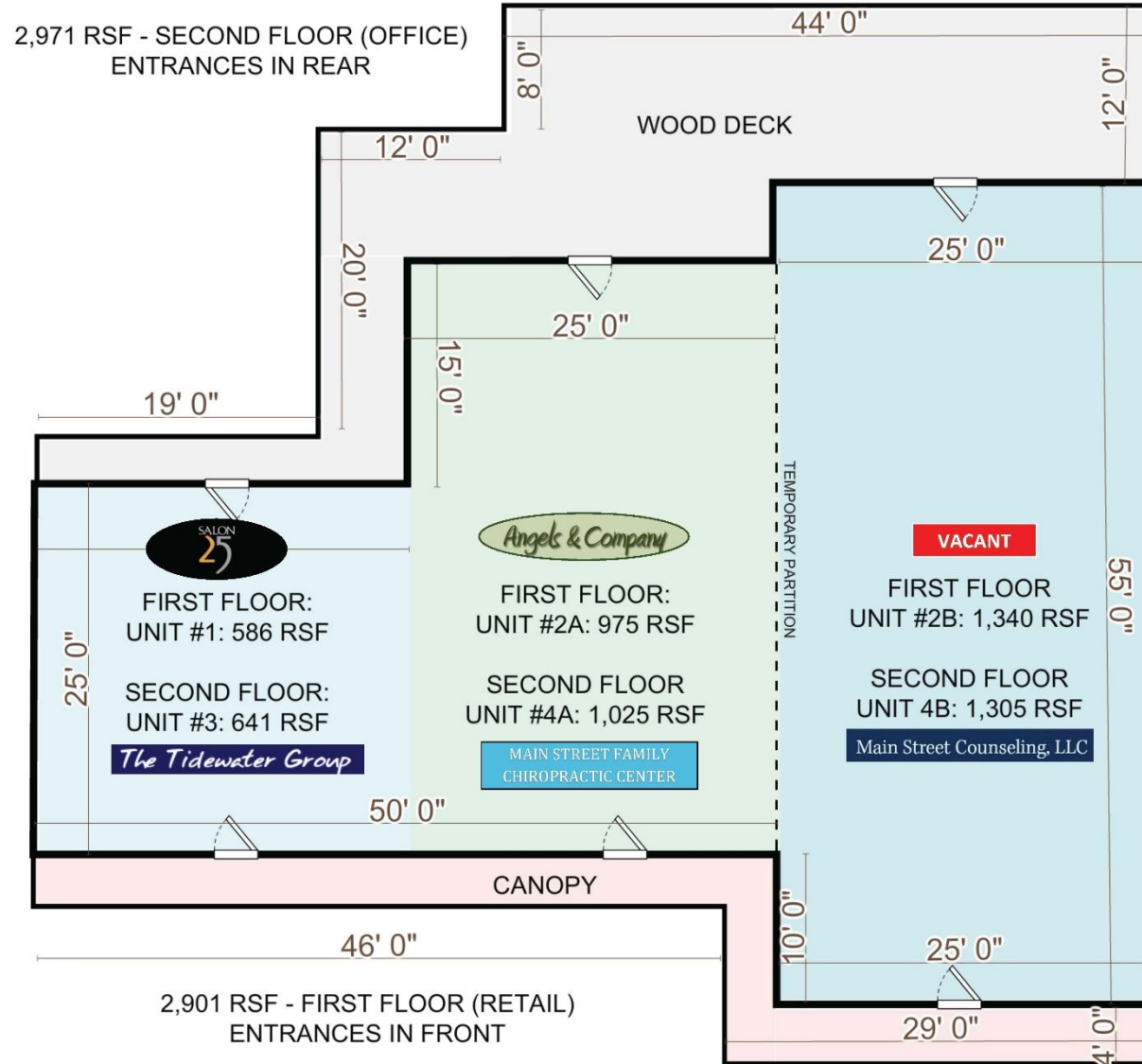
- Convenient location; 6.3 miles to the Merritt Parkway, 7.3 miles to Route 8, 11 miles to I-95, and 26 miles to I-84.
- Traffic count approx. 19,400 cars per day
- Superb visibility with signage on Route 25



Demographics	Three Mile	Five Mile
Population	23,770	61,844
Median HH Income	\$118,719	\$118,245

115 Main Street, Monroe, CT

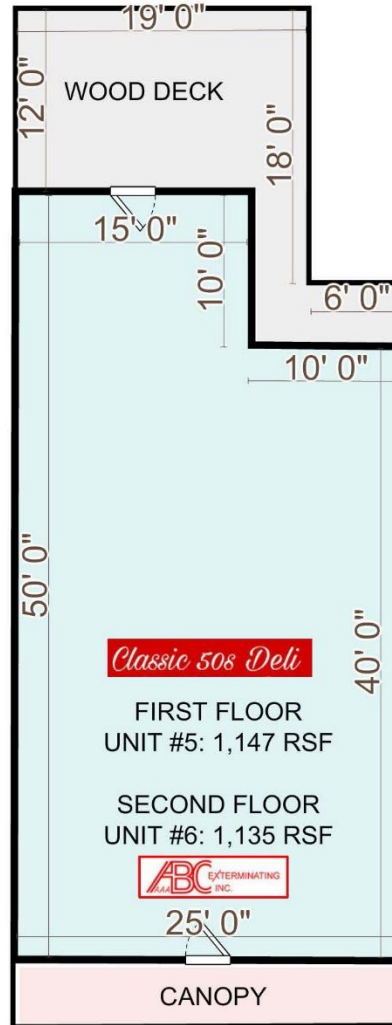
Building 1 – Not to Scale



115 Main Street, Monroe, CT

Building 2 – Not to Scale

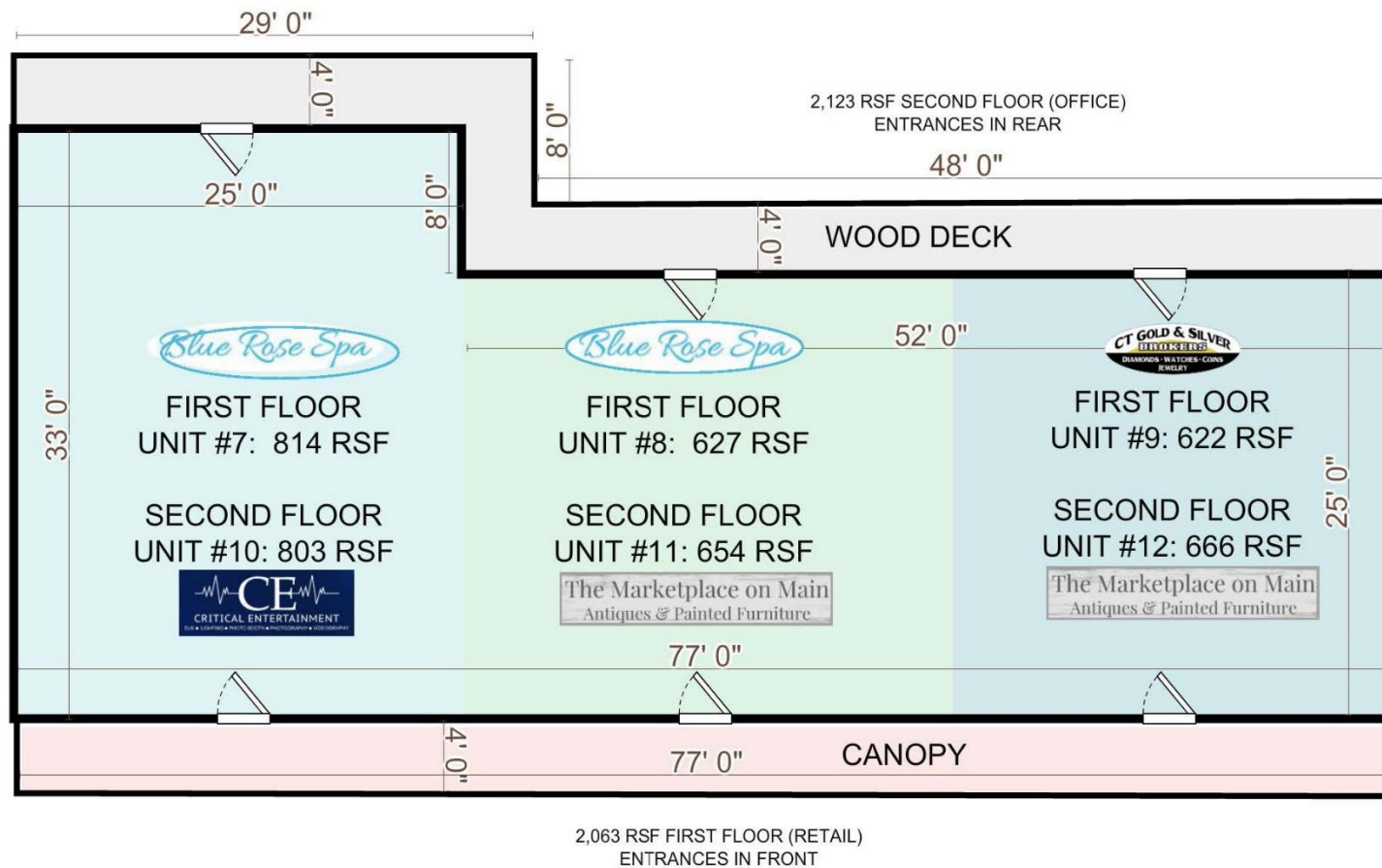
1,135 RSF - SECOND FLOOR (OFFICE)
ENTRANCE IN REAR



1,147 RSF - FIRST FLOOR (RETAIL)
ENTRANCE IN FRONT

115 Main Street, Monroe, CT

Building 3 – Not to Scale



SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



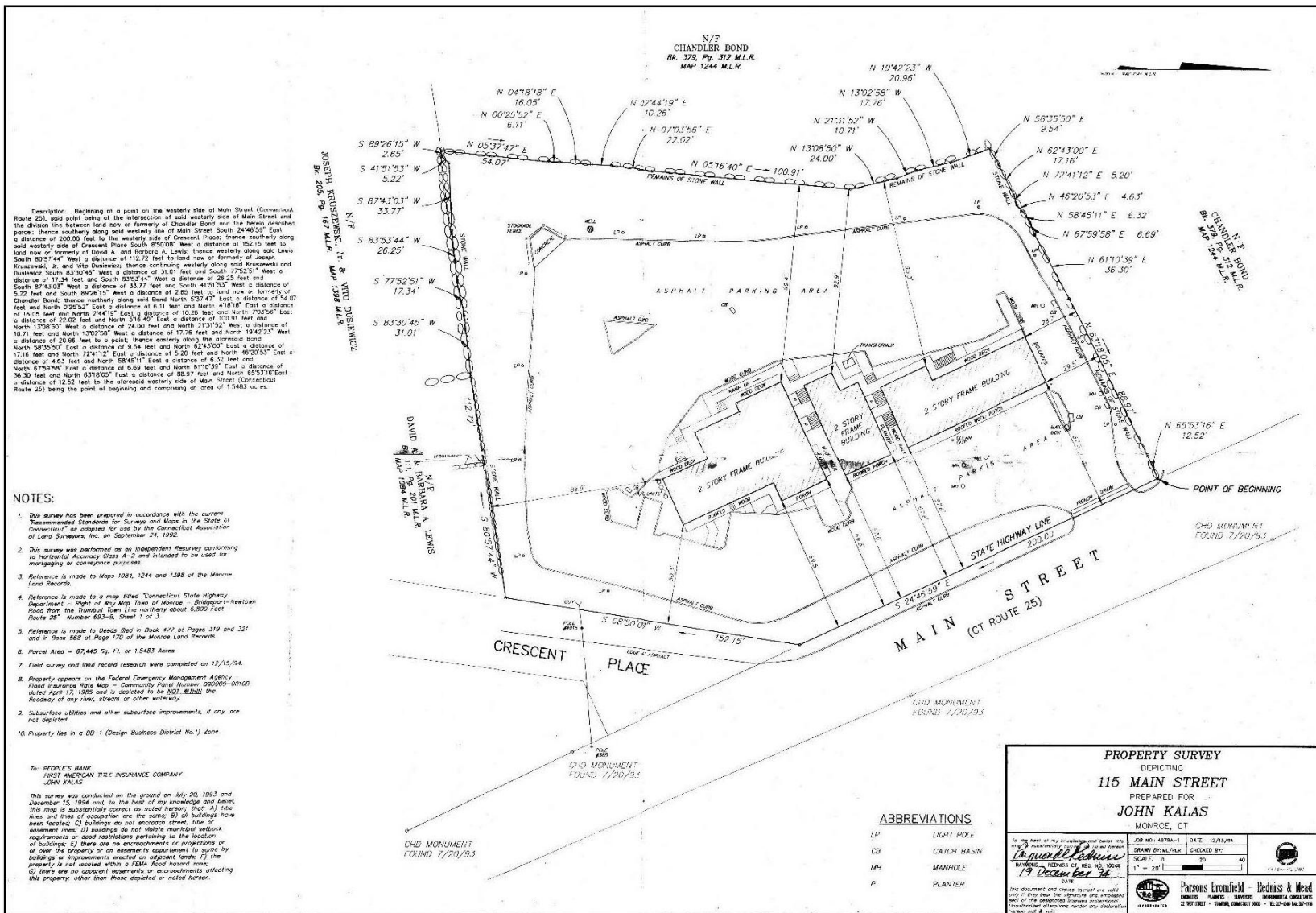
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Monroe, Connecticut

General

ACS, 2019–2023	Monroe	State
Current Population	18,833	3,598,348
Land Area <i>mi</i> ²	26	4,842
Population Density <i>people per mi</i> ²	722	743
Number of Households	6,238	1,420,170
Median Age	43	41
Median Household Income	\$156,731	\$93,760
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Accommodation and Food Services	885	
Food Services and Drinking Places		100%
2 Health Care and Social Assistance	840	
Ambulatory Health Care Services		45%
3 Retail Trade	799	
Food and Beverage Stores		29%
4 Manufacturing	779	
Transportation Equip Mfg		46%
5 Government	602	
Local Government		100%
Total Jobs, All Industries	5,160	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	176	211	245	261	253

Total Active Businesses 2,056

Key Employers

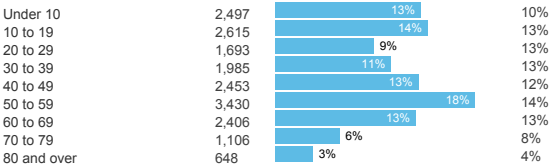
Data from Municipalities, 2025

- Victorinox Swiss Army
- Biomerics NLE, LLC
- Sippin Energy Products
- Church Hill Classics LTD
- Production Metals

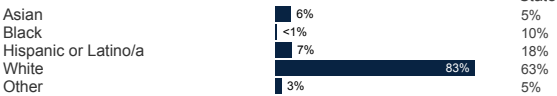
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

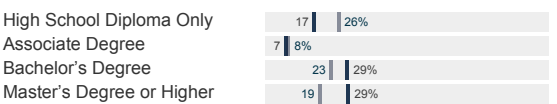


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



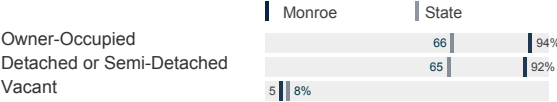
Educational Attainment



Housing

ACS, 2019–2023

	Monroe	State
Median Home Value	\$477,000	\$343,200
Median Rent	\$1,466	\$1,431
Housing Units	6,573	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Monroe School District	PK-12	3,458	83	99%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Monroe School District	66%	74%
Statewide	44%	49%

Monroe, Connecticut

Labor Force

CT Department of Labor, 2024

	Monroe	State
Employed	9,735	1,842,285
Unemployed	337	67,181

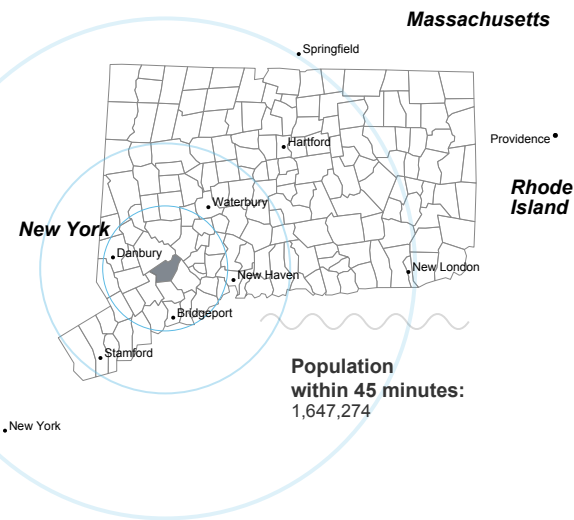
Unemployment Rate

Self-Employment Rate*

*ACS, 2019–2023



Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

	Monroe	State
Mean Commute Time *	33 min	26 min
No Access to a Car	3	9
No Internet Access	5	7

Commute Mode

Public Transport	3	3
Walking or Cycling	1	3
Driving	78	82
Working From Home *	14	14

Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$99,463,731
Property Tax Revenue	\$82,184,039
per capita	\$4,372
per capita, as % of state avg.	134%
Intergovernmental Revenue	\$14,697,249
Revenue to Expenditure Ratio	101%

Municipal Expenditure

Total Expenditure	\$98,192,709
Educational	\$69,460,250
Other	\$28,732,459

Grand List

Equalized Net Grand List	\$3,684,657,809
per capita	\$196,034
per capita, as % of state avg.	110%
Commercial/Industrial Share of Net Grand List	10%
Actual Mill Rate	36.36
Equalized Mill Rate	22.25

Municipal Debt

Moody's Rating (2024)	Aa2
S&P Rating (2024)	AAA
Total Indebtedness	\$31,080,808
per capita	\$1,654
per capita, as % of state avg.	56%
as percent of expenditures	32%
Annual Debt Service	\$6,256,395
as % of expenditures	6%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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