

CENTER ONE ELEVEN

380 Monroe Turnpike, Monroe, CT
Space Available for Lease



To arrange a tour contact: Silvester Garza
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Bruce Wettenstein, SIOR
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PAD SITE ALSO
FOR LEASE



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380 Monroe Turnpike, Monroe, CT

PAD SITE ALSO
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FOR LEASE
1,850 SF
With a drive- thru

FOR LEASE
2,090 SF
With a loading dock



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PAD SITE FOR LEASE
Approx. 3,000 SF
With a drive- thru
Ample parking

380 Monroe Turnpike, Monroe, CT

SPACE AVAILABLE FOR LEASE

Single Story Shopping Plaza

- Excellent signage
- Large windows with great sun exposure
- Drive - thru
- Within 3 Miles: a population of 30,000 and an average income of 150K
- Neighboring tenants:
Advance Auto Parts, Jennies Pizzeria, Royal Nail Salon, Stop & Shop, Big Y, M&T Bank, Bank of America, Walgreens, Dunkin' Donuts, McDonald's to name a few.



Location: Located directly on Route 111.
In close proximity to Rte. 25.

OFFICE/RETAIL SPACE DETAILS

Available Spaces: 1,850± SF \$20.00 NNN
2,090± SF \$14.50 NNN

Traffic Count: 18,000 cars per day

Parking: 206 cars

HVAC: New 10 ton HVAC installed

Pad Site: \$40.+ NNN

Pad Site: Approx. 3,000 SF \$40.+ NNN

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FOR LEASE

1,850 SF

With a drive- thru

2,090 SF

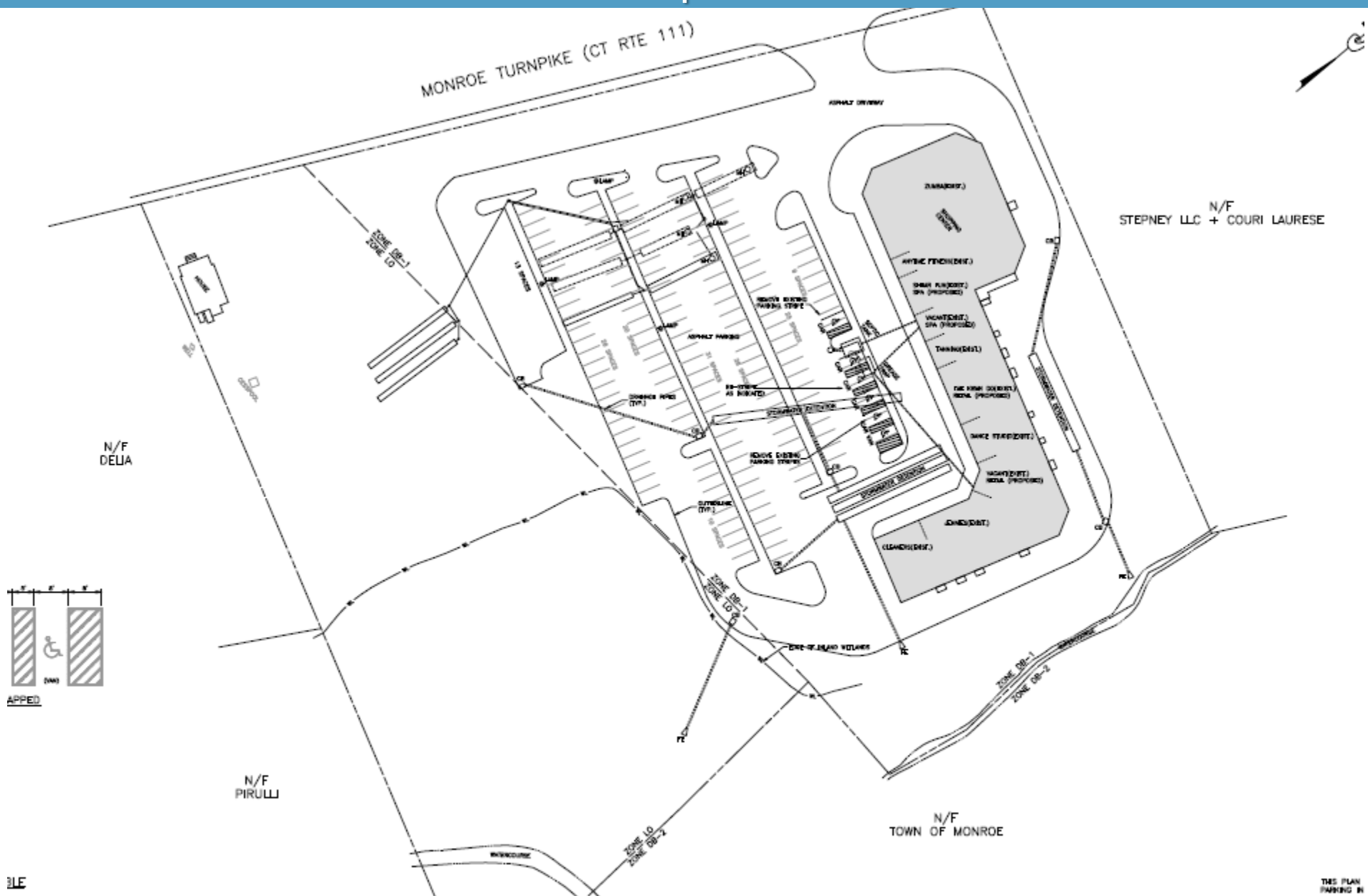
With loading dock

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With a drive- thru

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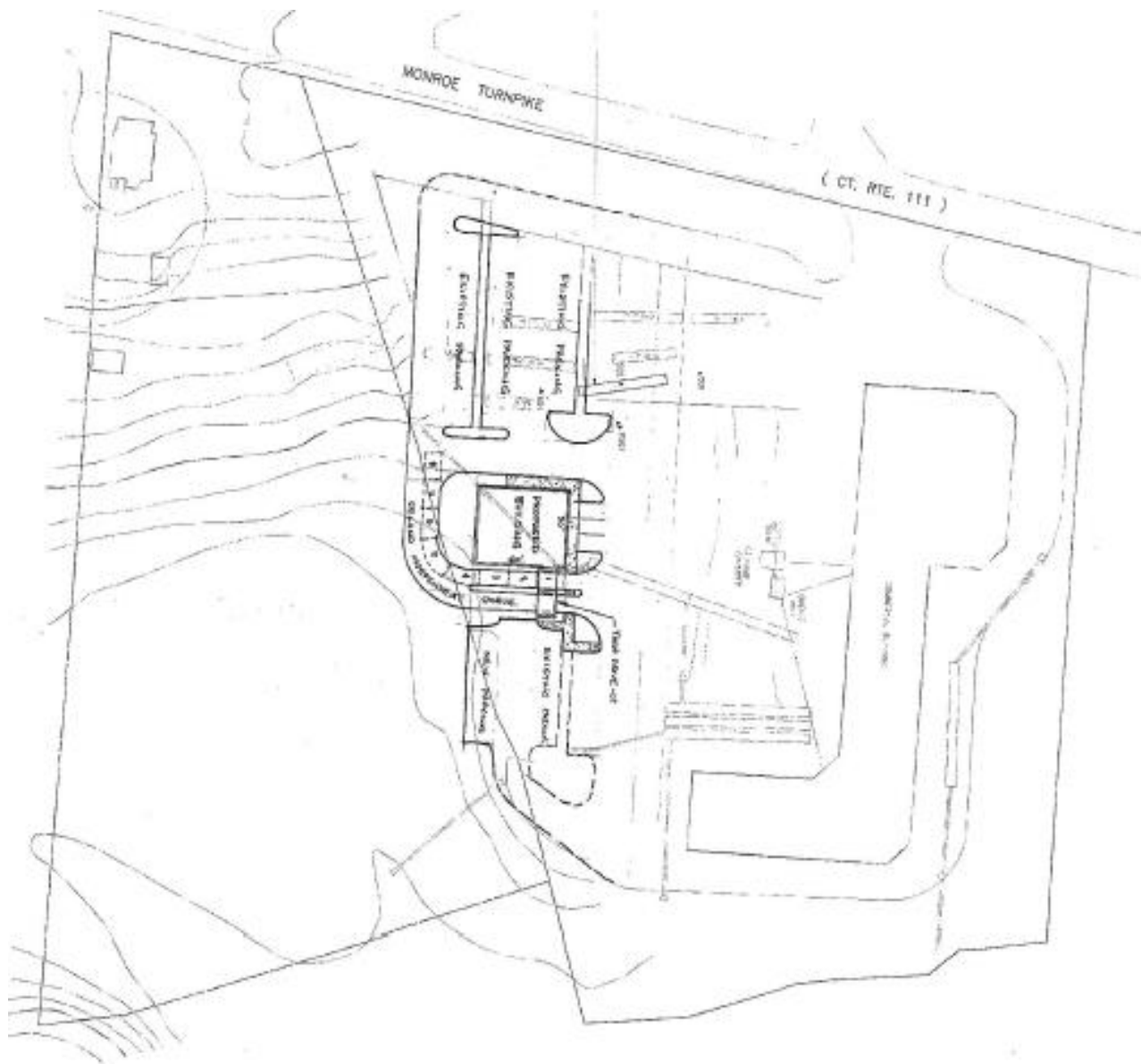
VIDAL/WETTENSTEIN, LLC



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.

380 Monroe Turnpike, Monroe, CT



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4 Minutes to Route 25 Connector

Monroe Elementary School

Center One Eleven

380 Monroe Turnpike, Monroe, CT



Monroe, Connecticut

General

ACS, 2018–2022	Monroe	State
Current Population	18,851	3,611,317
Land Area <i>mi</i> ²	26	4,842
Population Density <i>people per mi</i> ²	723	746
Number of Households	6,114	1,409,807
Median Age	43	41
Median Household Income	\$145,714	\$90,213
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	1,910	
Local Government		95%
2 Other Services (except Public Admin)	1,079	
Private Households		37%
3 Retail Trade	951	
Food and Beverage Stores		31%
4 Manufacturing	826	
Computer & Electronic Product Mfg		41%
5 Accommodation and Food Services	703	
Food Services and Drinking Places		99%
Total Jobs, All Industries	8,270	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	173	172	206	239	267

Total Active Businesses 2,033

Key Employers

Data from Municipalities, 2024

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

Demographics

ACS, 2018–2022

Age Distribution

	Monroe	State
Under 10	2,192	11%
10 to 19	2,857	13%
20 to 29	1,833	13%
30 to 39	1,851	13%
40 to 49	2,382	12%
50 to 59	3,582	14%
60 to 69	2,363	13%
70 to 79	1,153	7%
80 and over	638	4%

Race and Ethnicity

	Monroe	State
Asian	4%	5%
Black	1%	10%
Hispanic or Latino/a	4%	17%
White	88%	64%
Other	2%	4%

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

	Monroe	State
English	77	84%
Spanish	3	12%

Educational Attainment

	Monroe	State
High School Diploma Only	20	26%
Associate Degree	8	9%
Bachelor's Degree	23	28%
Master's Degree or Higher	19	26%

Housing

ACS, 2018–2022

	Monroe	State
Median Home Value	\$456,800	\$323,700
Median Rent	\$1,407	\$1,374
Housing Units	6,451	1,531,332

	Monroe	State
Owner-Occupied	66	93%
Detached or Semi-Detached	65	90%
Vacant	5	8%

Schools

CT Department of Education, 2023-24

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Monroe School District	PK-12	3,470	76	99%
Statewide	-	512,652	19,530	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

	Math	ELA
Monroe School District	64%	73%
Statewide	42%	48%

Monroe, Connecticut

Labor Force

CT Department of Labor, 2023

	Monroe	State
Employed	9,635	1,822,090
Unemployed	381	71,113

Unemployment Rate	4%
Self-Employment Rate*	9%

*ACS, 2018–2022

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



Access

ACS, 2018–2022

	Monroe	State
Mean Commute Time *	32 min	26 min
No Access to a Car	3%	9%
No Internet Access	5%	8%

Commute Mode

Public Transport	2%
Walking or Cycling	1%
Driving	80%
Working From Home *	13%

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 2020-21

Municipal Revenue

Total Revenue	\$98,907,792
Property Tax Revenue	\$79,305,702
per capita	\$4,216
per capita, as % of state avg.	131%
Intergovernmental Revenue	\$17,496,142
Revenue to Expenditure Ratio	106%

Municipal Expenditure

Total Expenditure	\$93,276,073
Educational	\$64,973,834
Other	\$28,302,239

Grand List

Equalized Net Grand List	\$3,176,321,139
per capita	\$169,277
per capita, as % of state avg.	104%
Commercial/Industrial Share of Net Grand List	10%
Actual Mill Rate	35.48
Equalized Mill Rate	24.91

Municipal Debt

Moody's Rating (2023)	Aa2
S&P Rating (2023)	AAA
Total Indebtedness	\$25,902,686
per capita	\$1,380
per capita, as % of state avg.	51%
as percent of expenditures	28%
Annual Debt Service	\$6,212,908
as % of expenditures	7%

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advancect.org/site-selection/ct-sitefinder

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

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