

# CENTER ONE ELEVEN

380 Monroe Turnpike, Monroe, CT



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## VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880  
[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

## SPACE AVAILABLE FOR LEASE *2,090 Square Feet for Lease Remaining*

### Single Story Shopping Plaza

- Excellent signage
- Large windows with great sun exposure
- Loading dock in rear
- 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, People's 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

Total Area: 2,090± SF

Traffic Count: 18,000 cars per day

Parking: 206 cars

Restrooms: Two

Storage: Ample space

Loading: dock in rear

HVAC: New 10 ton HVAC installed

Lease Price: \$13.50 NNN

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## Aerial Map

