

CENTER ONE ELEVEN

380 Monroe Turnpike, Monroe, CT



To arrange a tour contact: Silvester Garza
203-226-7101 Ext 8 - silvester@vidalwettenstein.com
Bruce Wettenstein, SIOR
203-226-7101 Ext 2 - bruce@vidalwettenstein.com


SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
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

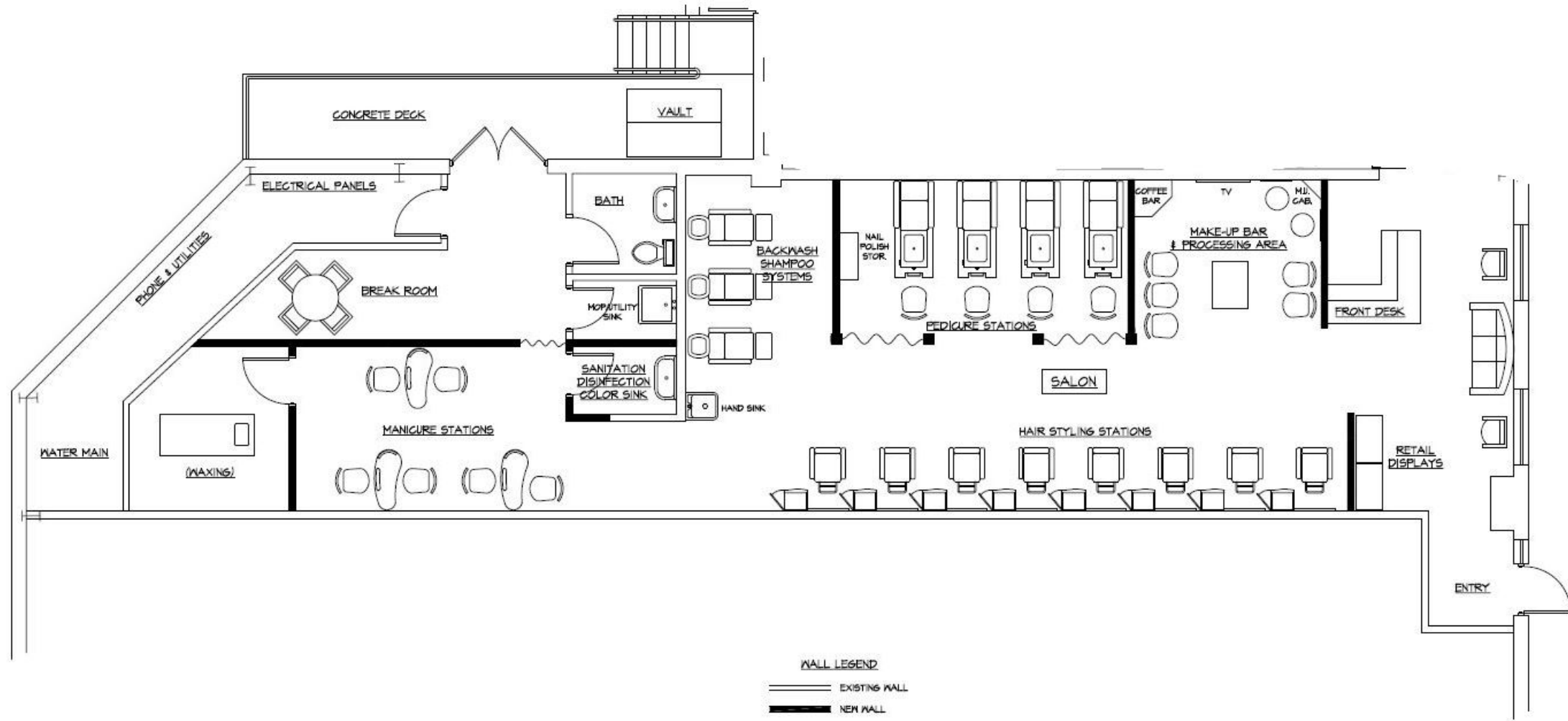
Restrooms: Two

Storage: Ample space

Loading: dock in rear

HVAC: New 10 ton HVAC installed

Lease Price: \$13.50 NNN



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Aerial Map

