



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

MONROE, CT

464 MAIN STREET



NEW PRIME RETAIL
CENTER

ROUTE 25

RETAIL SPACE
1,400-4,460 SF

TOTAL 11,755 SF
Can Combine or Demise

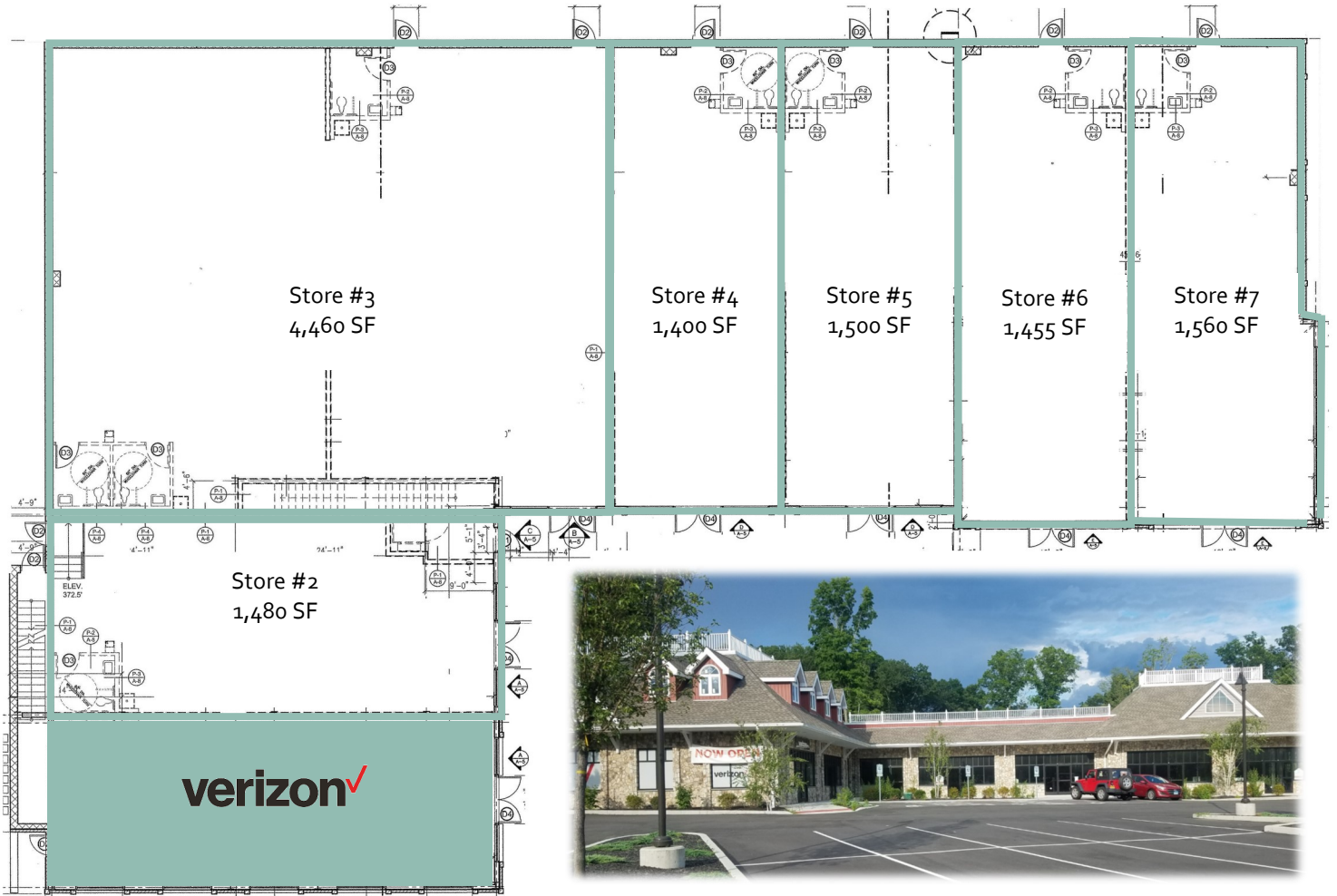


- Join Monroe's newest neighborhood retail center. Directly on Route 25—primary thoroughfare between I-84 and Merritt Parkway/I-95.
- Main Street retailers include Cumberland Farms, Verizon, Natural Pet Outlet, Carl Anthony's, Rite Aid, Monroe Social, and Fitness 4000
- Join recently opened area retailers Amazon and Aubuchon Hardware.
- Strong traffic (ADT 20,000+), ample parking (85+ spaces), drive-through options and great visibility for signage and branding.
- Across from Clock Tower Square and easy access to Route 59.
- 350+ residential condominium units located less than a mile from center.

Demographics	1 Mile	3 Mile	5 Mile
Population	2,305	16,657	48,111
Average HHI	\$144,293	\$169,919	\$172,967
Daytime Demographics	2,302	15,359	30,388
Total Retail Consumer Expenditures	\$39.28M	\$297.51M	\$845.53M

EXCLUSIVE LEASING AGENT:
Dan Neaton 203.222.4188
dneaton@saugatuckcommercial.com

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representative is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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