

# CENTER ONE ELEVEN

380 Monroe Turnpike, Monroe, CT



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Bruce Wettenstein, SIOR  
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Space for lease

PAD SITE ALSO FOR LEASE

**SIOR** Individual Members  
Society of Industrial & Office Realtors

**VIDAL/WETTENSTEIN, LLC**



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





Space for lease

PAD SITE ALSO  
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# CENTER ONE ELEVEN

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PAD SITE ALSO  
FOR LEASE

FOR LEASE  
1,850 SF  
With a drive- thru  
Ample parking



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An aerial photograph of a parking lot and surrounding area. A yellow rounded rectangle highlights a specific area in the upper left, which is a wooded area. A blue rounded rectangle with white text is overlaid on this area. The parking lot below has several cars parked and is bordered by trees and a road on the right.

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

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# 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

Total Area: 1,850± SF

Traffic Count: 18,000 cars per day

Parking: 206 cars

HVAC: New 10 ton HVAC installed

Lease Price: \$20.00 NNN

Pad Site: \$40.+ NNN

Pad Site: Approx. 3,000 SF



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FOR LEASE  
1,850 SF  
With a drive- thru  
Ample parking

Pad Site  
Available for Lease  
Approx. 3,000 SF  
With a drive- thru  
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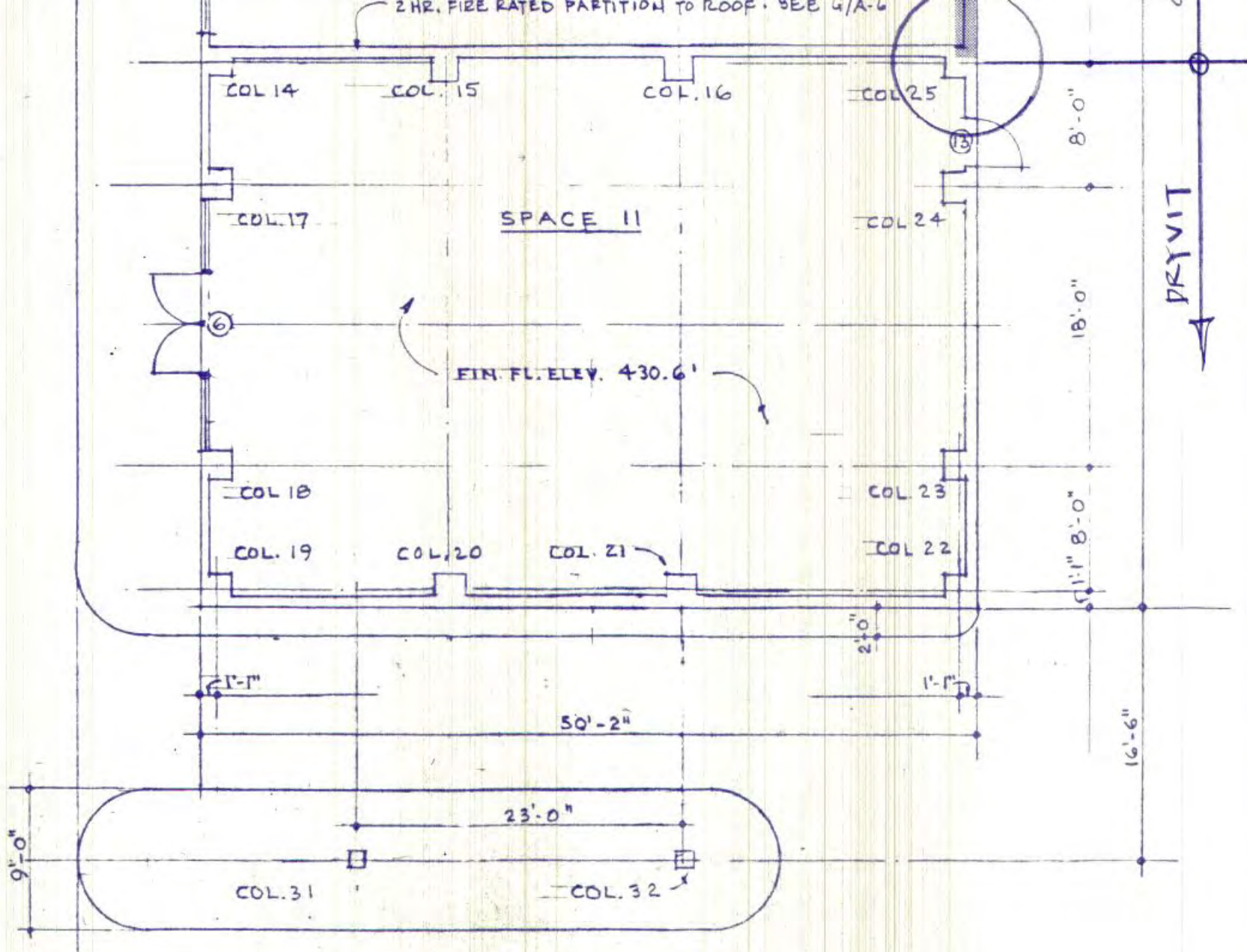
## VIDAL/WETTENSTEIN, LLC



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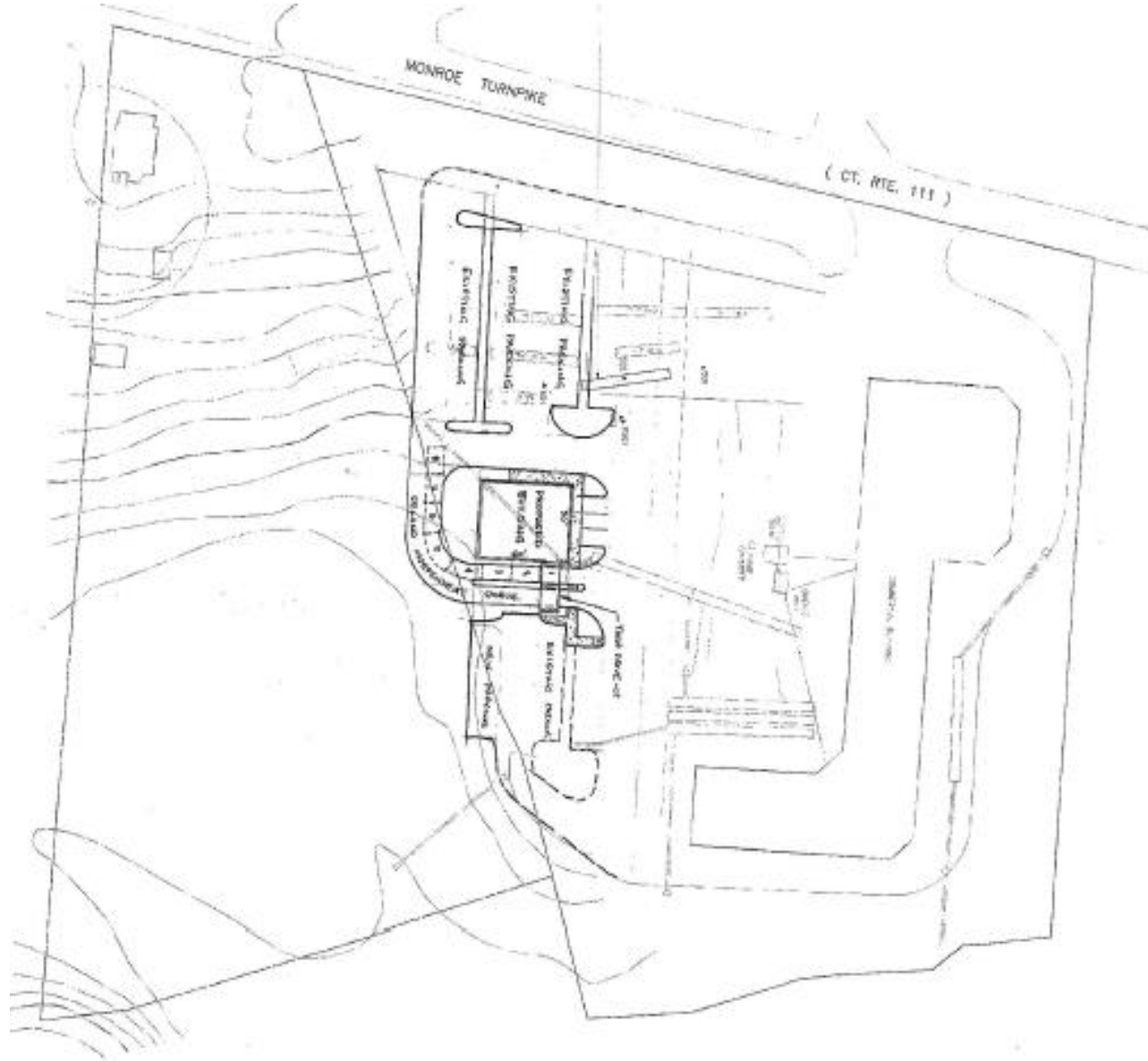
FLOOR PLAN

1/8" = 1'-0"





# 380 Monroe Turnpike, Monroe, CT





# 380 Monroe Turnpike, Monroe, CT

4 Minutes to Route 25 Connector

Monroe Elementary School

 Center One Eleven



# 380 Monroe Turnpike, Monroe, CT





# Monroe, Connecticut

## General

ACS, 2017–2021	Monroe	State
Current Population	18,927	3,605,330
Land Area <i>mi</i> <sup>2</sup>	26	4,842
Population Density <i>people per mi</i> <sup>2</sup>	726	745
Number of Households	6,274	1,397,324
Median Age	41	41
Median Household Income	\$127,995	\$83,572
Poverty Rate	3%	10%

## Economy

### Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government <i>Local Government</i>	1,571	94%
2 Retail Trade <i>Food and Beverage Stores</i>	1,158	27%
3 Manufacturing <i>Computer and Electronic Product Mfg</i>	823	34%
4 Other Services (except Public Admin) <i>Private Households</i>	805	32%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	748	99%
Total Jobs, All Industries	7,182	

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	206	168	171	204	241

Total Active Businesses 2,093

### Key Employers

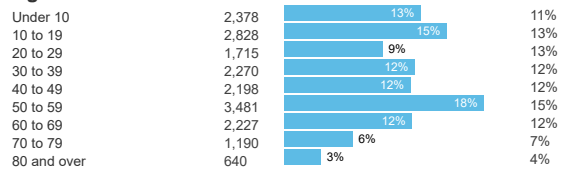
Data from Municipalities, 2023

- Victorinox Swiss Army
- Biomerics NLE, LLC
- Sippin Energy Products
- Church Hill Classics LTD
- Benedict's Home and Garden

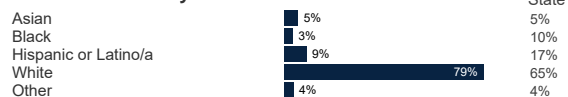
## Demographics

ACS, 2017–2021

### Age Distribution



### Race and Ethnicity

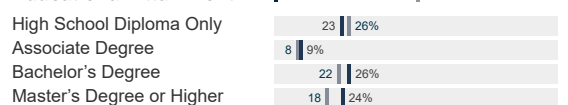


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



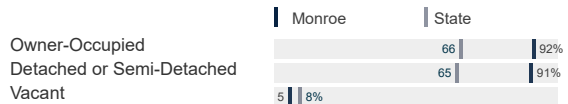
### Educational Attainment



## Housing

ACS, 2017–2021

	Monroe	State
Median Home Value	\$385,900	\$286,700
Median Rent	\$1,408	\$1,260
Housing Units	6,607	1,527,039



## Schools

CT Department of Education, 2022-23

### School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Monroe School District	PK-12	3,179	36	98%
Statewide	-	513,079	15,300	88%

### Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Monroe School District	73%	82%
Statewide	48%	56%



# Monroe, Connecticut

## Labor Force

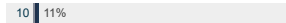
CT Department of Labor, 2022

	Monroe	State
Employed	9,775	1,851,993
Unemployed	410	80,470

Unemployment Rate

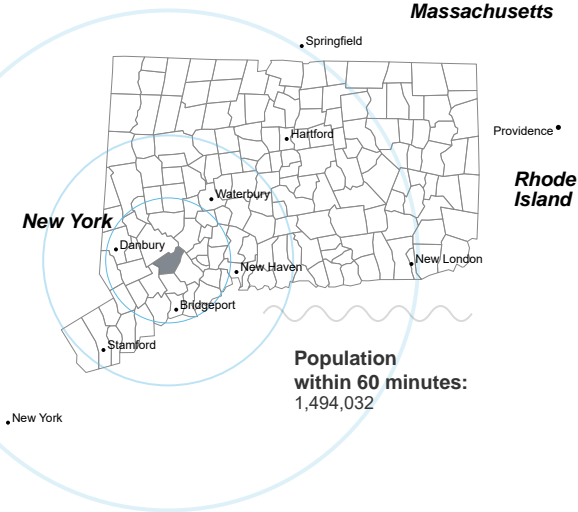


Self-Employment Rate\*



\*ACS, 2017–2021

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



## Access

ACS, 2017–2021

	Monroe	State
Mean Commute Time *	33 min	26 min
No Access to a Car	4%   8%	
No Internet Access	4%   9%	

## Commute Mode

Public Transport	3%   4%
Walking or Cycling	0%   3%
Driving	82%   85%
Working From Home *	10%   11%

## Public Transit

CT transit 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	1%

### 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	0%
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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## 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](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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