

4 EASTON ROAD (ROUTE 59) MONROE CT



EAC Properties is proud to exclusively present for lease, 4 Easton Road (route 59) Monroe. 4 Easton Road, is a prime retail space on the Route 25 corridor, at the intersection of route 59, and features 1,640 SF on the first floor of a standalone building. The property is being freshly reconstructed, and will offer a one-car drive-through and a spacious 40' x 20' outdoor patio. Positioned on the high-traffic Route 25 in Upper Stepney, it ensures maximum visibility and prominent signage opportunities. 4 Easton Road is strategic located just 10 minutes from Merritt Parkway and 13 minutes from I-84, benefiting from 20,000 daily traffic at the Route 25 intersection. At the corner of a stoplight intersection, access from the busy road is easy, making it an ideal spot for franchises seeking high exposure. Lease terms and pricing are available upon request. For inquiries and to schedule a viewing, please contact.

PROPERTY AVAILABLE FOR LEASE

Price available on request.

- 1,640 SF first-floor retail in free-standing building
- Freshly reconstructed
- Drive-through window
- 40' x 20' Patio
- High traffic intersection of routes 25 & 59 in Upper Stepney
- 10 minutes to Merritt Parkway, 13 minutes to I-84
- 20,000 daily traffic at Route 25 intersection

DEMOGRAPHICS

Population 2022:

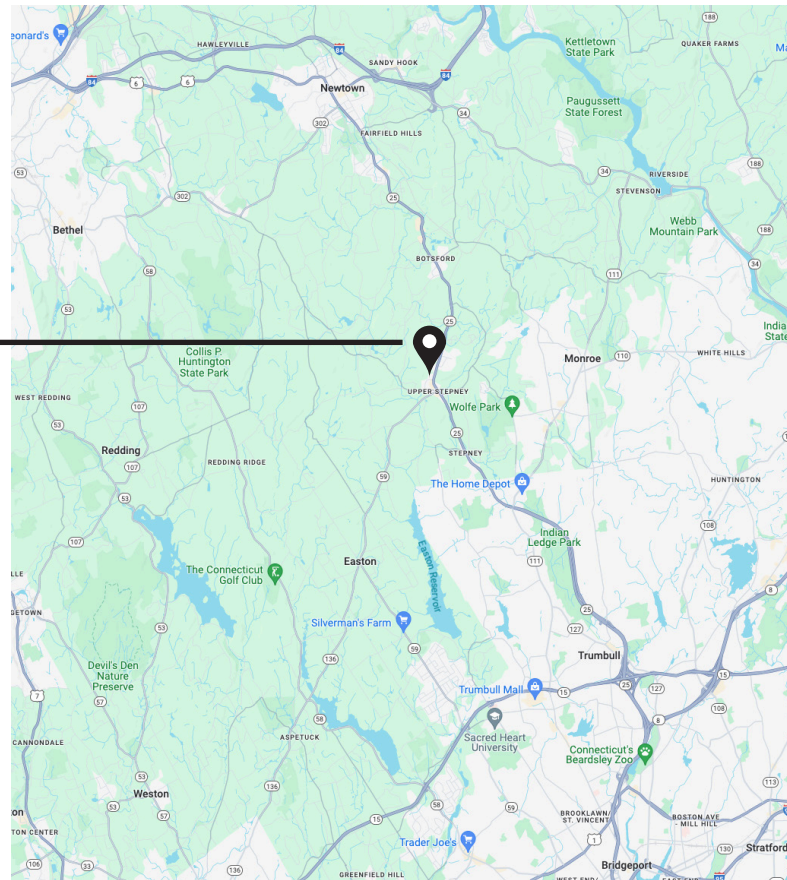
Monroe: 18,681 • Fairfield County: 965,266

Average Household Income:

Monroe 2022: \$178,740 • Monroe 2027: \$195,279 (projected)

Average Disposable Income 2022:

Monroe: \$122,353 • Fairfield County: \$110,409



CONTACT

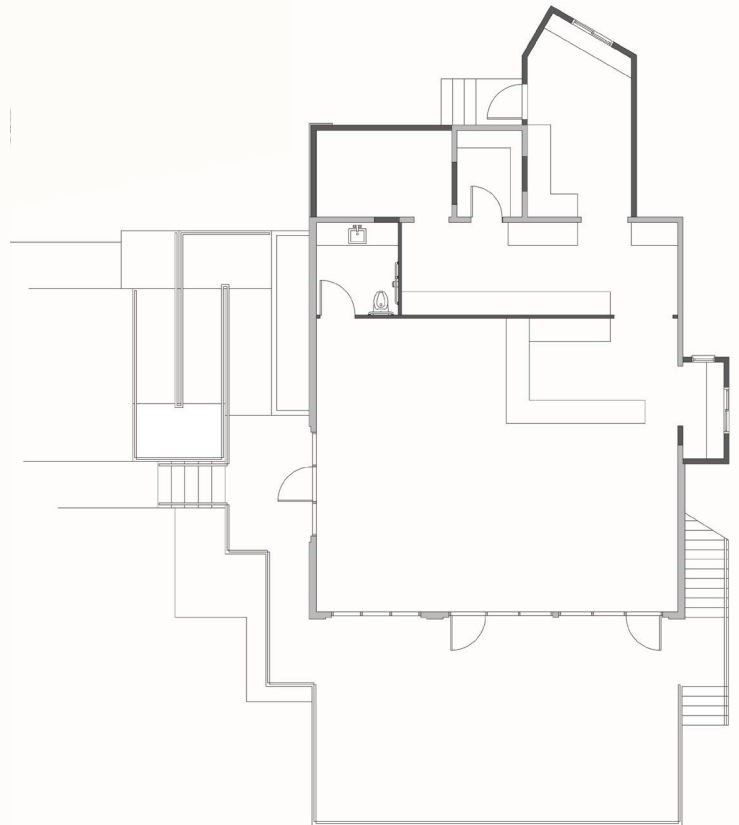
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4 EASTON ROAD, MONROE, CT



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