

# LEASE

## 755 MAIN ST BUILDING 8

755 Main St Building 8 Monroe, CT 06468



### PROPERTY DESCRIPTION

Small office condos for lease at 755 Main St, Suite 8, Monroe, CT 06468 offer an affordable, professional workspace in a well-maintained office complex on Main Street. These units are ideal for small businesses, medical or wellness practitioners, and professional services, providing private offices with shared amenities in a convenient suburban location with ample parking and easy access to local shops and services.

### PROPERTY HIGHLIGHTS

- Prime location in the heart of Monroe.
- High visibility with ample parking.
- Surrounded by established businesses.

### OFFERING SUMMARY

Lease Rate:	\$110.00 - 240.00 per month (Gross)
Number of Units:	5
Available SF:	110 - 780 SF
Lot Size:	300,679 SF
Building Size:	5,256 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	872	5,674	16,350
Total Population	2,185	15,877	46,492
Average HH Income	\$158,117	\$187,966	\$200,097

**Tom J. Maira**  
(203) 448-7410



**COLDWELL BANKER**  
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REALTY

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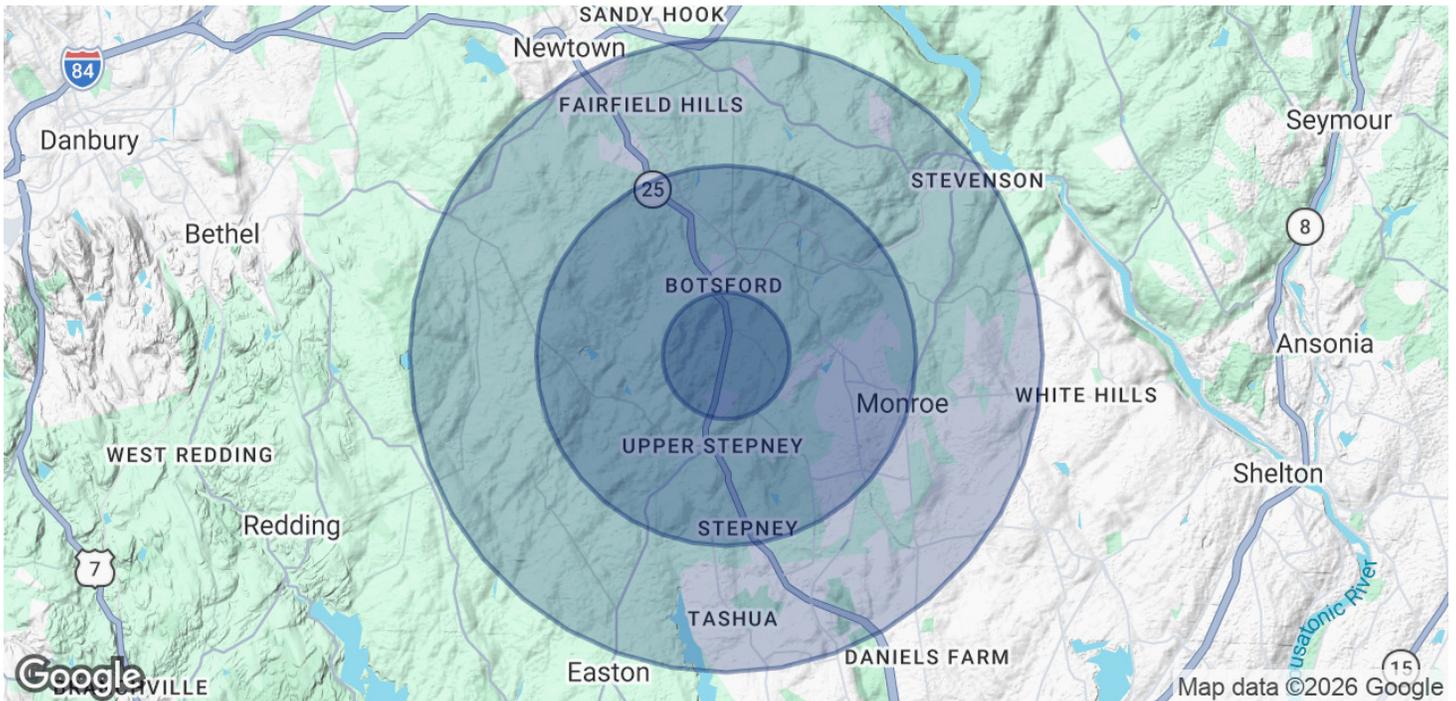
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,185	15,877	46,492
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	872	5,674	16,350
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$158,117	\$187,966	\$200,097
Average House Value	\$502,325	\$532,800	\$574,046

Demographics data derived from AlphaMap

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