

STOP & SHOP PLAZA

470-484 MONROE TURNPIKE, MONROE, CT

PROPERTY FEATURES:

- Newly developed Stop & Shop anchored center
- Abundant parking
- Close proximity to Merritt Parkway and easy access to Route 25
- Area retailers include: Big Y, Home Depot, Goodwill, CVS, Walgreens

LEASE DETAILS:

- Size: 10,725 ± sf
- Rent: Please Call
- Available: Please Call



PROPOSED
AREA
FOR LEASE

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TRUE
COMMERCIAL REAL ESTATE LLC



MONROE, CT

470-484 MONROE TURNPIKE // SITE PLAN

Site Plan



Monroe Market Aerial



demographics

	1 Mile	3 Mile	5 Mile
Population:			
2016 Projection	3,264	29,715	69,965
2011 Estimate	3,260	29,585	69,671
2010 Census	3,207	28,884	68,170
Growth 2011-2016	0.10%	0.40%	0.40%
Growth 2010-2011	1.60%	2.40%	2.20%
2011 Population By Hispanic Origin	183	1,290	2,844

2010 Population by Race:			
White	3,043	27,640	64,994
Black or African American	58	473	1,095
American Indian and Alaska Native	3	32	94
Asian	80	864	2,062
Native Hawaiian and Pacific Islander	0	6	15
Other Race	39	238	570
Two or More Races	35	332	841

2010 Households:			
2016 Projection	1,014	9,867	24,056
2011 Estimate	1,011	9,816	23,938
2010 Census	991	9,532	23,284
Growth 2011-2016	0.20%	0.50%	0.50%
Growth 2010-2011	2.10%	3.00%	2.80%
Owner Occupied	939	9,108	21,854
Renter Occupied	73	708	2,083
2011 Avg Household Income	\$140,669	\$140,029	\$137,641
2011 Med Household Income	\$112,652	\$108,181	\$107,317
2011 Per Capita Income	\$44,076	\$46,780	\$47,392

2010 Households by Household Inc:			
Income Less than \$15,000	18	191	603
Income \$15,000 - \$24,999	25	309	736
Income \$25,000 - \$34,999	23	263	687
Income \$35,000 - \$49,999	78	522	1,102
Income \$50,000 - \$74,999	136	1,479	3,667
Income \$75,000 - \$99,999	144	1,605	4,087
Income \$100,000 - \$149,999	306	2,805	6,554
Income \$150,000 - \$199,999	207	1,909	4,716
Income \$200,000+	47	494	1,225

	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
# Businesses						
Total Businesses	296	1,235	2,777	3,334	8,997	21,454
# Employees						
Total Retail	52	192	469	424	1,383	4,240
Home Improvement Stores	5	19	38	24	97	142
General Merchandise Stores	2	4	13	3	4	650
Food Stores	3	14	40	39	117	345
Auto Dealers & Service Stations	5	16	26	20	82	116
Apparel & Accessory Stores	0	9	59	0	23	610
Home Furniture & Furnishings	8	30	62	96	312	603
Eating & Drinking Places	15	46	91	141	446	852
Miscellaneous Retail	14	54	140	101	302	922
Financial/Insurance/Real Estate	31	105	219	1,051	1,506	2,427
Banks, Saving & Lending Institutions	6	16	45	36	88	513
Securities Brokers and Investments	1	12	23	1	20	34
Insurance Carriers & Agencies	7	27	54	643	835	971
Real Estate/Trust/Holding Companies	17	50	97	371	563	909
Services	144	555	1,195	871	3,282	9,162
Hotels & Lodging	1	1	3	1	1	6
Motion Picture & Amusement	9	43	87	32	265	515
Health Services	30	55	114	276	463	1,525
Legal Services	7	23	45	18	65	140
Education Services	7	26	61	125	570	2,177
Auto Services	4	17	25	30	71	105
Other Services	86	390	860	389	1,847	4,694
Agriculture/Mining	7	43	106	32	170	340
Construction	24	162	419	22	266	815
Manufacturing	16	50	99	649	1,212	1,685
Transp/Commun/Pub Util	10	38	91	218	401	792
Wholesale Trade	11	46	92	64	227	1,019
Government	1	44	87	3	550	974

