

# 238 MONROE TPKE MONROE, CT



EAC Properties, as exclusive broker, is pleased to present this 2007 multi-tenant medical and office building located at 238 Monroe Turnpike in Monroe, Connecticut. Consisting of 5,371 square feet (GLA) across two stories on a 1.33-acre parcel with 27 surface parking spaces. Strategically positioned along the highly visible Route 111 corridor, benefits include strong traffic exposure of approximately 28,879 vehicles per day and offers convenient access to Routes 8 and 25. Zoned LOR (Local Office/Retail) and built with wood frame construction, the building is currently configured for medical and professional office use investors or with flexibility for reconfiguration for accommodating an owner-user seeking future growth.

## AVAILABLE for LEASE

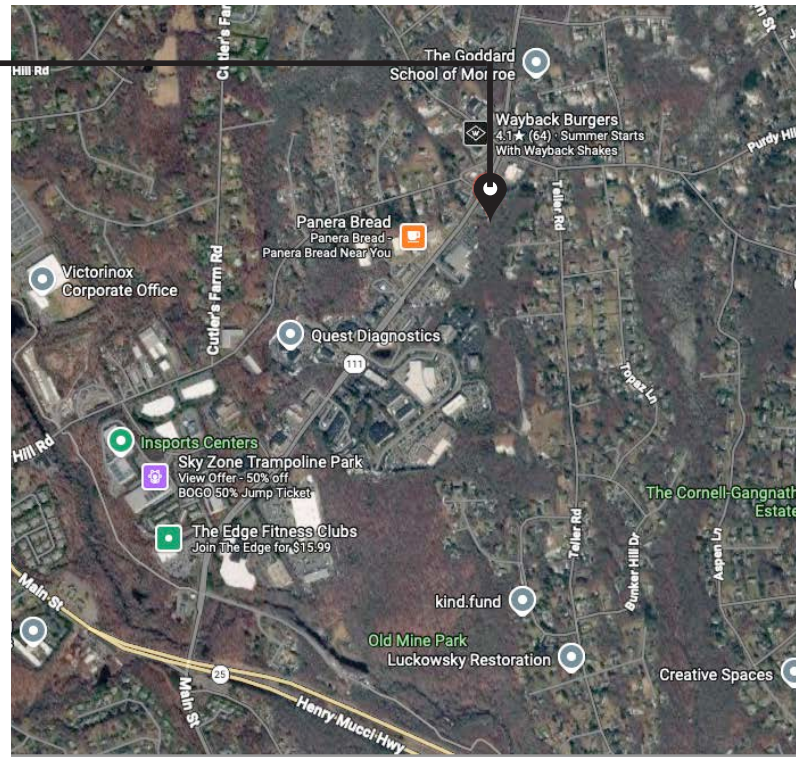
- Call for Offers
- Building Size: 5,371SF on 1.33 Acres
- Stories: 2 | 1st Floor – 2,984 SF | 2nd Floor – 2,387 SF
- Construction: 2007 Wood frame
- Zoning: LOR – Local Office/Retail
- Parking: 27 spaces (4.81/1,000 SF)
- Traffic Count: 28,000 Average Daily Vehicle Traffic on Rt 111 + Rt 25
- Highway Access: Merritt Parkway & Route 25
- Nearby Amenities: Restaurants, retail, and daily-needs shopping
- 24/7 Access
- Flexibility to reconfigure for Owner User
- Core Plus opportunity through stabilizing to market rent and filling vacancy of approximately 2,000 SF

### Demographics >>

|                             | 1 mile    | 3 miles   |
|-----------------------------|-----------|-----------|
| Population                  | 3,087     | 30,475    |
| Households                  | 1,048     | 10,443    |
| Median Age                  | 45.60     | 45.90     |
| Median HH Income            | \$184,280 | \$169,020 |
| Daytime Employees           | 4,206     | 11,160    |
| Population Growth '25 - '30 | ▲ 3.14%   | ▲ 2.76%   |
| Household Growth '25 - '30  | ▲ 3.15%   | ▲ 2.80%   |

### Traffic >>

| Collection Street | Cross Street    | Traffic Vol | Last Measured | Distance |
|-------------------|-----------------|-------------|---------------|----------|
| Purdy Hill Rd     | Teller Rd SE    | 4,598       | 2025          | 0.15 mi  |
| Monroe Tpke       | Corporate Dr SW | 17,305      | 2025          | 0.17 mi  |
| Purdy Hill Rd     | Greenlawn Rd NW | 3,705       | 2018          | 0.25 mi  |



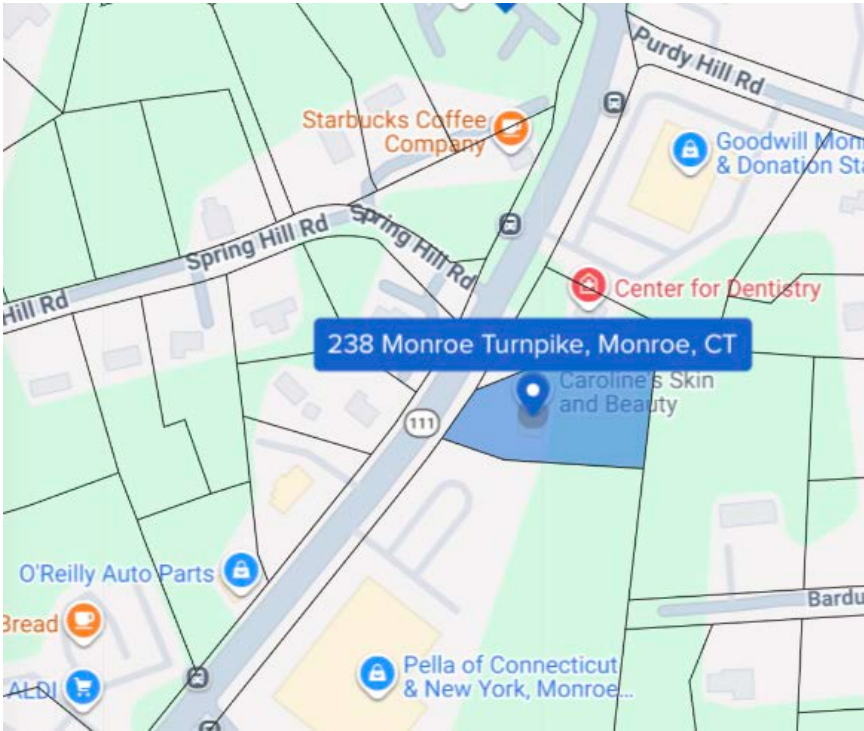
## Contact

Rob Pino  
Landlord Rep.  
844-322-7325 X825  
Rob@EACProps.com  
RES: 0833321

Andreas Senie  
Managing Partner  
844-322-7325  
Andreas@EACProps.com  
REB.0790681

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

# 238 MONROE TPKE, MONROE



| Monroe School District Rankings in Connecticut                                                                                                          |                                                                                                                                                     |                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>Best School Districts for Athletes in Connecticut<br>#9 of 117 | <br>Best School Districts in Connecticut<br>#16 of 120         | <br>Districts with the Best Teachers in Connecticut<br>#19 of 130     |
| <br>Best Places to Teach in Connecticut<br>#22 of 133              |                                                                                                                                                     |                                                                                                                                                            |
| <br>Best Places to Buy a House in Connecticut<br>#27 of 253        | <br>Best Places to Raise a Family in Connecticut<br>#31 of 254 | <br>Places with the Best Public Schools in Connecticut<br>#35 of 208  |
| <br>Best Places to Live in Connecticut<br>#42 of 254               | <br>Best Places to Retire in Connecticut<br>#71 of 208         | <br>Best Places for Young Professionals in Connecticut<br>#145 of 254 |

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.