

909 MAIN STREET MONROE, CT



OFFERING MEMORANDUM:
COMMERCIAL LAND: ZONE B-2
FOR SALE

BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



www.baldwinpearson.com



55 Walls Drive, Suite 304 Fairfield, CT 06824

909 MAIN STREET MONROE, CT

PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is proud to present 909 Main Street, Monroe, CT 06468 — a prime 2.98-acre commercial development site located along Monroe's highly desirable Main Street corridor. Recently re-zoned to the B-2 Business District, this vacant parcel offers exceptional flexibility with a wide range of permitted commercial uses. Perfectly positioned in the heart of Monroe, the property provides outstanding visibility, strong traffic exposure, and convenient access to major transportation routes statewide, making it an ideal opportunity for developers, investors, and end-users alike.

Property Highlights:

- **Strategic Location:** Positioned along Main Street (Route 25), a major commercial and commuter artery connecting Monroe, Newtown, and neighboring Fairfield County markets.
- **Development-Ready Site:** Ownership has completed key pre-development work, saving future investors significant time and cost.
- **Flexible Zoning (B-2):** Permits nearly all commercial uses, including mixed-use developments, retail centers, medical and professional offices, childcare facilities, restaurants, and more.
- **High Traffic Exposure:** Located along a busy retail corridor with robust daily vehicle counts and established neighboring businesses.
- **Attractive Size and Scale:** 2.98 acres of prime land offering design flexibility for a range of development concepts.



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909 MAIN STREET MONROE, CT PROPERTY PHOTOS



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OFFERING PRICE:
\$1,100,000

SITE METRICS

2.98
Approx. Acreage

B-2
Current Zoning

\$369,127
Price per Acre

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CONFIDENTIAL OFFERING

This Offering Memorandum was prepared by Baldwin Pearson & Co, Inc. (“Broker”) solely for the use of prospective purchasers of the properties located at 909 Main Street Monroe, CT 06468 (the “Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property.

Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



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