

SPACE AVAILABLE FOR LEASE

435 Main Street
Monroe, CT 06468

 **BHGRE**
COMMERCIAL

ATHERTON TEAM



OFFERING SUMMARY

Lease Rate:	435A: \$16.00/SF NNN 435E: \$19.00/SF NNN
Units Available:	435A: 1,991 SF 435E: 2,000SF
Building Size:	7,853 SF

PROPERTY HIGHLIGHTS

- Signage
- Banking
- Pharmacy
- Excellent space for a salon, restaurant, fitness center, dance studio, etc.

PROPERTY OVERVIEW

The Atherton Team at BHGRE Commercial Exclusively presents for lease space at 435 Main Street in Monroe. This space is ideal for a salon, personal service office center, dance studio, work-out center and just about most retail uses. Anchor tenants are Rite Aid Pharmacy and M&T Bank. This center located at the corner of the Main Street (CT-25) and CT-59 intersection offers great visibility.

Unit 435E, which is a former restaurant space is approximately 2,000 sq. ft. and contains, 2 bathrooms, its own grease trap system and separate propane tank for cooking.



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