

# SPACE FOR LEASE

435 Main Street, Monroe, CT

**A★R★E★A**  
**ATHERTON**  
**REAL ESTATE**  
**ADVISORS**   
NAVIGATING YOUR CRE SUCCESS



## Accessible Location | High Traffic | Diverse Tenant Mix

### Available Space:

**Unit 435A:** 1,991+/- SF

**Unit 453H (Former Rite Aid):**

3,434+ - 15,558 +/-SF

### Lease Rate:

**Unit 435A:** \$16.00/SF NNN

**Unit 435H:**

3,434 SF: \$20.00/SF NNN

12,124 SF to 15,558 SF:

\$16.00/SF NNN

- Great exposure, located at the corner of the Main Street (CT-25) and CT-59 intersection providing easy access.
- Neighboring tenants include M&T Bank, Last Drop Coffee Shop, One More Rep Gym and many more great local businesses to help drive traffic to the property.
- Approximately 19,400 +/- AADT.
- Ample Parking



### Building Size:

Bldg. 1: 23,377+/- SF

Bldg. 2: 7,853+/- SF



B1 zone



### THE ATHERTON TEAM

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## Photos - Former Rite Aid



