SPACE FOR LEASE

435 Main Street, Monroe, CT





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



Building Size:

Bldg. 1: 23,377+/- SF

Bldg. 2: 7,853+/- SF

B1 zone

- 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 Gum and manu more great local businesses to help drive traffic to the property.
- Approximately 19,400 +/-AADT.
- Ample Parking



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Photos - Former Rite Aid



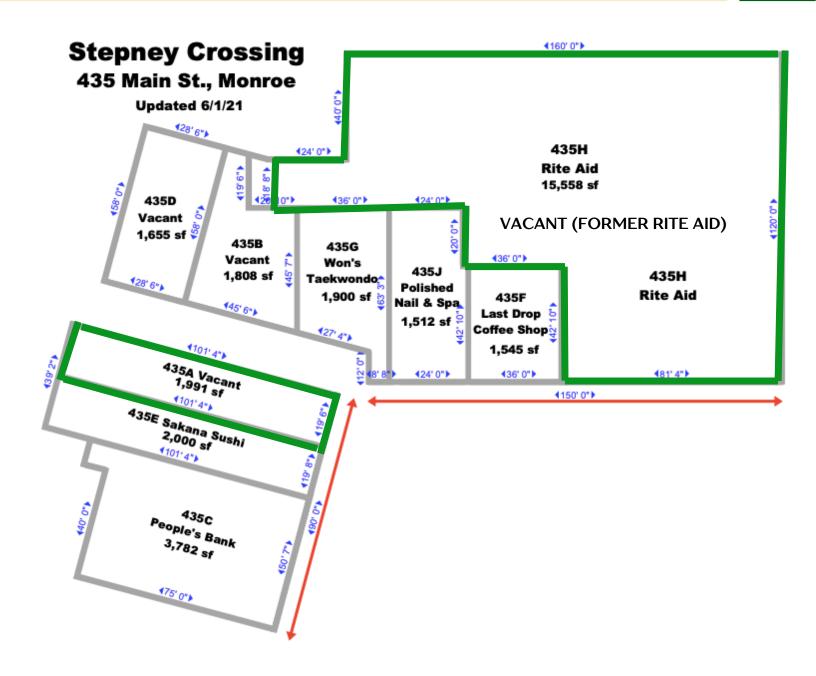












= Currently Available