

230 Roosevelt Drive,  
Monroe, CT

# SPACE FOR LEASE



## Property Highlights:

- Easy Access to Derby, Monroe, and Newtown
- Under 10 minutes drive from I-84 Exit 11
- Great visibility to passing vehicular and foot traffic (9,800+/- AADT)
- Flexible B2 zoning
- Neighboring tenants include USPS and Dunkin Donuts

## Available Spaces:

Endcap Former Pizza Restaurant:  
Square Footage: 1,800 +/- SF  
Lease Rate: \$13.50/SF NNN

Interior Space (Formerly Subway):  
Square Footage: 1,300 +/- SF  
Lease Rate: \$13.50/SF NNN

Interior Space (Former Retail Store):  
Square Footage: 1,300+/- SF  
Lease Rate: \$13.50/SF NNN

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