

SPACE FOR LEASE

401 Monroe Turnpike, Monroe, CT

 **BHGRE**
COMMERCIAL

ATHERTON TEAM



Great Opportunity to Lease Retail/Office Space at Village Square Plaza Central Location | High Traffic | Strong Co-Tenancy

Available Space:

Unit A-1A: 1,145+/- SF

Unit A-5 & A-6: 2,237+/- SF



Lease Rate:

A-1A:
\$15.00/SF NNN

A-5 & A-6:
\$11.50/SF NNN



Building Size:
48,501+/- SF



B-1 zone



16,100+/- AADT

- Located along the highly trafficked Monroe Turnpike (CT Route 111)
- Centrally positioned on a vibrant and expanding retail corridor with a strong mix of national retailers and local businesses
- Join established neighbors including M&T Bank, Dairy Queen, Hartford HealthCare, Dunkin', and more



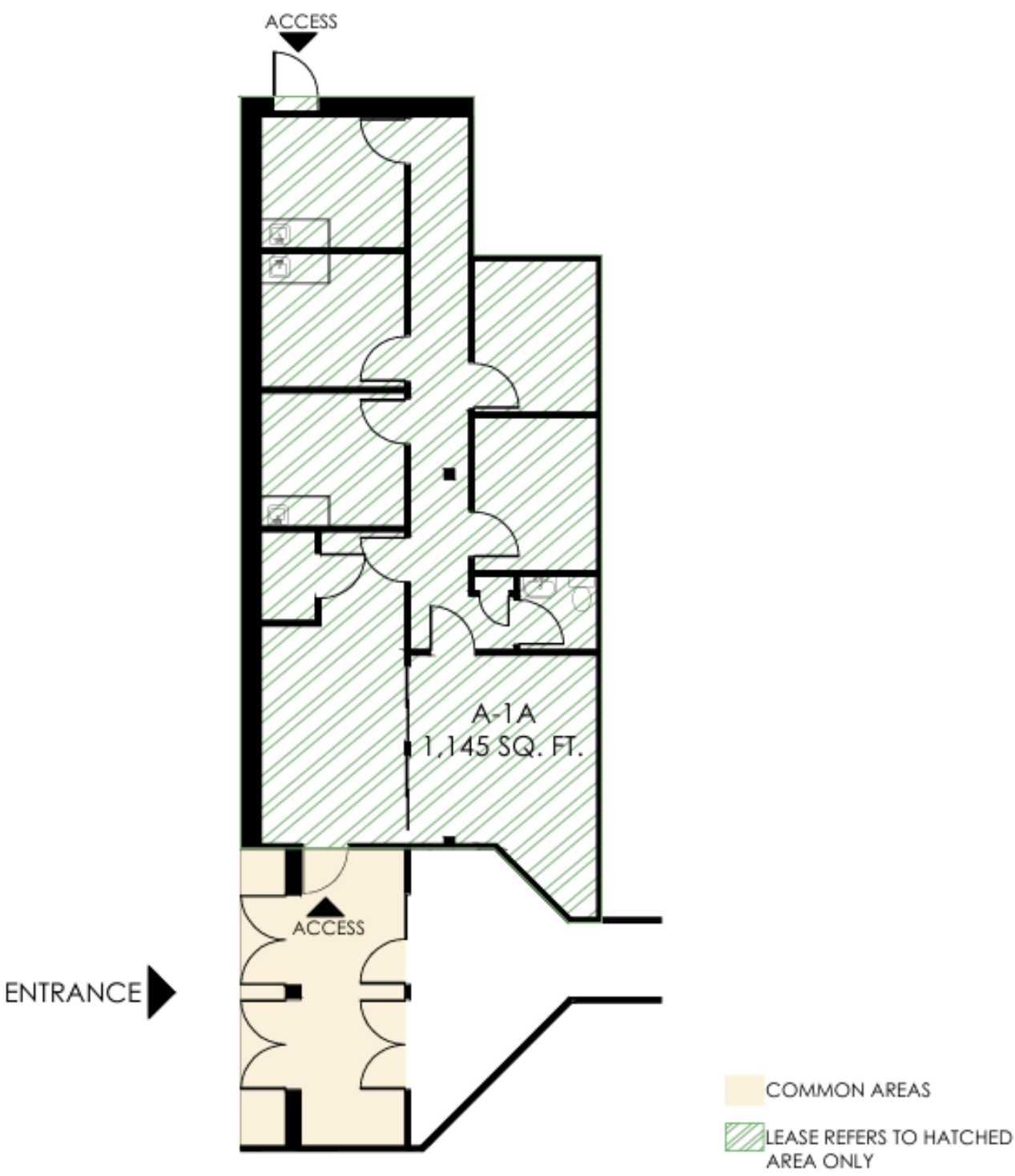
THE ATHERTON TEAM

Bryan Atherton, CCIM, SIOR
batherton@buyandsellcre.com
203.209.3337

Matt Renzulli
mrenzulli@buyandsellcre.com
203.216.0285

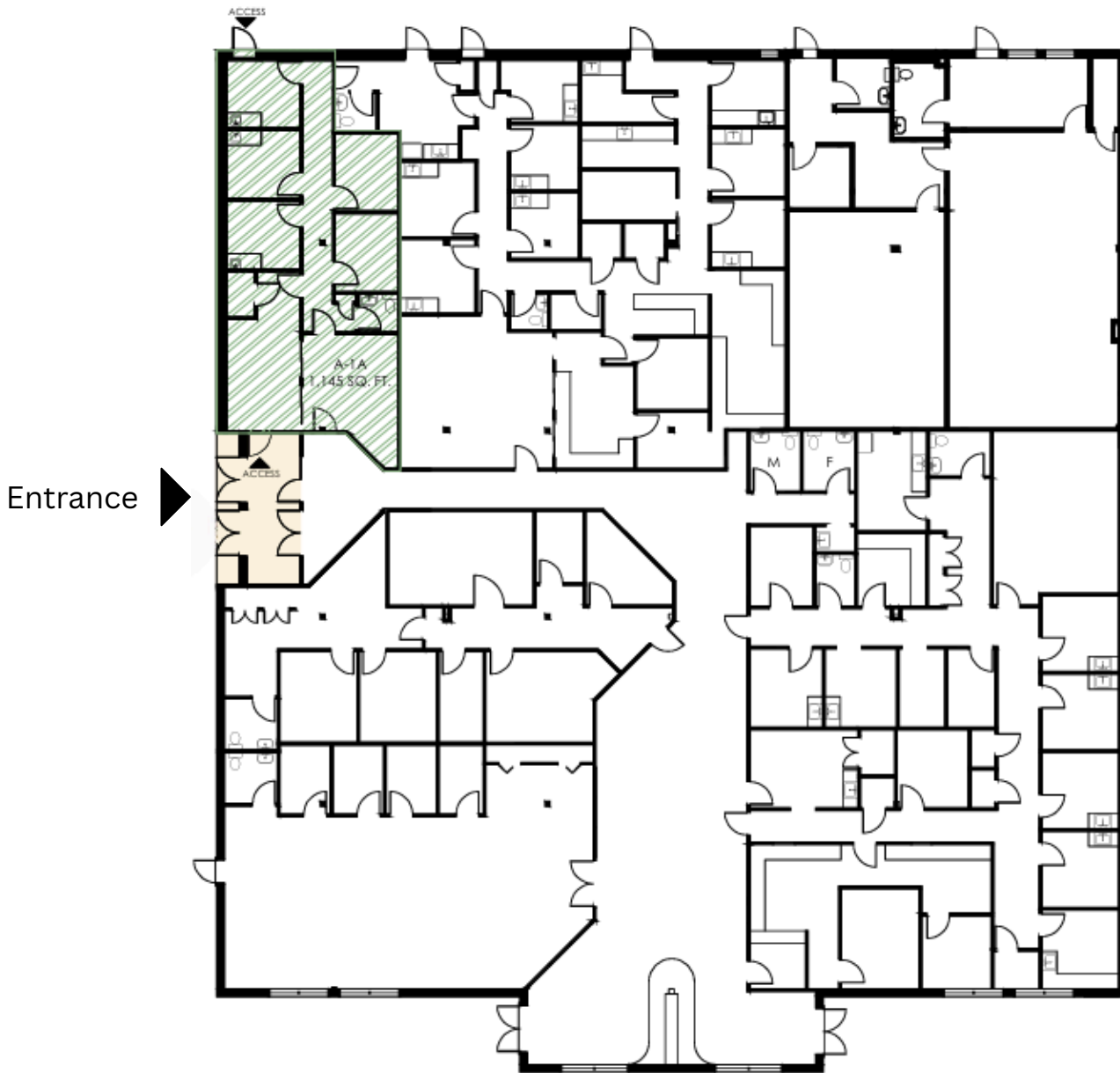
Colin Morrissey
cmorrissey@buyandsellcre.com
203.313.3126

EXHIBIT B-2



Unit A-1A Master Floor Plan

EXHIBIT B-1



COMMON AREAS
LEASE REFERS TO HATCHED
AREA ONLY

 **Village Square Shopping Center**
401 MONROE TURNPIKE, MONROE, CT 06/23/2025
A-1A = 1,145 SQ.FT.

EXHIBIT B-2

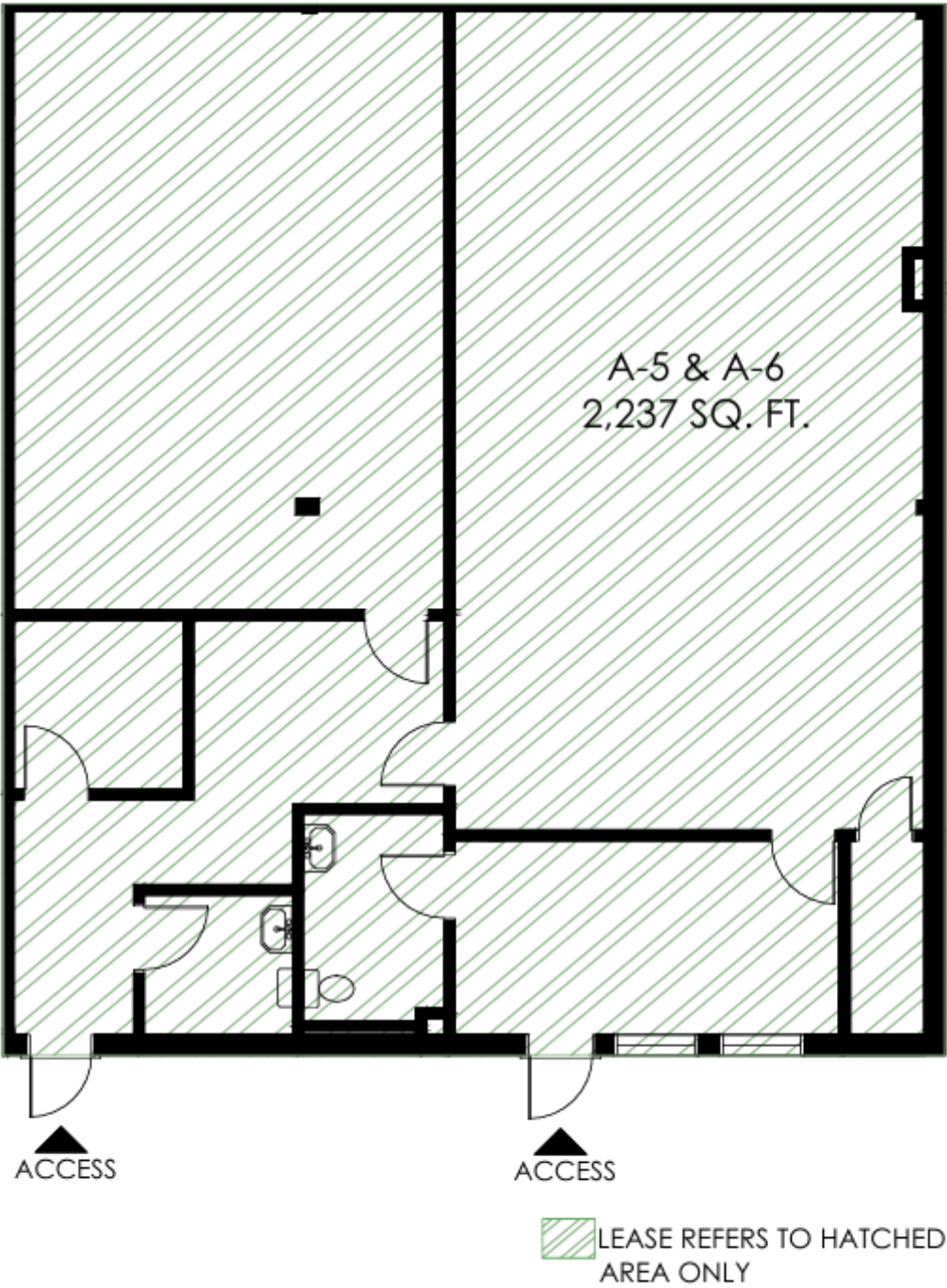
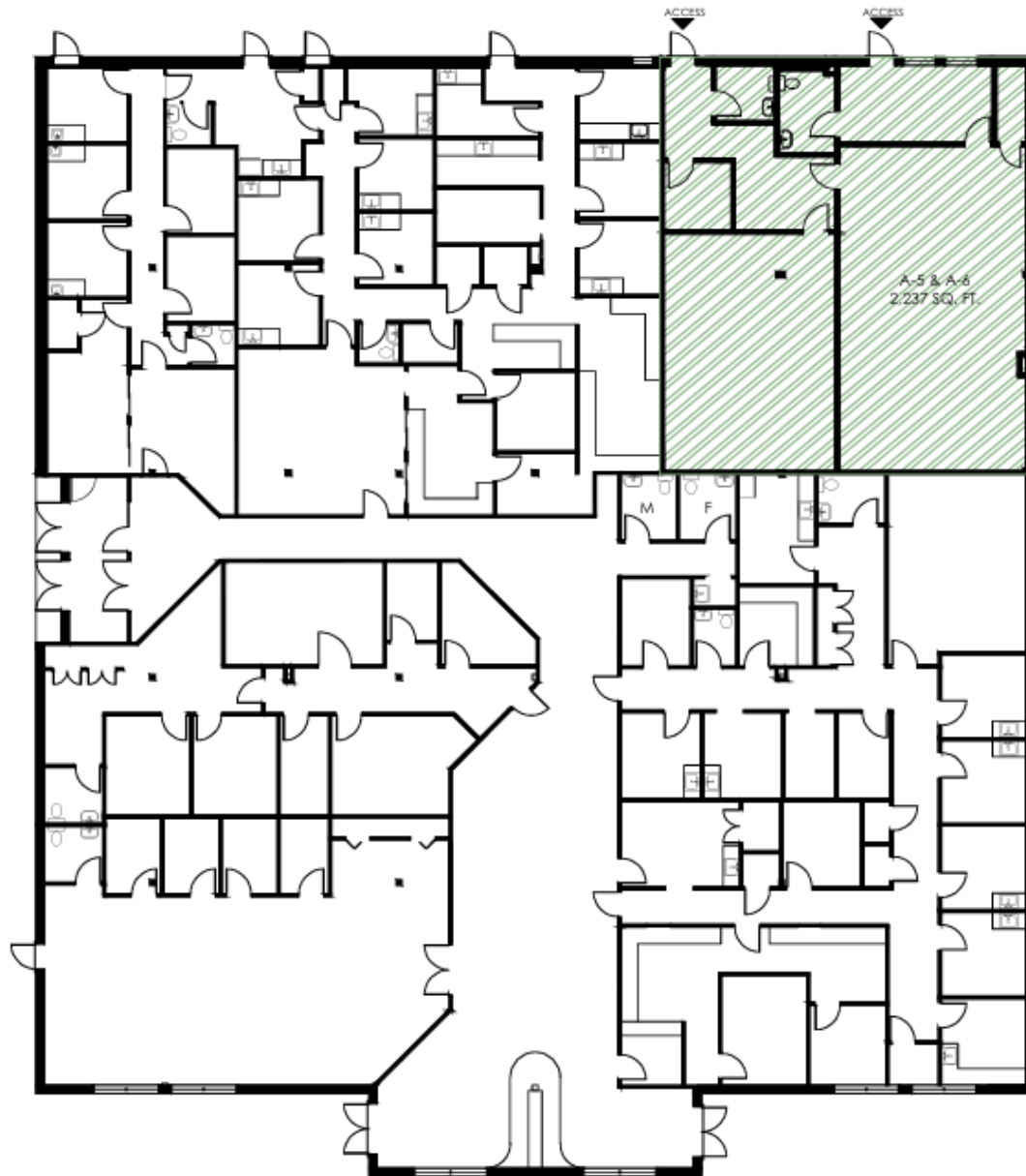


EXHIBIT B-1



 LEASE REFERS TO HATCHED AREA ONLY

 **Village Square Shopping Center**
401 MONROE TURNPIKE, MONROE, CT 06/16/2025
A-5 & A-6 = 2,237 SQ. FT.

Aerial View

 Unit A-1A

 Unit A-5 & A-6



Unit A-1A Entrance



Unit A-5 & A-6 Entrance



Monroe Demographics

DEMOGRAPHIC SUMMARY

Monroe town, CT
Geography: County Subdivision

KEY FACTS

18,569

Population

44.0

Median Age



6,728

Households

\$108,792

Median Disposable Income

EDUCATION

2.4%

No High School Diploma



19.3%

High School Graduate



21.6%

Some College/
Associate's Degree



56.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$141,546

Median Household Income



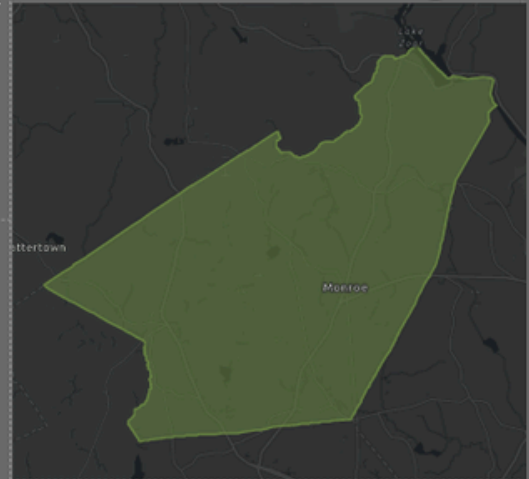
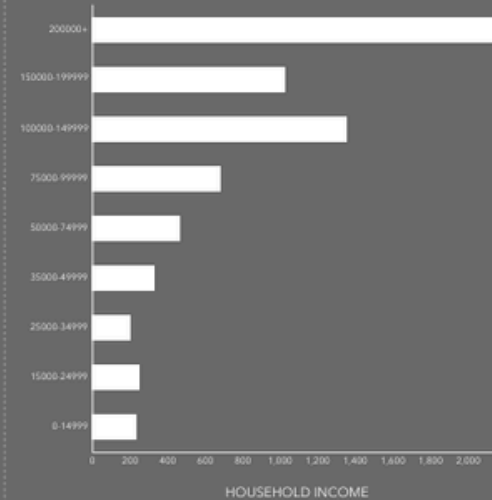
\$66,225

Per Capita Income



\$1,023,044

Median Net Worth



EMPLOYMENT



White Collar

76.9%



Blue Collar

14.0%



Services

11.3%

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Proximity: Monroe is situated in eastern Fairfield County, Connecticut, approximately 10 miles northeast of Bridgeport and 60 miles from New York City. It shares borders with towns such as Trumbull, Shelton, Newtown, and Oxford, offering residents convenient access to various parts of the state.

Transportation Infrastructure: The town is traversed by several state routes, including Route 25 (Main Street), Route 34, Route 59, Route 110, and Route 111 (Monroe Turnpike), facilitating regional connectivity. The Stevenson Dam Bridge on Route 34 connects Monroe to Oxford over the Housatonic River. Public transportation is available through the Greater Bridgeport Transit Authority, and nearby train stations in Bridgeport and Derby-Shelton provide access to Metro-North Railroad services.

Quality of Life: Monroe offers a family-oriented environment with award-winning schools, safe neighborhoods, and beautiful parks. Recreational facilities like Webb Mountain Park and the adjacent Webb Mountain Discovery Zone provide opportunities for hiking, camping, and nature education. The town also features the Monroe Center Historic District, preserving its New England charm.

Business Friendly Environment: Monroe supports economic development through its Economic Development Department, focusing on increasing the commercial tax base and attracting new businesses. The town collaborates with realtors, developers, and agencies to promote responsible development aligned with community character and quality of life.

Diverse Industries: The local economy includes small businesses and larger companies in sectors such as energy, manufacturing, warehousing, and distribution. Monroe's strategic location and supportive business environment contribute to sustained growth in local industries.

Educational Institutions: Monroe Public Schools serve approximately 4,000 students across three elementary schools, two middle schools, and Masuk High School. The district includes the STEM Academy, offering specialized programs for middle school students.