

165 Monroe Turnpike, Trumbull, CT

ASKING PRICE

**\$1,095,000**

**A★R★E★A**  
**ATHERTON**  
**REAL ESTATE**  
**ADVISORS** 

NAVIGATING YOUR CRE SUCCESS



Discover 165 Monroe Turnpike, a well-maintained property with prime location on well trafficked CT-111 providing premium exposure to an estimated 16,100+/- AADT. This property is well set up for an owner-user that can utilize the premiere location and functional space for their business. Rare opportunity to own property on highly sought after CT-111 where inventory to purchase is consistently low. Located on main commercial corridor in Monroe/Trumbull surrounded by a diverse mix of National Retailers and local businesses. Situated on the Trumbull side of the Turnpike, property benefits from Public Sewer and Water.



9,086+/- SF



0.68+/- acres



I-L2 zone



19+/- spaces



Built in 2001



16,100+/-AADT



2024: \$32,945



City Water/Sewer



**THE ATHERTON TEAM**

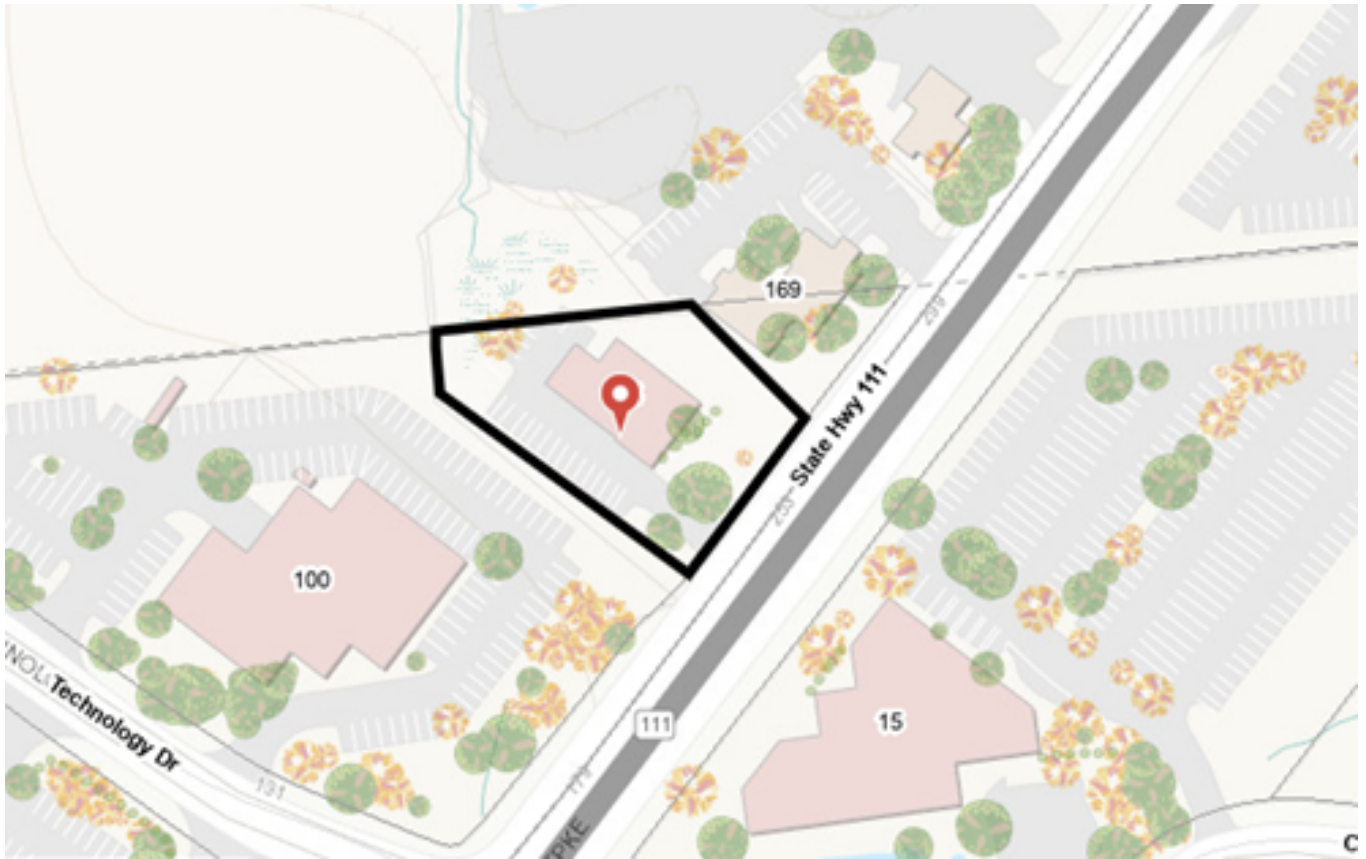
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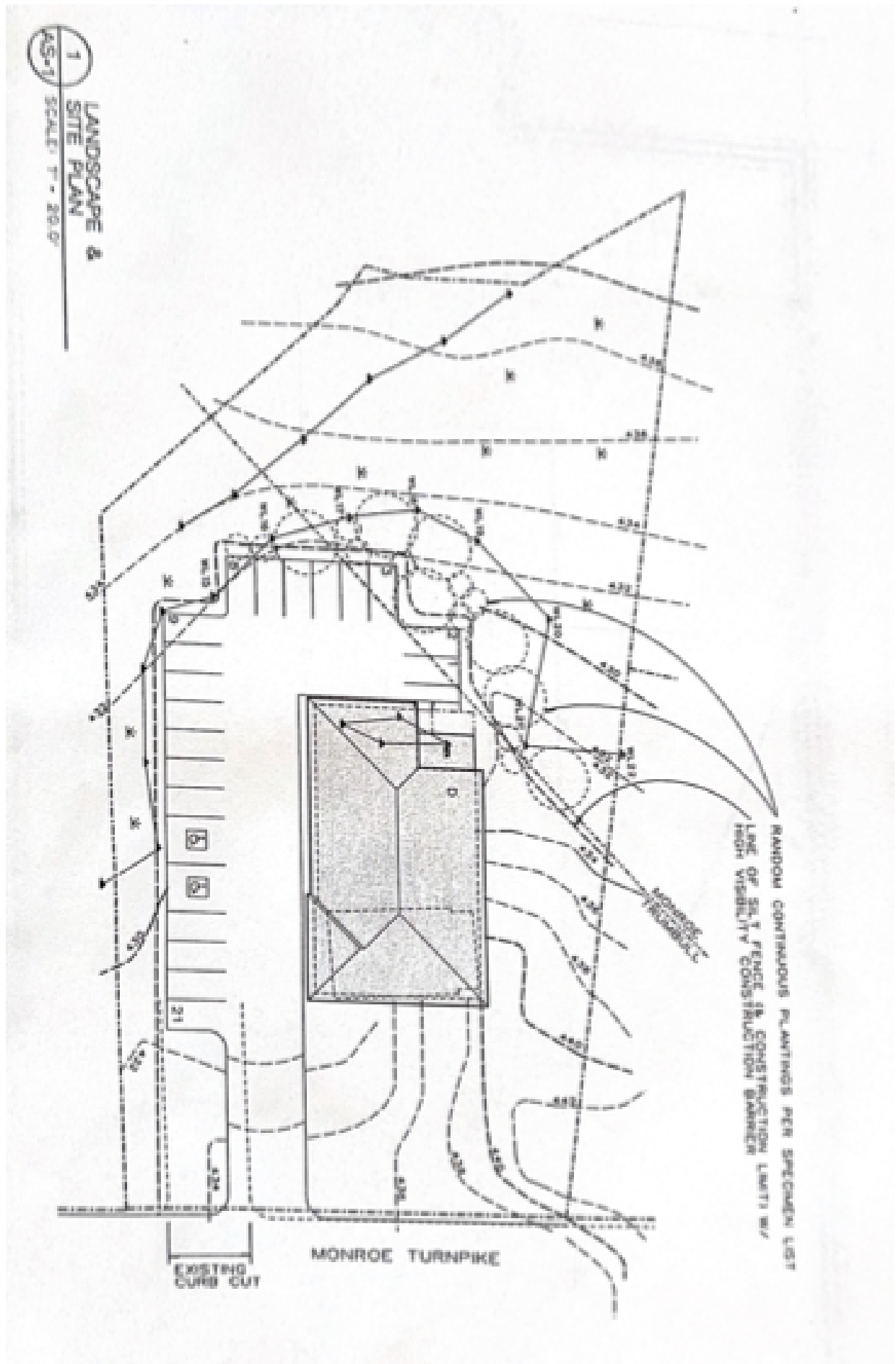
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## Aerial View

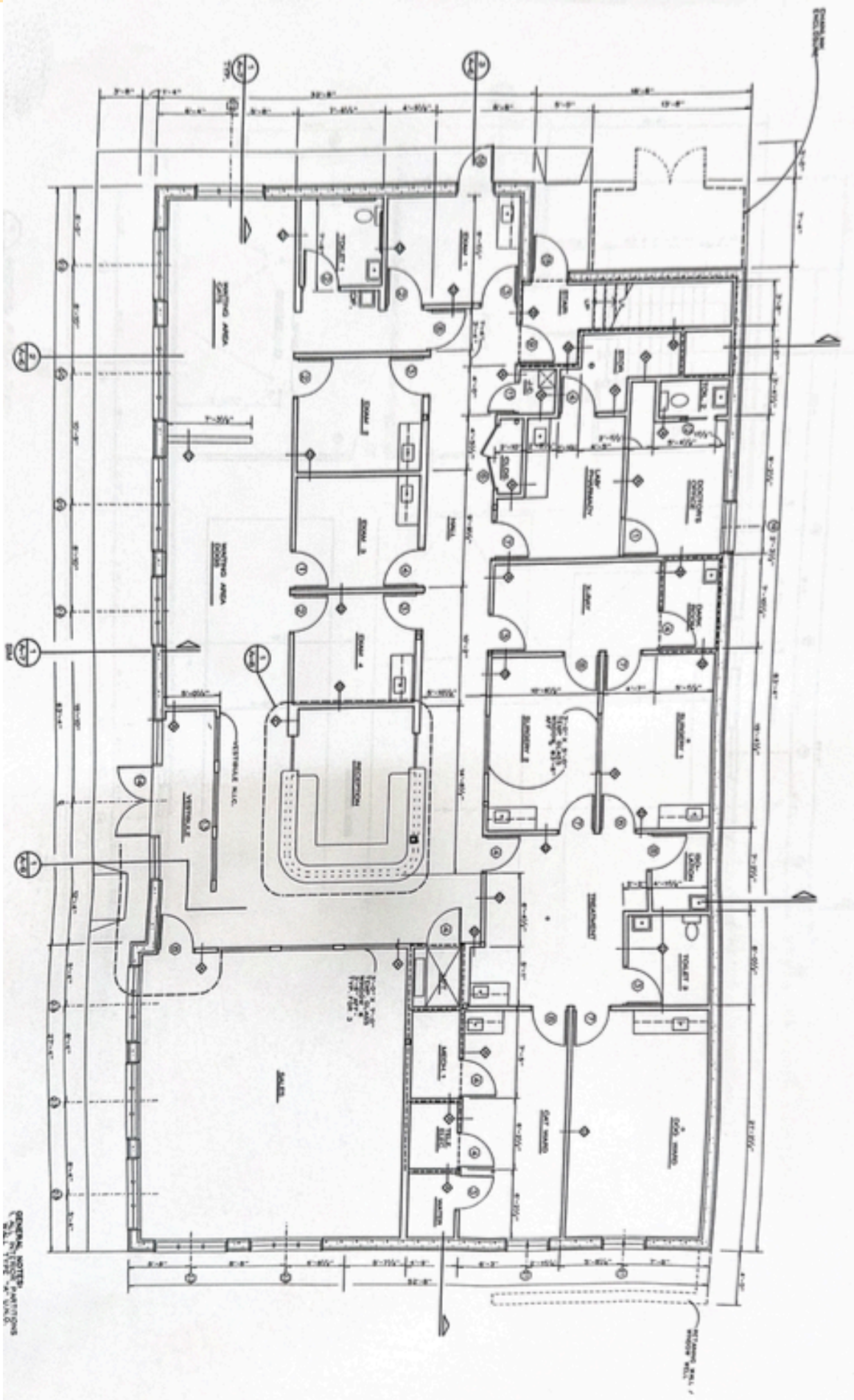


# Site Plan

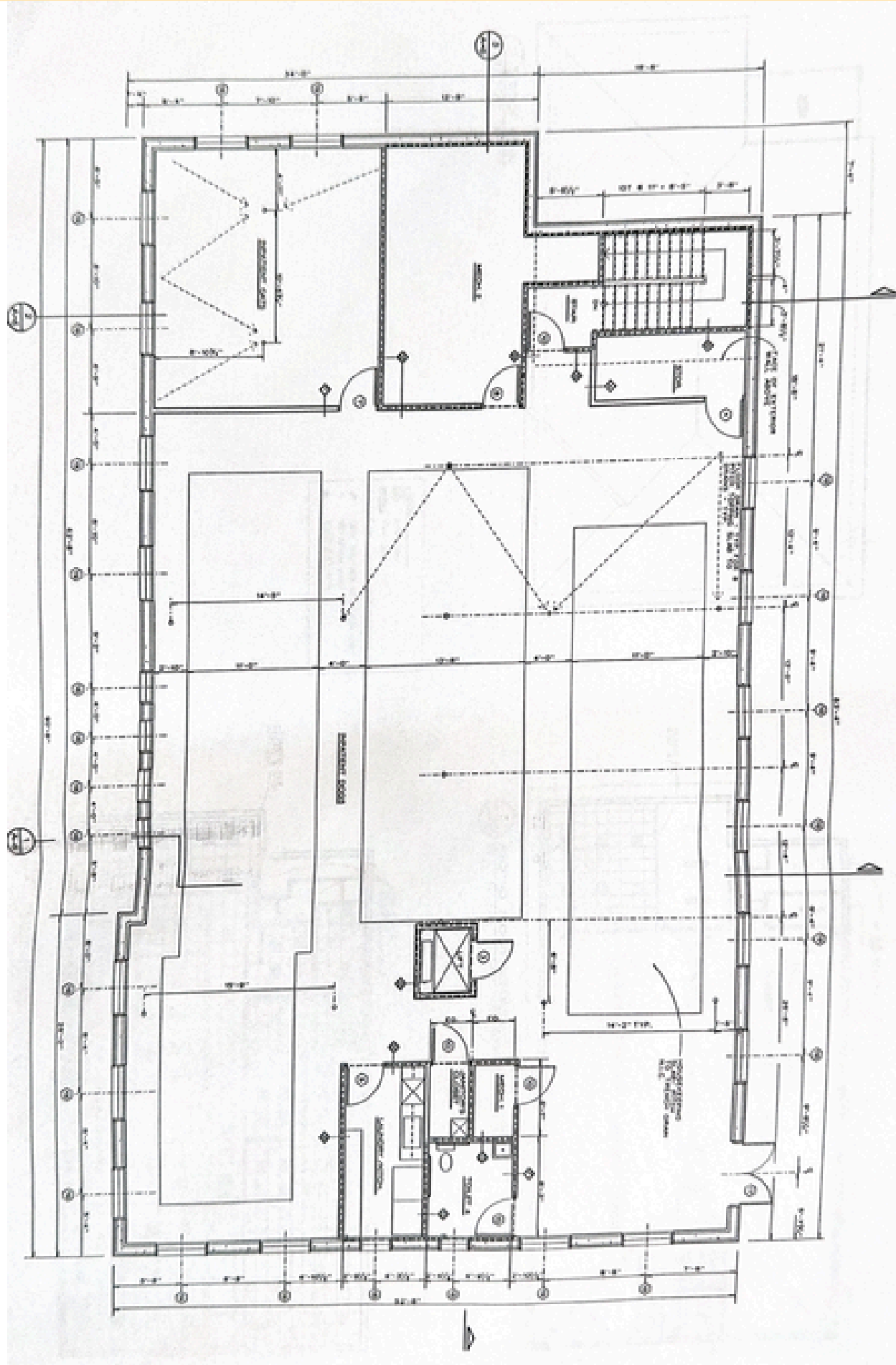




# Floor Plan - 1<sup>st</sup> Floor



## Floor Plan - 2<sup>nd</sup> Floor



# Trumbull Market Overview



**Proximity:** Situated in Fairfield County, Trumbull lies about 10 miles northeast of Bridgeport and roughly an hour from New York City. It's bordered by Shelton, Stratford, Monroe, and Easton—making it well-situated within southwestern Connecticut.

**Transportation Infrastructure:** Shelton has good transportation infrastructure, including highways and proximity to airports. Easy access to transportation facilitates the movement of goods and services, as well as business travel, situated right on Rte. 8, offering easy access to the Merritt Parkway, I-95 and I-84.

**Quality of Life:** Trumbull is praised for its family-friendly atmosphere, lush parks, and strong community spirit. It consistently rates high in quality-of-life metrics—education, safety, and leisure—earning nods from CT Magazine and CNN Money.

**Business-Friendly Environment:** With a stable, financially sound government, Trumbull fosters over 1,500 businesses and supports them actively. Though almost 98% of land is developed and largely residential, redevelopment has been key—remarkable gains include the revitalized Trumbull Corporate Park, shrinking office vacancy from ~44% to ~13%, and new developments at Trefoil Drive and Ten Trumbull.

**Diverse Industries:** The town hosts a mix of retail malls (Hawley Lane Mall), corporate offices, healthcare, financial services, agribusiness, and local shops in Trumbull Center. Recent additions include new development at Trefoil Drive including plans for an upscale grocer, an urgent care, and restaurants, mixed-use units and senior housing in corporate park, underscoring a shift toward mixed-use, walkable development.

**Educational Institutions:** Home to Trumbull Public Schools serving around 6,900 students across six elementary schools, two middle schools, and Trumbull High School, which offers Agriscience & Biotechnology programs. Districts rank in top 15–20% statewide for household income and high school diploma attainment, with college degree rates above average. The board is budgeting ~\$131 million for 2025–26 to handle staffing and transportation needs.

# Monroe Market Overview

## DEMOGRAPHIC SUMMARY

Monroe town, CT  
Geography: County Subdivision

### KEY FACTS

18,569

Population



6,728

Households

44.0

Median Age

\$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



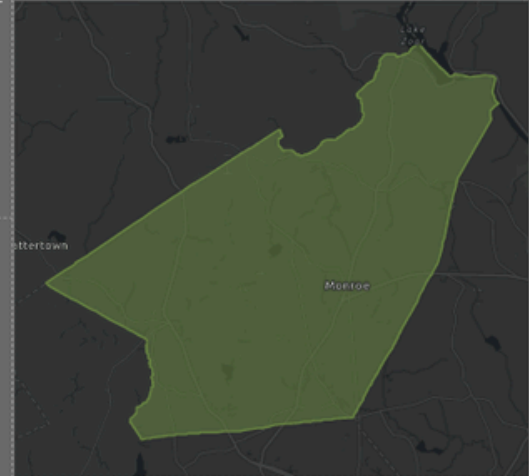
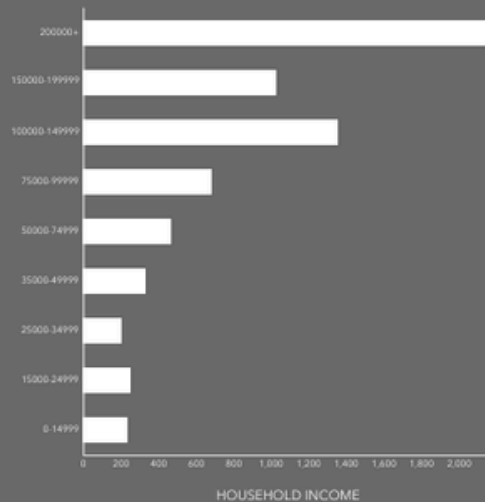
\$66,225

Per Capita Income



\$1,023,044

Median Net Worth



### EMPLOYMENT



White Collar

Blue Collar

Services

Unemployment Rate

3.2%

76.9%

14.0%

11.3%

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.