

# 500-1,450 SF DRIVE THRU ENDCAP | FOR LEASE

846 Main St, Monroe, CT 06468



C-STORE - SIDE 2 (DRIVE THRU)  
3/16" = 1'-0"



C-STORE - SIDE 1  
3/16" = 1'-0"



C-STORE - REAR  
3/16" = 1'-0"



C-STORE - FRONT  
3/16" = 1'-0"

## FOR LEASE: 500 - 1,450 SF

- Retail - See Floor Plan on Pg. 2
- Nearby Tenants: DOCS Urgent Care, Rite Aid, M&T Bank Physician One, Five Guys, Subway, and Club 24 Concept Gyms Verizon, Monro Muffler, Starbucks, Stop & Shop, TJ Maxx
- 500-1,450 SF
- Retail build to suit
- City Water, Sewer, Gas
- Separate utilities
- Traffic Count: 21,000 ADT
- Endcap to Brand New Gas C-Store
- Located on Route 25/Main Street

Contact for Details:

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**retrade**



(860) 600-4400



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**FOR LEASE: 846 Main St, Monroe, CT**



# NEARBY TENANTS & DEMOGRAPHICS

## 500-1,450 SF DRIVE THRU ENDCAP | FOR LEASE



### NEARBY TENANTS

- DOCS Urgent Car • Rite Aid
- M&T Bank • Verizon • Starbucks
- Monro Muffler • Stop & Shop
- TJ Maxx • PhysicianOne • Subway
- Five Guys • Club 24 Concept Gyms

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	2,412	16,055	43,572
<b>Total Households</b>	901	5,510	14,801
<b>Avg. Households Income</b>	\$118,874	\$134,203	\$131,684



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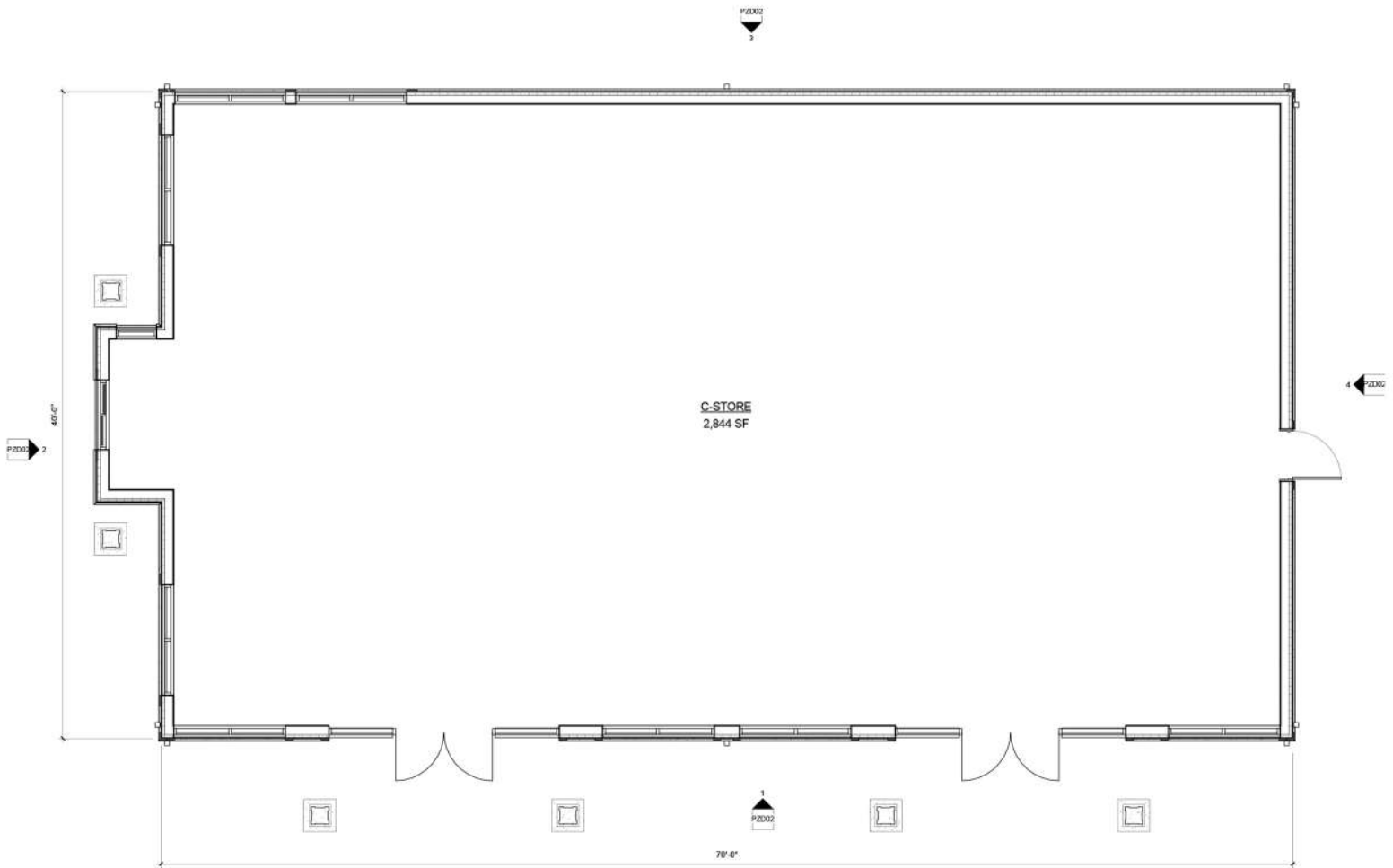


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**SAMPLE TEXT:** 846 Main St, Monroe, CT

# FLOOR PLAN - C-STORE

## 500-1,450 SF DRIVE THRU ENDCAP | FOR LEASE



FLOOR PLAN - C-STORE  
1/4" = 1'-0"

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.



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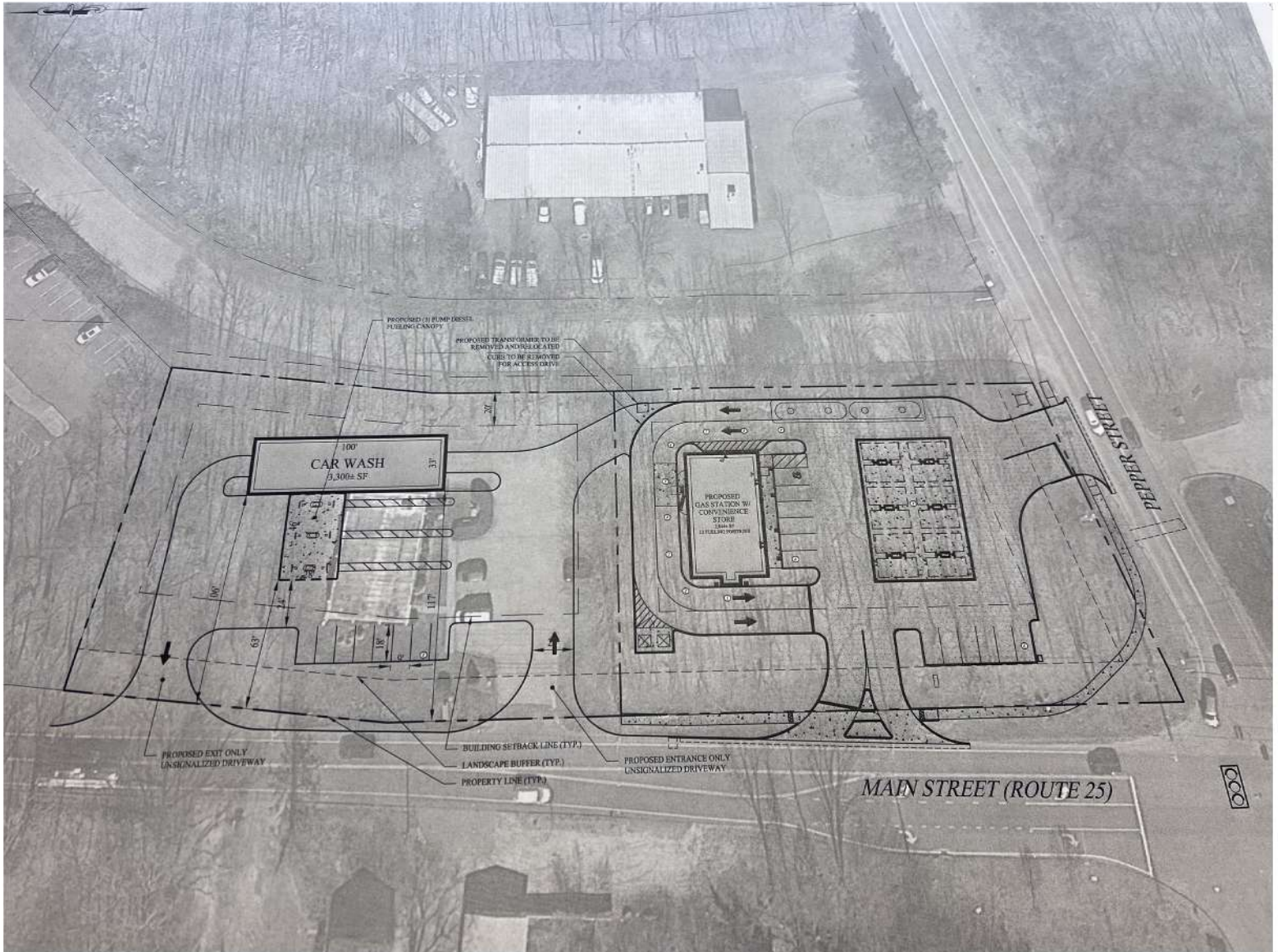
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SAMPLE TEXT: 856 Main St, Monroe, CT



# PROPOSED FLOOR PLAN

## 500-1,450 SF DRIVE THRU ENDCAP | FOR LEASE



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