



1-15 Main Street

November 2024

Property Description

1-15 Main Street, Monroe are three separate lots with 1 Main Street being a small, incidental piece across the road from lots 7 and 15. The sizes of the lots are as follows:

1 Main = .61 acre

7 Main = 3.24 acres

15 Main = 2.63 acres

Lots 7 and 15 are adjacent, abutting lots totaling 5.87 acres.

The lots are currently in a B-1 Commercial Zone that has been approved for retail or mixed-use, multi-family housing.

We believe, according to State regulations allowing 7500 gallons per day sewer capacity per lot, that the site can support (1) 65-seat restaurant (or two smaller restaurants); 24 one bedroom and 2 two bedroom apartments; and approximately 16,000 square feet of retail space.

Property Indices

Ownership Entity: 1-15 Main Street, LLC
Mitchell DeEsso, Managing Member

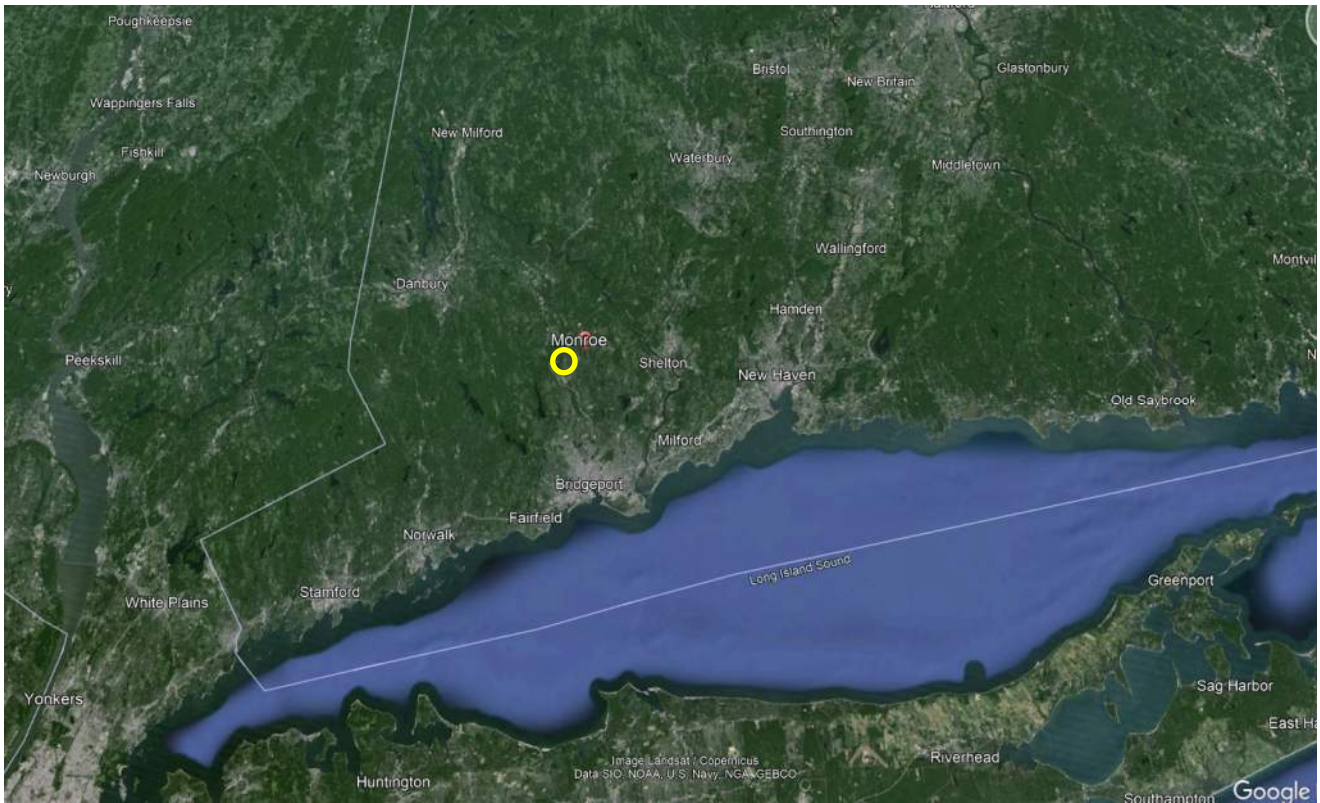
Property:	1 Main Street	.61 Acre
	7 Main Street	3.24 Acres
	15 Main Street	2.63 Acres
	TOTAL:	6.48 Acres

Zoning: B-1 Business/Commercial

Utilities:	Electric:	Eversource
	Gas:	SCG
	Water:	Town of Monroe
	Sanitary:	Septic (15,000 gallon capacity)

Parking:	Restaurant (15 per 1000)	90 spaces
	Retail (5 per 1000)	50 spaces
	Total:	140 spaces

Excavation: 100,000 cubic yards

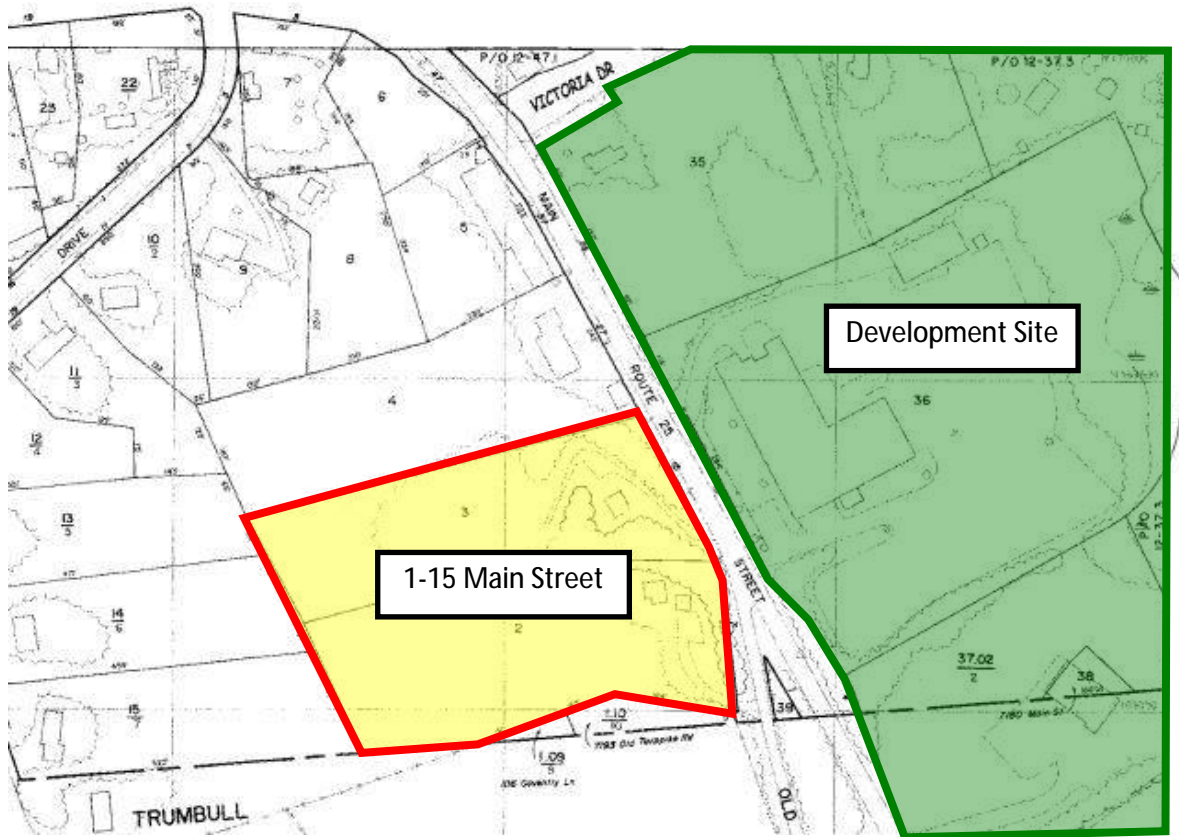


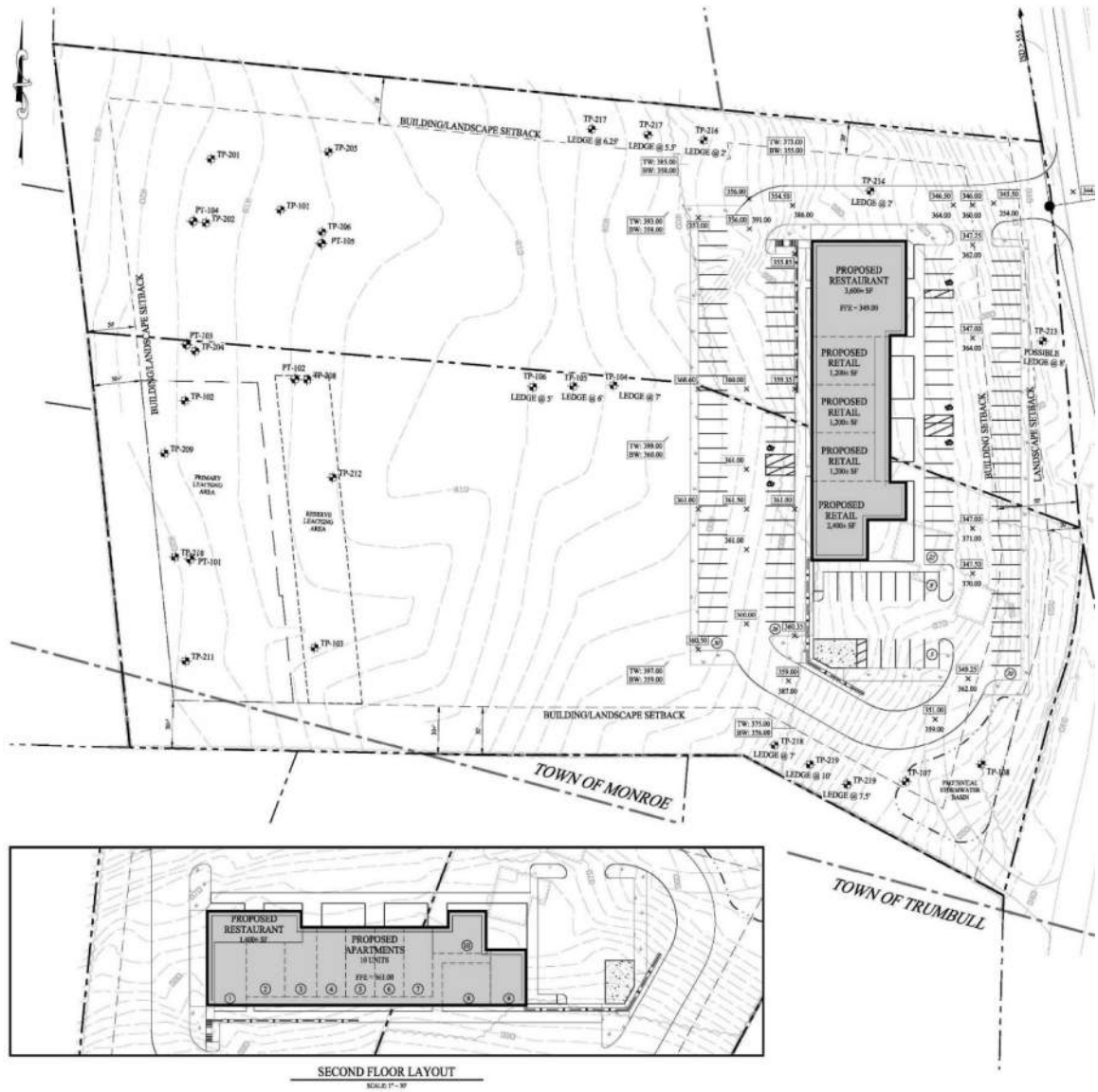
Regional Map



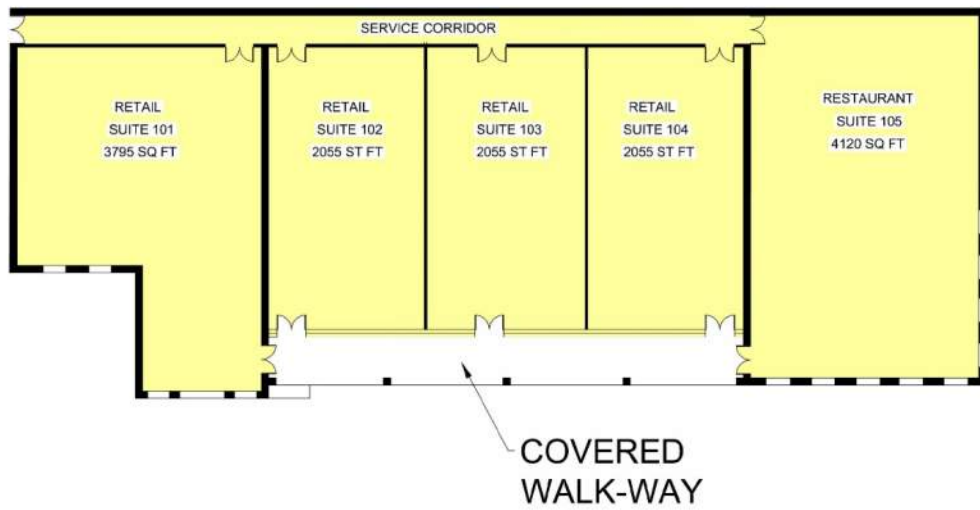
Local Map

ASSESSOR MAP

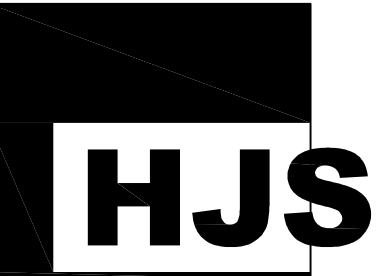




DEVELOPMENT PLAN



LEASING PLAN



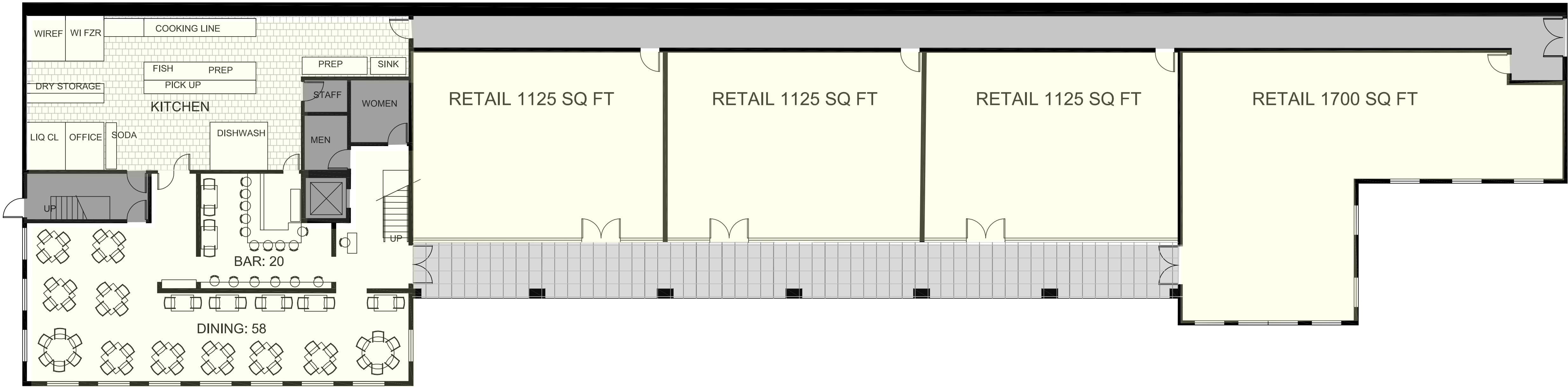
PLANNING
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FRONT ELEVATION

RESTAURANT 3206 SQ FT



GROUND FLOOR

1-15 MAIN ST

09-02-2019



- New Construction
- High Visibility
- 24,000 Auto Passes Daily
- Easy Access
- Ample Parking

CONTACT:
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