

## 337 Monroe Turnpike, Monroe, CT

Commercial Property for Sale at \$650,000.00 **Price Reduced!**



PRICE REDUCTION: Build to suit for sale with potential for 6,000 SF building with drive thru capability subject to TPZ approval. Ideal for office, bank or retail store. High traffic count with approximately 18,500 daily. Near Walgreens, US Post Office, McDonald's, Big Y Supermarket, Home Depot and major banks. Less than 7 miles from Exit 49 off the Merritt Parkway. Off Route 25 on Route 111.

### The Site

<b>Total Building Size:</b>	Build to Suit
<b>Land:</b>	1.22 acres
<b>Real Estate Taxes:</b>	\$9,111.76 (2011 Taxes)
<b>Zoning:</b>	LO
<b>Year Built:</b>	Proposed

### Three Mile Demographics

<b>Population:</b>	29,764
<b>Median HH Income:</b>	\$119,270

### Features

<b>Traffic Count:</b>	18,500
<b>Parking:</b>	Ample

### Five Mile Demographics

<b>Population:</b>	68,308
<b>Median HH Income:</b>	\$114,087

## Contact

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