

FOR LEASE // VILLAGE SQUARE MEDICAL, RETAIL OR OFFICE

401 Monroe Turnpike, Monroe, CT



PROPERTY DESCRIPTION

Prime medical, retail and professional office spaces are now available at Village Square Shopping Center, a 50,000 SF neighborhood center at 401 Monroe Turnpike, Monroe, CT. The well-established property offers excellent visibility on Route 111, generous parking (5.3 spaces per 1,000 SF), high traffic counts, and strong co-tenancy with M&T Bank, St. Hartford Healthcare Urgent Care, and other service tenants. Ideal for healthcare, retail, wellness, office or professional users.

PROPERTY HIGHLIGHTS

- Unit A-1A - 3 Exam Rooms, Private Bath, 2 Private Offices & Reception
- Units A5/A6 - Open Floor Plan w/Private Baths Available
- B-1 Zone (Retail/Office/Medical)
- Route 111 Frontage
- 16,100 VPD
- Excellent Visibility
- Medical Co-Tenancy

OFFERING SUMMARY

Available SF:	Unit A-1A - 1,145 SF Units A5/A6 - 2,237 SF *Can Be Subdivided
Lease Rate:	Unit A-1A: \$15 NNN Units A5/A6: \$11.50 NNN
Nets	+/- \$7.62 PSF
Building Size:	48,160 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,091	8,827	21,824
Total Population	3,344	26,951	65,784
Average HH Income	\$188,989	\$203,753	\$196,671

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EXHIBIT B-2

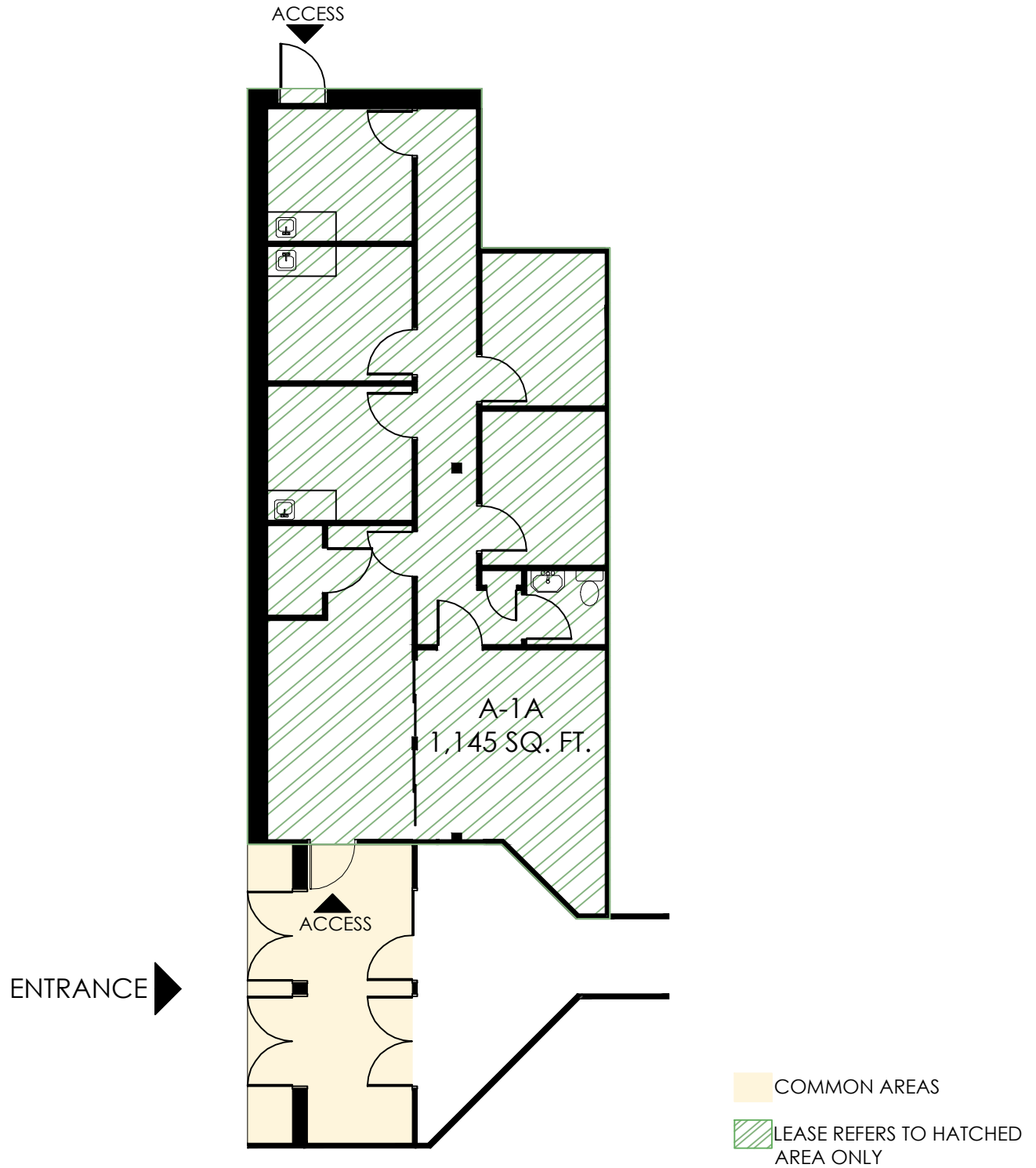
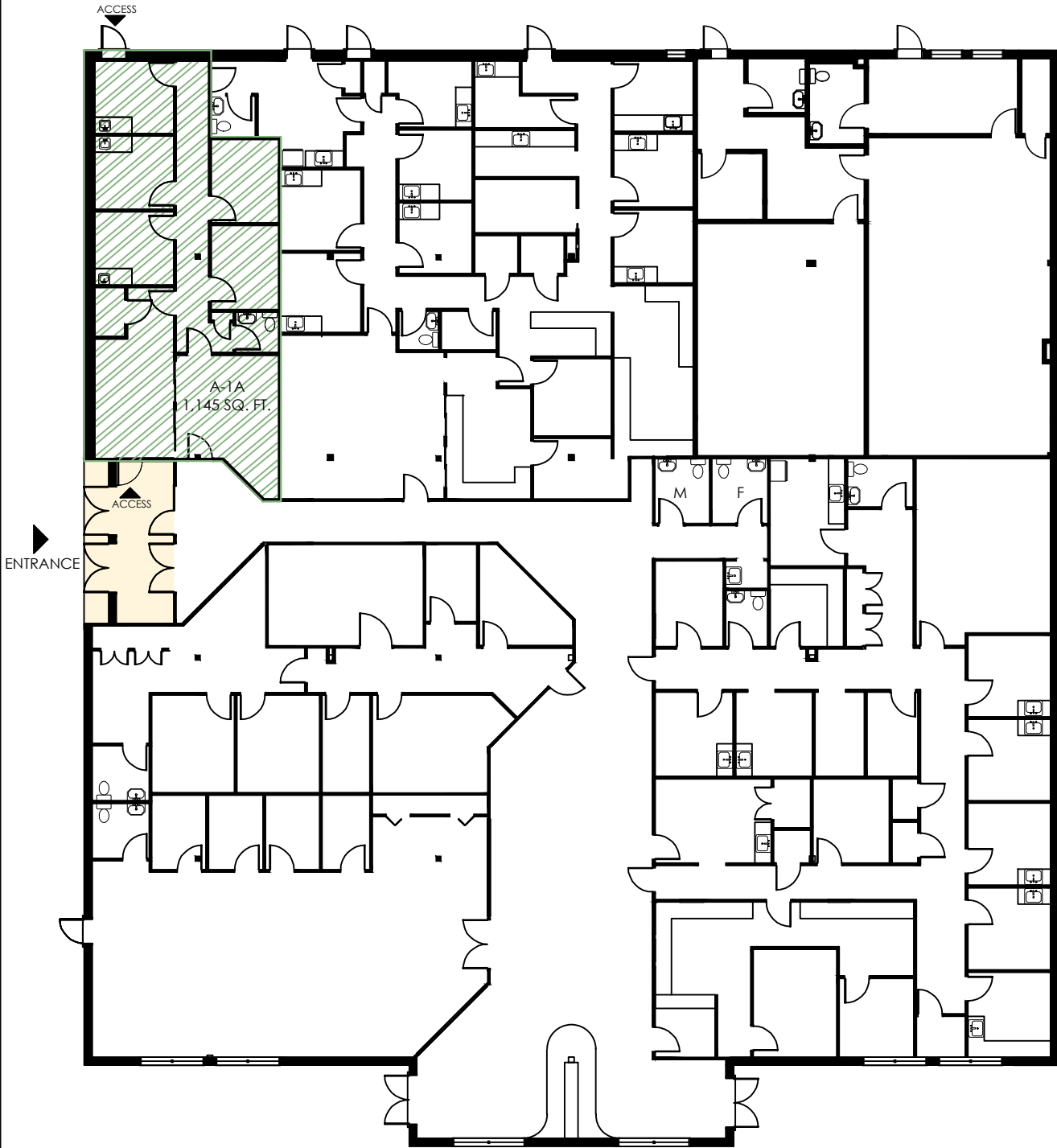


EXHIBIT B-1



COMMON AREAS

LEASE REFERS TO HATCHED AREA ONLY

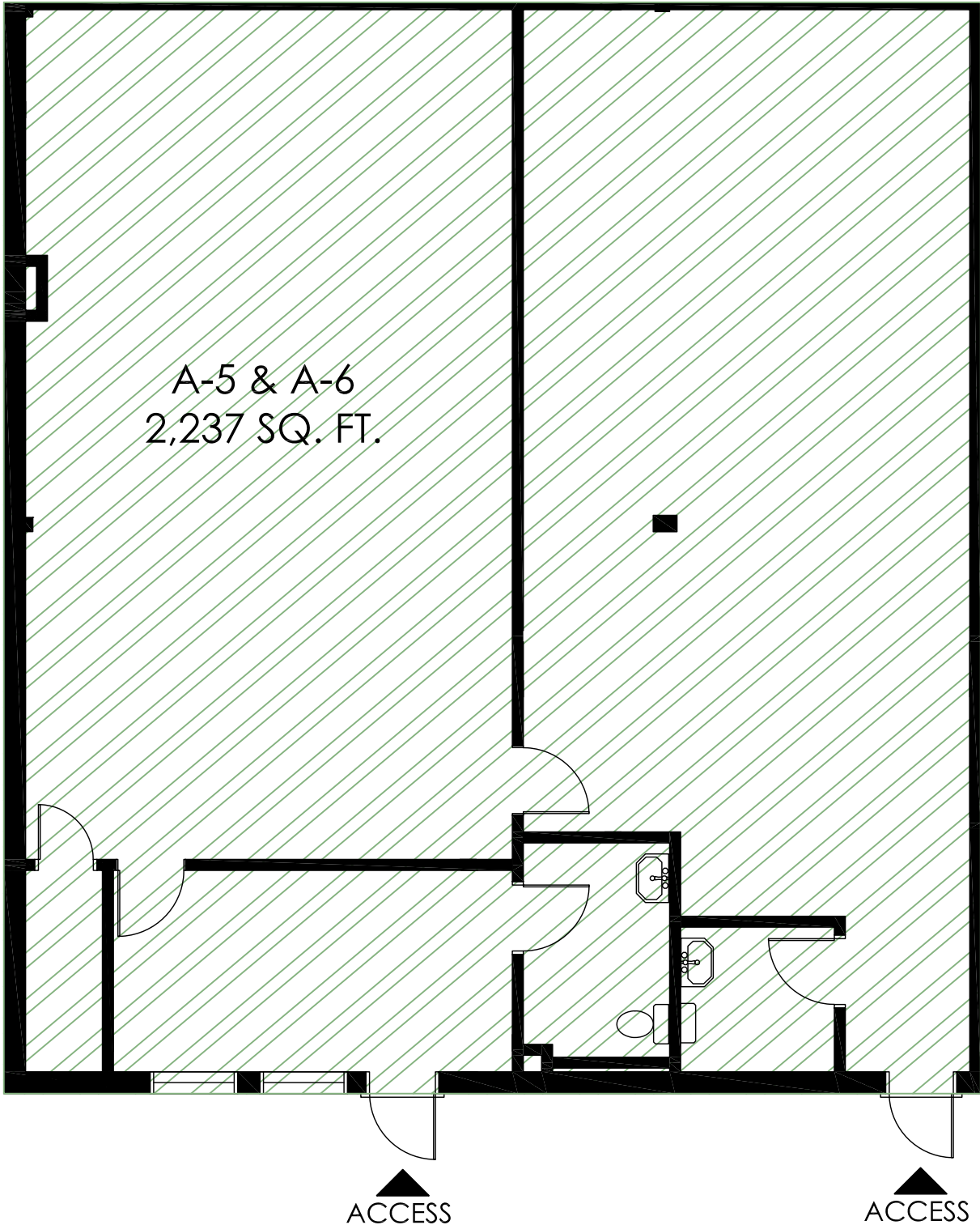
 Village Square Shopping Center

401 MONROE TURNPIKE, MONROE, CT

06/23/2025

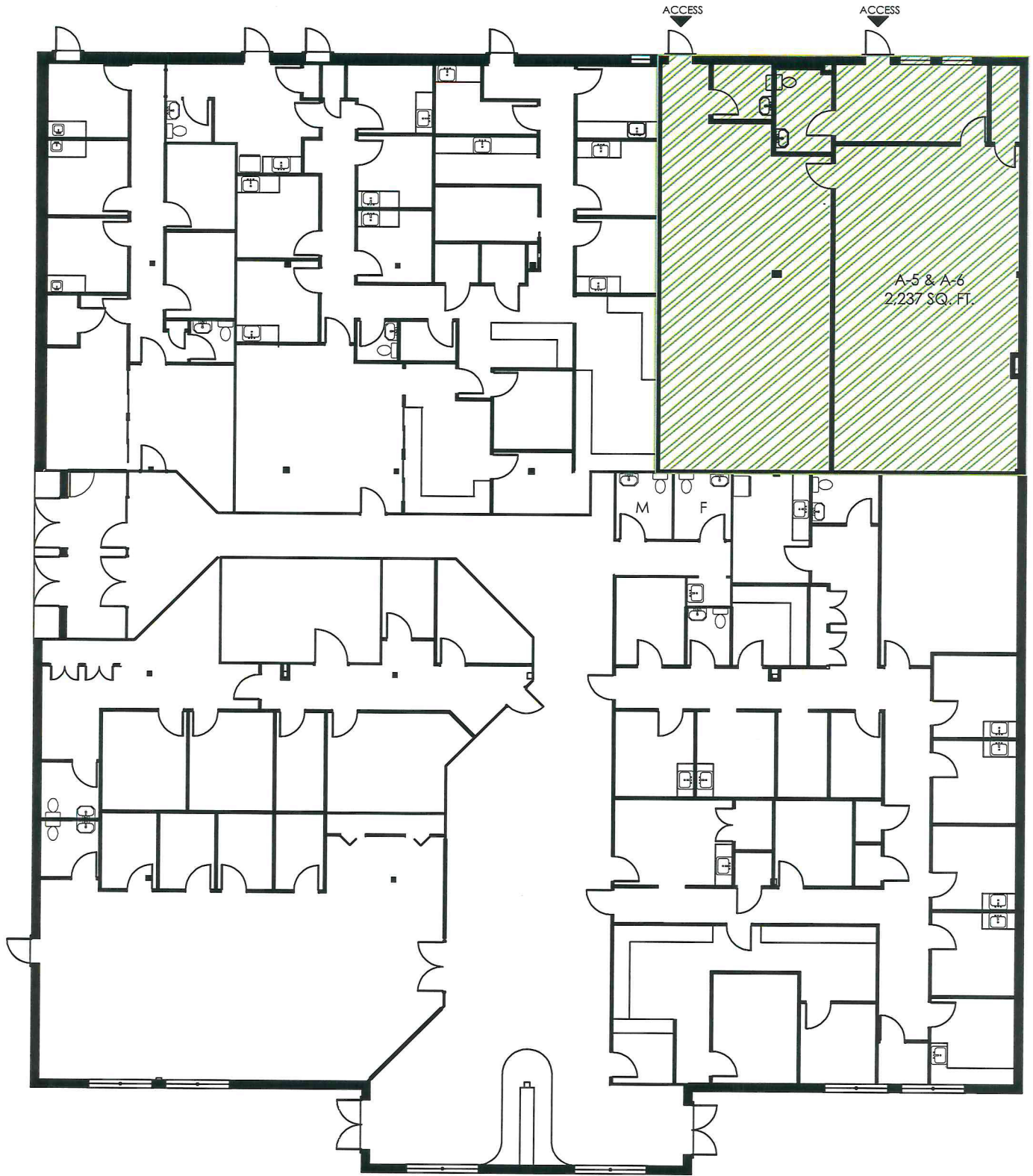
A-1A = 1,145 SQ.FT.


EXHIBIT B-2



 LEASE REFERS TO HATCHED AREA ONLY

EXHIBIT B-1



 LEASE REFERS TO HATCHED AREA ONLY

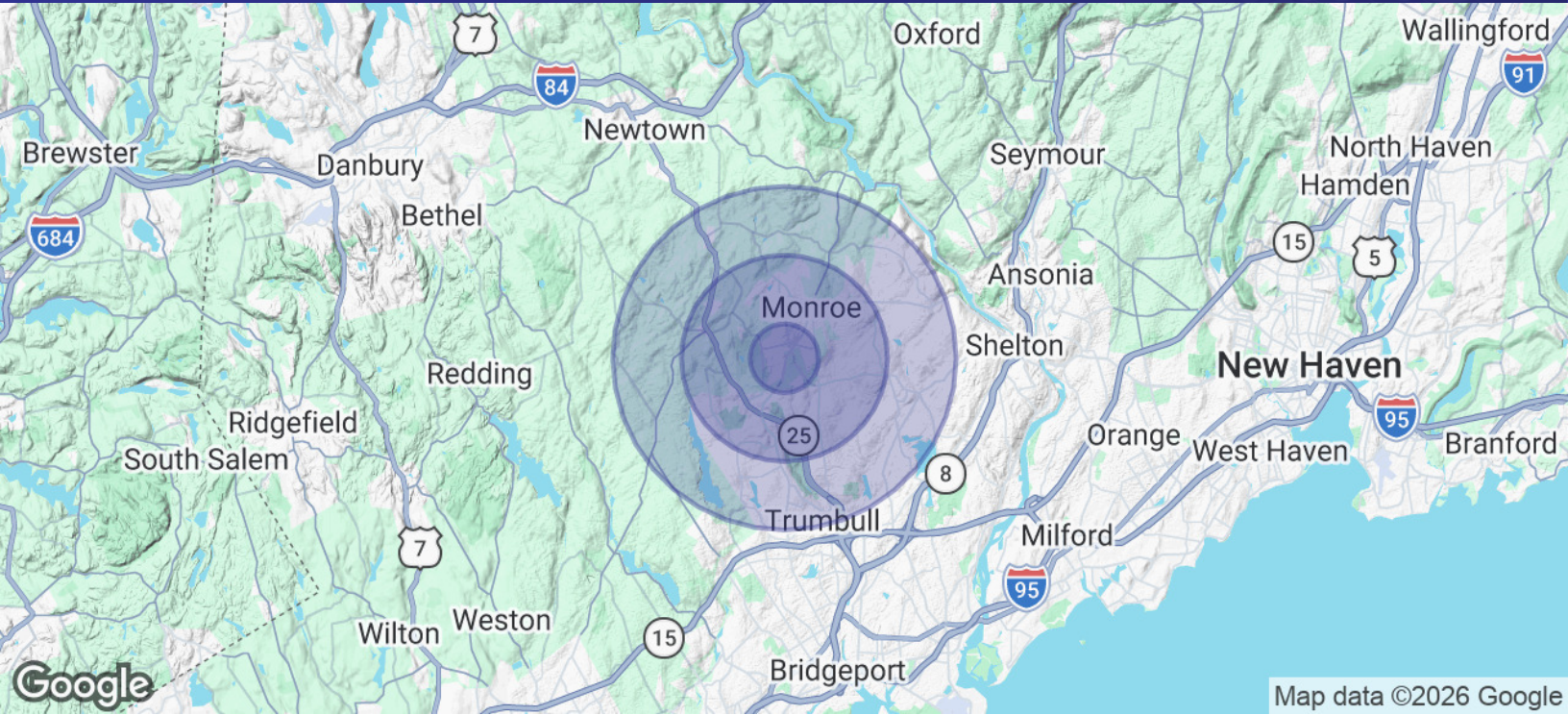
 Village Square Shopping Center

401 MONROE TURNPIKE, MONROE, CT
A-5 & A-6 = 2,237 SQ. FT.

06/16/2025

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,344	26,951	65,784
Average Age	42.5	43.4	44.2
Average Age (Male)	43.1	44.3	43.4
Average Age (Female)	46.9	45.0	45.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,091	8,827	21,824
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$188,989	\$203,753	\$196,671
Average House Value	\$478,182	\$532,357	\$534,646

2023 American Community Survey (ACS)

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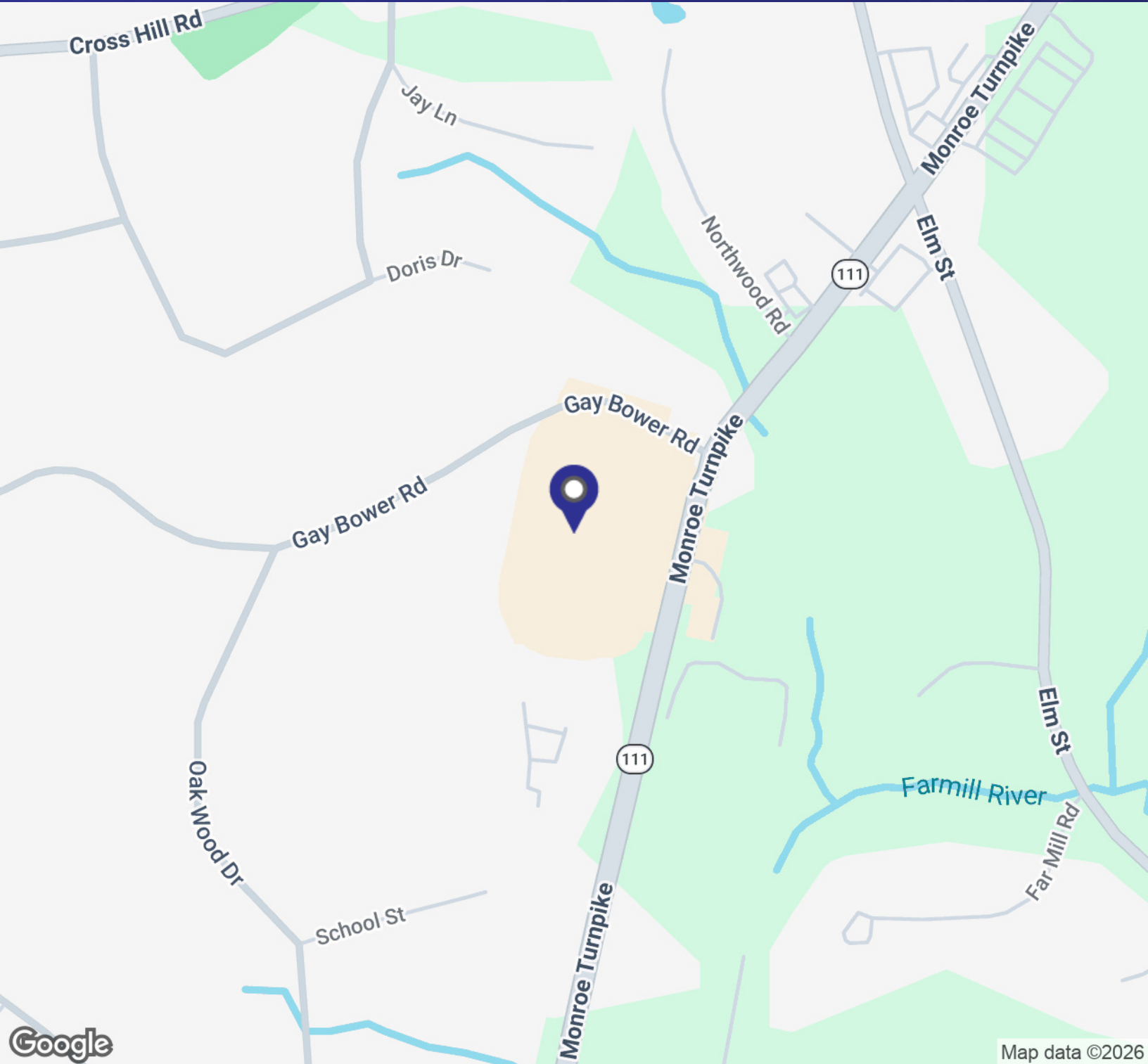
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