

SPACE FOR LEASE

230 Roosevelt Dr., Monroe, CT

A★R★E★A
ATHERTON
REAL ESTATE
ADVISORS 
NAVIGATING YOUR CRE SUCCESS




Available Space:


Endcap Restaurant:
1,500 +/- SF

Interior Restaurant Space:
1,300 +/- SF

Interior Retail Space:
1,300 +/- SF

 **Lease Rate (ALL UNITS):**
\$13.50/sf NNN

 **Building Size:**
9,181 +/- SF

 B-2 zone

- Easy Access to Derby, Monroe, and Newtown
- Under 10 minutes drive from I-84 Exit 11
- Great visibility to passing vehicular (9,800 +/- AADT)
- Flexible B-2 zoning
- Neighboring tenants include USPS and Dunkin Donuts



THE A.R.E.A. TEAM

Bryan Atherton, CCIM, SIOR
batherton@buyandsellcre.com
203.209.3337

Colin Morrissey
cmorrissey@buyandsellcre.com
203.313.3126

The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to the accuracy of the information. All information is subject to errors, omissions, change of price, prior sale, lease, or withdrawal without notice. Prospective buyers or tenants are encouraged to verify all information independently.

www.buyandsellcre.com

Additional Photos

Interior former Retail Space:



Interior former Subway Space:



Additional Photos

Interior former Pizza Restaurant:

