



## 90 Monroe Turnpike, Trumbull, CT

Retail Space Available for Lease: \$35 - \$50/SF NNN



**Home Depot Anchored Plaza:** 16,800 SF of brand new retail space for lease on up and coming Route 111 area of Trumbull. Situated at a busy intersection with traffic light. Neighboring tenants include Pet Valu, The Edge Fitness Club, Prime One Eleven, Chip’s, Massage Envy, Rockin’ Jump, Tennis Club of Trumbull and more. Located directly off Route 25. Building can be divided down into increments of 1,400 SF. Price per SF is dependent on size and use (food and liquor priced accordingly.)

### The Site

<b>Total Space Available:</b>	1,400 SF - 16,800 SF
<b>Total Building Size:</b>	16,800 SF
<b>Land:</b>	17.76 Acres
<b>Real Estate Taxes:</b>	\$374,690 - \$3.08/SF
<b>Zoning:</b>	Commercial B-C
<b>Traffic Count:</b>	25,700
<b>Parking:</b>	600 Spaces
<b>Tenancy:</b>	Multiple
<b>Amenities:</b>	New Construction Drive-thru Outdoor Dining Patio

### Utilities

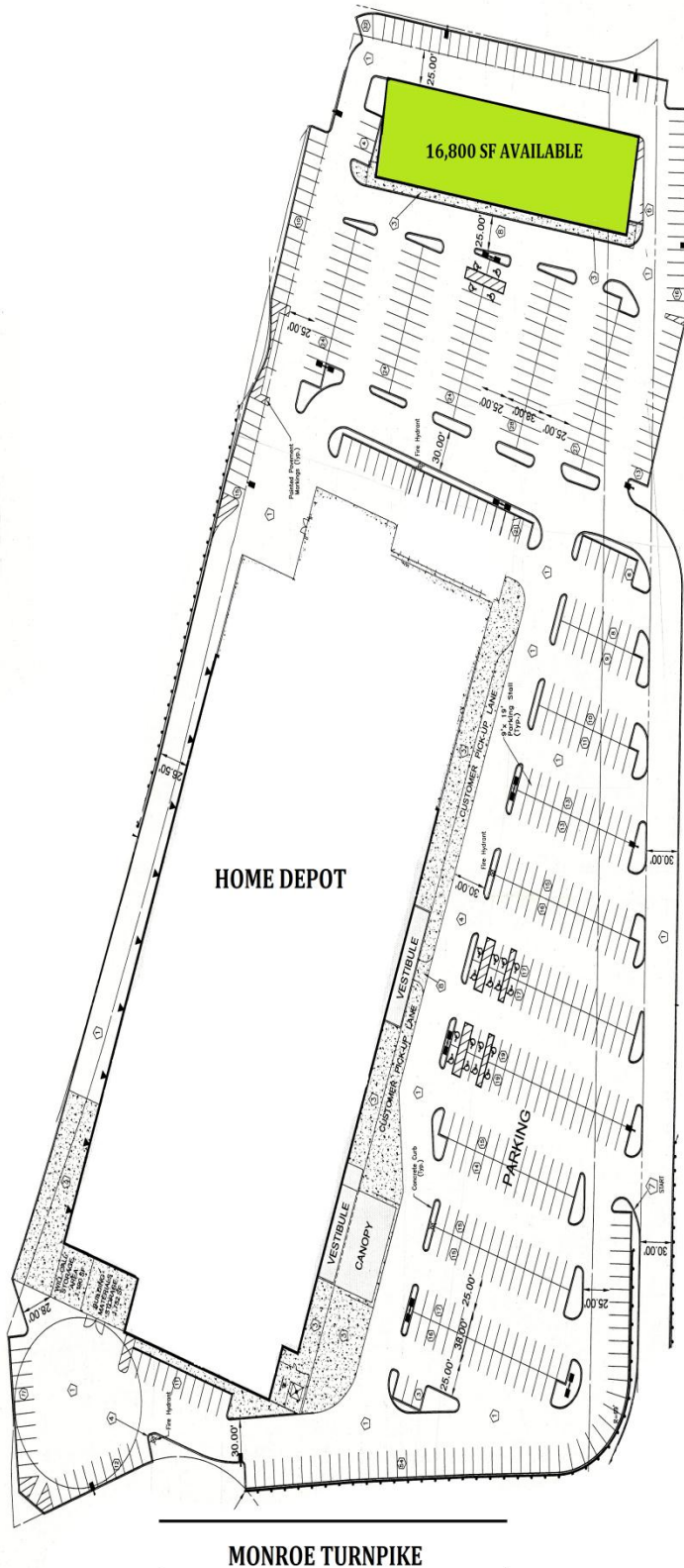
<b>Water:</b>	Sewer
<b>A/C &amp; Heating:</b>	Forced Air

### Three Mile Demographics

<b>Population:</b>	30,161
<b>Average HH Income:</b>	\$124,745

### Five Mile Demographics

<b>Population:</b>	71,998
<b>Average HH Income:</b>	\$118,696





Neighboring Tenants	Distance (mi)
Tennis Club of Trumbull	.1
Chip's Family Restaurants	.2
Prime One Eleven	.2
Pet Valu	.3
Massage Envy	.3
InSports Center	.3
Rockin' Jump Trampoline Park	.3
The Edge Fitness Clubs	.4
Walgreens	.8
McDonald's	1.4
Dairy Queen	1.5
Dunkin' Donuts	1.7
Stop & Shop	1.8
Big Y	2
CVS Pharmacy	2.1
Choice Pet Supply	2.1
Goodwill	2.2