

LEASE

466 ELM ST

466 Elm St Monroe, CT 06468



PROPERTY DESCRIPTION

Located within Good Shepard Church, 2,400 SF of space that is suitable for a preschool, daycare, or other use. The space features r8 dividing walls that can be used to create classroom space. ADA restroom facilities, as well as first level exterior access and outdoor space that could be used for playground equipment. Tenants will also have access and use of a full kitchen.

PROPERTY HIGHLIGHTS

- 8 flexible walls for classroom configurations
- First level space with outdoor access
- Ample Parking
- Side, Front, and Back accessibility
- Full Kitchen Access
- Additional Storage

OFFERING SUMMARY

Lease Rate:	\$18.00 SF
Available SF:	2,400
Lot Size:	161,940 SF
Building Size:	10,166 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	125	326	1,230
Total Population	359	927	3,485
Average HH Income	\$169,085	\$169,428	\$179,767

Alice Fitzsimons
(203) 770-2843



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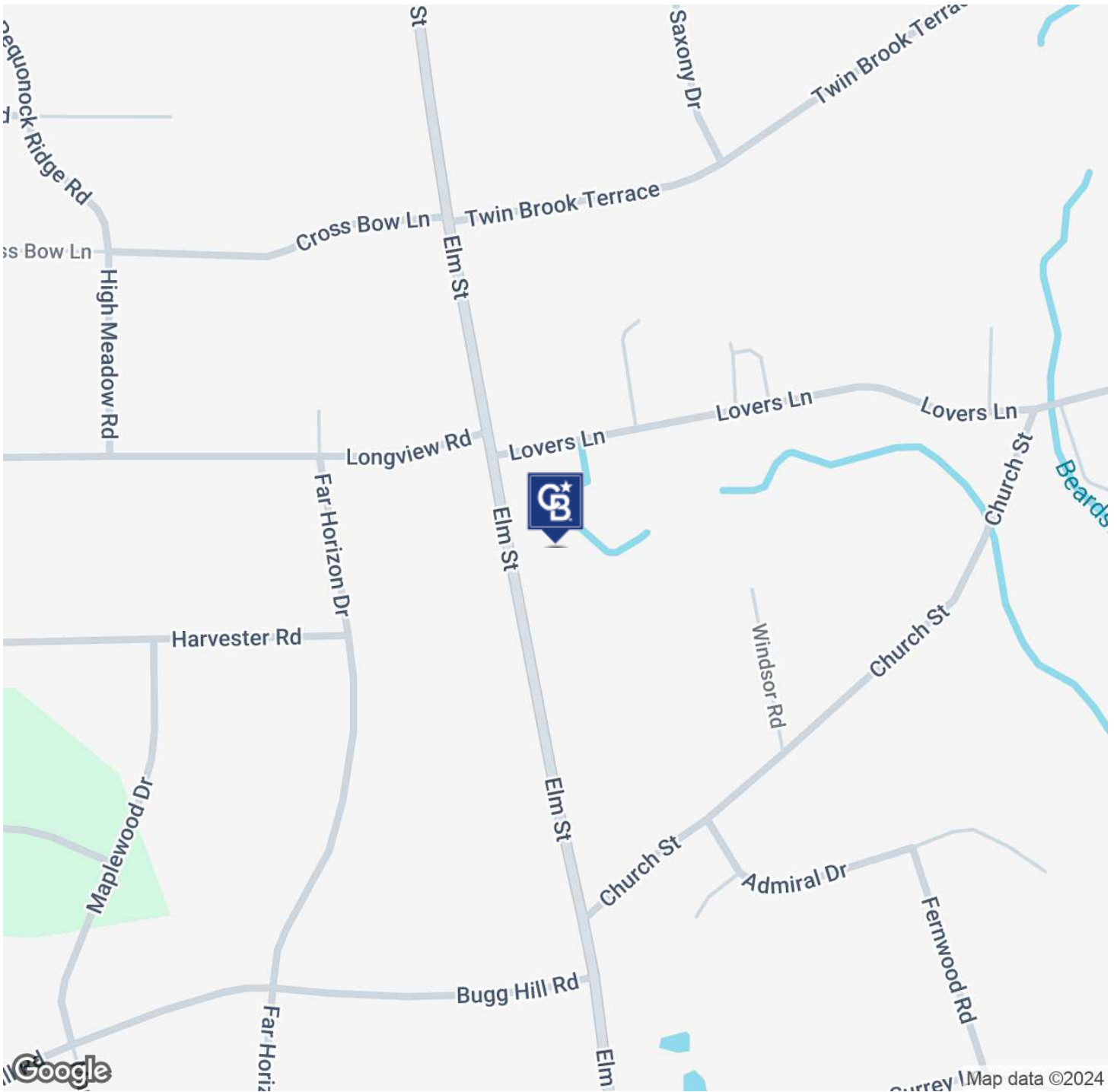


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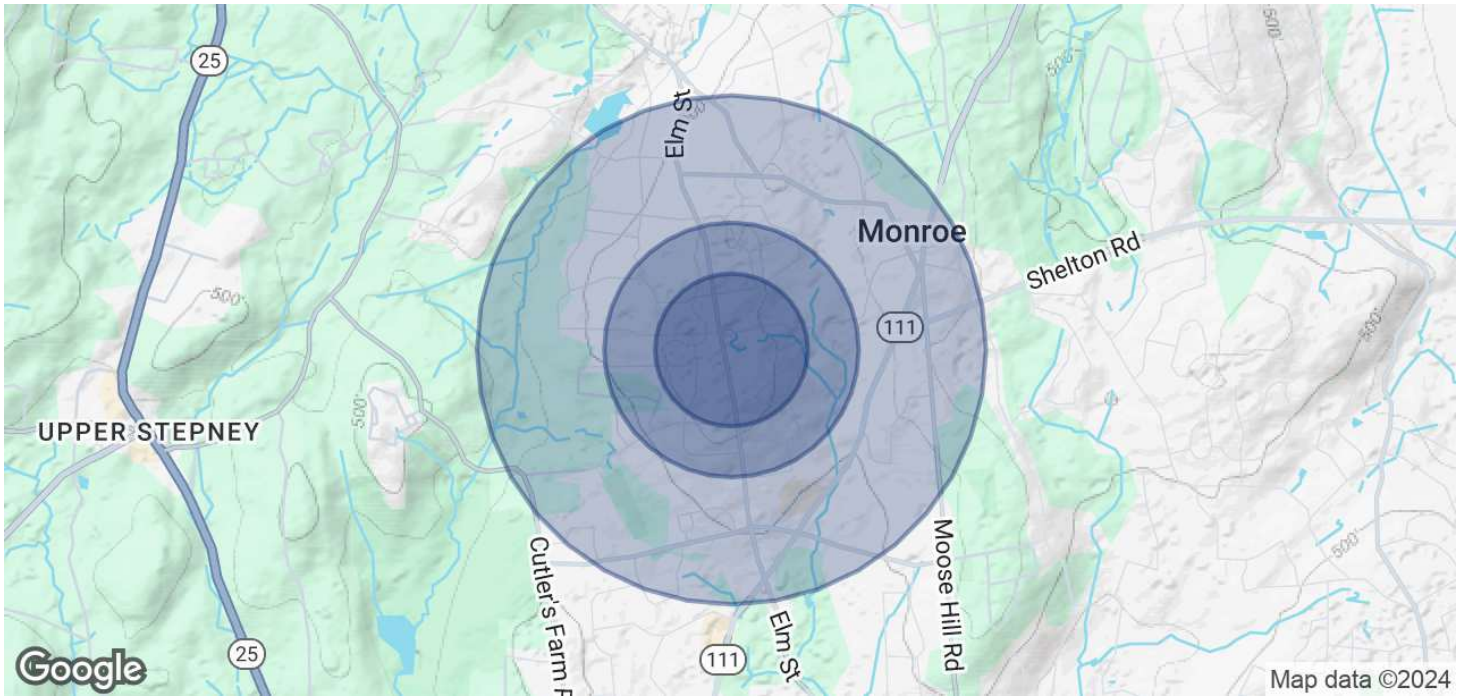
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	359	927	3,485
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	125	326	1,230
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$169,085	\$169,428	\$179,767
Average House Value	\$476,931	\$481,665	\$488,640

Demographics data derived from AlphaMap

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1.4M
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\$9.82B*
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1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.