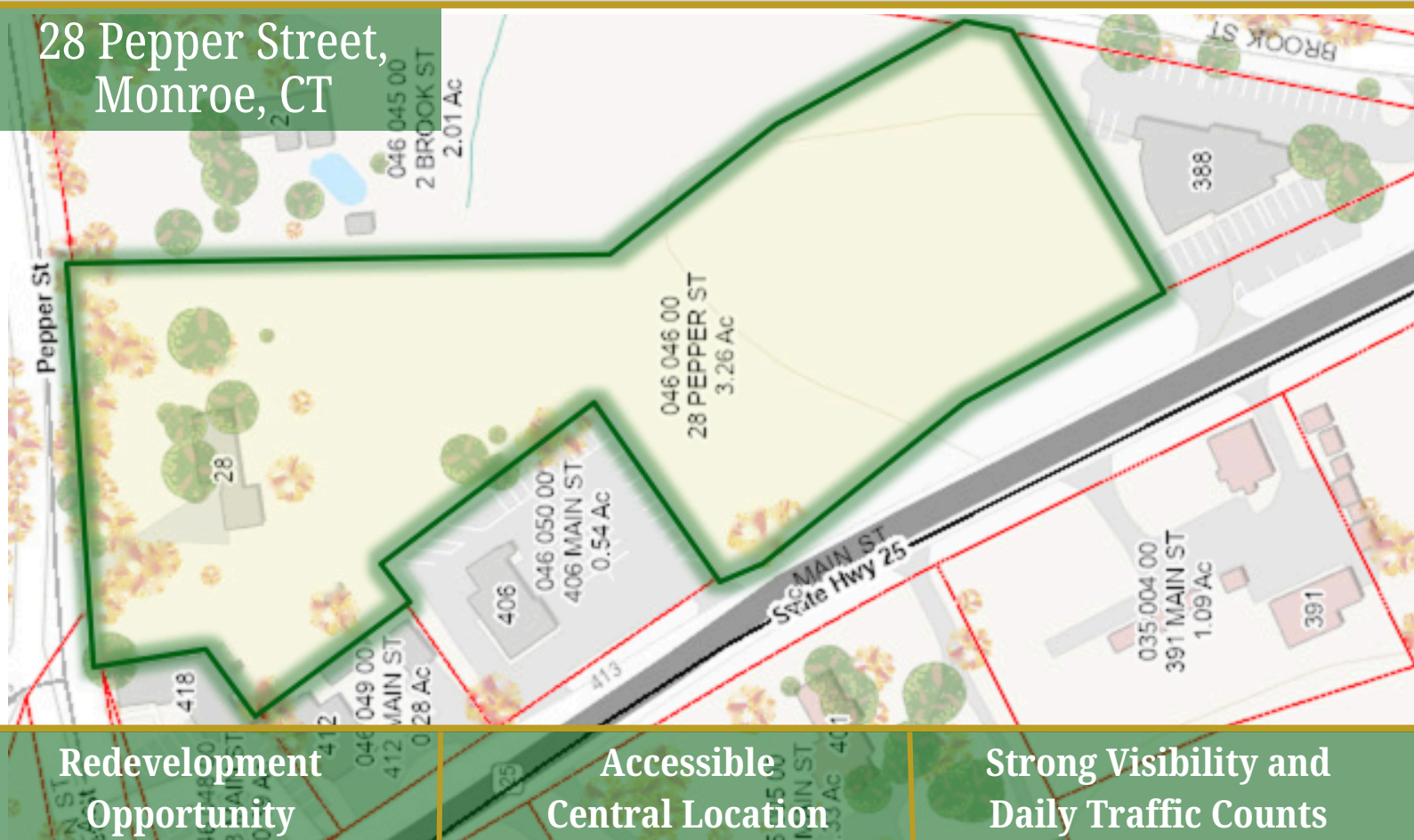


**28 Pepper Street,
 Monroe, CT**



**Redevelopment
 Opportunity**

**Accessible
 Central Location**

**Strong Visibility and
 Daily Traffic Counts**

Property Highlights:

- Redevelopment opportunity: Property in a high-visibility corridor, ideal for developers and investors looking to make their mark
- Lot size: 3.26 acres with frontage on multiple roads
- Frontage: ±300' (ft.) of frontage on RT-25/Main Street and ±260' (ft.) of frontage on Pepper Street
- Traffic: 19,400+/- AADT (average annual daily traffic) on RT-25 — strong visibility and exposure
- Zoning: Flexible B1, supporting mixed-use, retail, or other high-impact redevelopment
- Surrounding area: Established retail, dining, and daily-traffic destinations nearby

Property Details

Acreage:

±3.26 Acres

Asking Price:

\$899,000

Zoning: B1

Square Footage:

Currently there is a 1,841 sf Residential Dwelling on the property

Listing Broker

Bryan Atherton, CCIM, SIOR
batherton@buyandsellcre.com
 203.924.9400

Sales Associate

Colin Morrissey
cmorrissey@buyandsellcre.com
 203.313.3126

(203) 924-9400
www.buyandsellcre.com



Disclaimer: This conceptual rendering is provided by Atherton Real Estate Advisors for illustrative purposes only and does not constitute a representation or warranty. Actual property appearance, dimensions, site conditions, and features may vary. Prospective purchasers and tenants should conduct their own independent due diligence.

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