

350 & 354 MONROE TPKE (HWY111) MONROE CT



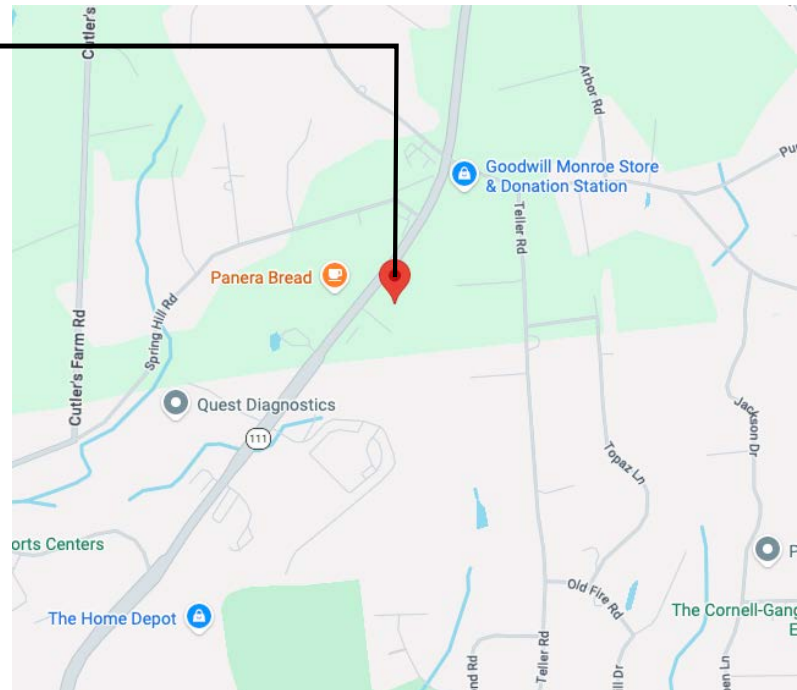
EAC Properties LLC, as exclusive broker, is pleased to present this exceptional 2.09-acre commercial development opportunity strategically positioned along the high-traffic Route 111 corridor in Monroe, Connecticut. This prime parcel, zoned Limited Office Retail District (LOR), offers immediate development potential for office, retail, or mixed-use projects within Fairfield County's affluent suburban market.

The LOR zone serves as a transitional district designed to accommodate a balanced mix of office and retail uses while maintaining quality site design standards. The property benefits from excellent visibility, strong traffic counts, and proximity to established retail centers along Monroe Turnpike.

Inquire For More Details

AVAILABLE 2.09 ACRES (91,040 SF)

- **PRIME COMMERCIAL DEVELOPMENT LAND**
- **Prime Location:** 300' High-visibility frontage on Route 111 (PM Side) – Monroe's primary commercial corridor with strong daily traffic counts
- **Development Ready:** (.25 FAR) 22,760 SF w/ Max Height 35 feet / 2.5 stories w/ 2,400 SF Min Floor Area
- **Building Suitability Score of 82/100** – Level terrain (2° slope) requiring no grading; outside flood zone (SFHA); exceeds LOR 1.5-acre minimum lot requirement
- **Utilities:** Septic / Well
- **Flexible Zoning:** LOR District permits: General Retail (SDP), Restaurants (SDP), Offices (SDP), Banks (SDP), Mixed-Use Development (SDP), Personal Services (SDP), Medical Clinics (SDP)
- **Strong Market Fundamentals:** Retail rents \$18-40/SF/year in corridor; 82%+ occupancy rates at comparable centers
- **Maximally Productive:** Retail/commercial development maximizes land value with potential \$3.3M+ residual
- **Potential Annual Rent:** \$455,200 (at \$20/SF) est. NOI 65% margin: \$266,293/year
 - **Stabilized Value (7% Cap) \$3,804,188**



DEMOGRAPHICS

Population
Households
Median Age
Median HH Income
Daytime Employees

1 mile 3 miles

3,532 29,963
1,247 10,350
46.20 45.90
\$177,309 \$168,180
3,753 10,694

Population Growth '25 - '30
Household Growth '25 - '30

↑ 3.06% ↑ 2.75%
↑ 3.13% ↑ 2.80%

CONTACT

Rob Pino
Associate
844-322-7325 X825
Rob@EACProps.com
RES: 0833321

Nursel Riley
Retail Specialist
844-322-7325 X816
Nursel@EACProps.com
RES.0824567

Andreas Senie
Managing Partner
844-322-7325 X807
Andreas@EACProps.com
REB.0790681

On Sites	Raw land
Proposed Use	Retail
Taxes	\$0.16/SF (2025)
Pedestrian Frie...	40 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Public Transportation

Commuter Rail	Drive	Distance
Derby-Shelton Station (New Haven Line - Metro-North Commu...	16 min	9.0 mi
Airport	Drive	Distance
Tweed/New Haven	39 min	23.2 mi

No warranty of representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

350 & 354 MONROE TPKE



Demographic Detail Report

350 Monroe Tpke, Monroe, CT 06468				
Radius	1 Mile	3 Mile	5 Mile	
2025 Households by HH Income	1,247	10,351	25,105	
<\$25,000	29 2.33%	279 2.70%	1,146 4.56%	
\$25,000 - \$50,000	26 2.09%	605 5.84%	1,744 6.95%	
\$50,000 - \$75,000	90 7.22%	755 7.29%	1,863 7.42%	
\$75,000 - \$100,000	116 9.30%	876 8.46%	2,020 8.05%	
\$100,000 - \$125,000	67 5.37%	890 8.60%	2,217 8.83%	
\$125,000 - \$150,000	195 15.64%	1,172 11.32%	2,741 10.92%	
\$150,000 - \$200,000	184 14.76%	1,646 15.90%	3,840 15.30%	
\$200,000+	540 43.30%	4,128 39.88%	9,534 37.98%	
2025 Avg Household Income	\$201,279	\$191,220	\$184,367	
2025 Med Household Income	\$177,309	\$168,180	\$160,696	

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