

4 Easton Road and 9 Hattertown Road, Monroe, CT

PRICE REDUCTION: Development Site for Sale at \$695,000.00



DEVELOPMENT SITE AT PRIME INTERSECTION: Located at the highly visible intersection of Routes 25 and 59. Excellent frontage and easily accessible on Easton Road. Current zoning will allow for most retail and office uses. Neighbors include Rite Aid, People's Bank and the Clock Tower Shopping Center. 3 miles to 8/25 Connector, 7.7 miles to the Merritt Parkway (Route 15), 8.3 miles to I-84 and 12.5 miles to I-95.

The Site

Land:	38,333 SF (0.88 acres)
Real Estate Taxes:	\$13,417.16 (2017)
Zoning:	Business 1 (B-1)

Features

Traffic Count:	22,675
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Three Mile Demographics

Population:	16,001
Median HH Income:	\$118,450

Five Mile Demographics

Population:	49,650
Median HH Income:	\$116,339

Contact

Lester Fradkoff
Senior Vice President
lfradkoff@angelcommercial.com
203.335.6600, Ext. 23

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