

## 90 Monroe Turnpike, Trumbull, CT - Building 2

Retail

AVAILABLE



New Retail Opportunity at 90 Monroe Turnpike, Trumbull - Building 2 Introducing a fresh face in Trumbull's retail landscape, Building 2 at 90 Monroe Turnpike offers a blend of modern construction and strategic location. This new 16,800-square-foot retail strip, which includes a convenient drive-thru, is an exciting opportunity for businesses looking to capitalize on high consumer traffic. Location Highlights: Situated in a bustling shopping complex alongside Home Depot, ensuring constant footfall. Located at the heavily trafficked intersection of RT 111 with a traffic light, offering excellent visibility and accessibility. Close to RT 25, providing easy access

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for a regional customer base. Property Features: A total of 16,800 SF of new strip construction, presenting a clean and modern façade. Willingness to subdivide into smaller units starting at 1,400 SF to suit various business needs. Ample parking with a seamless flow of traffic, ideal for shops, eateries, and service providers. The property's flexible division options make it ideal for both established and growing businesses. With its prime location and built-in customer traffic, 90 Monroe Turnpike, Building 2 is an exceptional venue for your next business venture.

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Lot Size : 2.1312 Acre(s)

Net SF : 16,800

Zoning : Commercial

Number of Stories : 1

Ceiling Height : 20'

Building Frame : Fireproof Steel

Exterior Walls : Brick

Roof Structure : Low Slope Flat

Roof Cover : Steel

Year Built : 2016

Parking : Ample

Property Taxes : \$52,500.35

Sprinklers : Yes

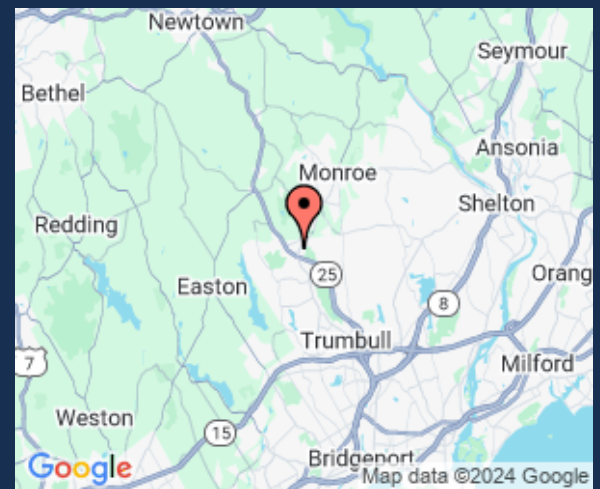
Heat : Forced Air

Fuel : Gas

A/C : Central

Water : Municipal

Sewer : Municipal



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