

7182

MAIN STREET TRUMBULL - MONROE CONNECTICUT



PROPOSED RENDERING

Presented By:

Brian Barbosa

Broker

Legacy Private Client Group

Christopher DiPreta

Broker

Call It Closed Realty

For Information Contact:

Brian@LGCYUS.com

203.945.8298

New Restaurant/Retail Space for Lease in Prime Shopping Destination

7182 Main Street presents Trumbull's newest Class A mixed-use destination, delivering premium ground-floor commercial space in one of Fairfield County's most established and high-performing corridors. This brand-new development offers exceptional visibility, modern architecture, and direct frontage along Main Street—positioning retailers, restaurants, wellness operators, and service-based businesses for long-term success. With strong household incomes, dense residential neighborhoods, and a growing daytime population, the site sits at the center of a thriving and underserved consumer base.

The project features flexible, divisible commercial suites designed to accommodate a wide range of uses, from boutique retail and specialty food concepts to medical, wellness, and professional office tenants. Spaces will be delivered as new construction with public water and sewer, and can be provided in cold-dark shell or warm vanilla-shell condition depending on tenant requirements. Target lease rates range from \$40–\$50/SF NNN, with tenant improvement packages negotiable for well-qualified operators.

Accessibility and convenience are key advantages of 7182 Main Street. The property offers easy access to Route 25, the Merritt Parkway, and nearby community anchors such as Trumbull Mall, Sacred Heart University, medical facilities, schools, and major national retailers. Ample on-site parking, multiple points of ingress/egress, and superior signage opportunities ensure maximum exposure and ease of customer access.

Surrounded by affluent residential neighborhoods and consistent traffic throughout the day, this location is ideally suited for operators seeking strong visibility and a built-in customer base. The site benefits from high median household incomes, strong purchasing power, and a stable population, making it an attractive setting for tenants seeking long-term market presence.

Ideal tenant categories include:

- Restaurant, Quick-service or café concepts
- Boutique or specialty retail
- Fitness, wellness, and personal services
- Medical, dental, or physical therapy practices
- Professional office and service providers

With its modern design, strategic location, and flexible commercial layouts, 7182 Main Street offers a rare opportunity to establish a flagship presence in one of Trumbull's most desirable corridors. Space is now available for pre-leasing, with full site plans, renderings, and test fits available upon request.

FINANCIAL INFORMATION

Lease Rate:	\$40-\$50/Sqft NNN
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THE SITE

Units Available:	Multiple suites available from ±1,500–3,500 SF Flexible layouts to accommodate a variety of uses Ability to combine or subdivide based on tenant needs
Building Size:	88,538 FT: 28,000 SF Total of Commercial/Retail
Building Type:	Restaurant/Retail/Office
Land:	6.7 Acres
Zoning:	Designed Commercial District (DCD)
Year Built:	TBD
Construction:	TBD
Stories:	3
Tenancy:	Multiple

FEATURES

Traffic Count:	26,000+ Average Daily Volume
Parking:	193 On-Site Spaces with potential for more

Amenities:

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air Conditioning
Heating:	Gas

SITE DEVELOPMENT PLAN





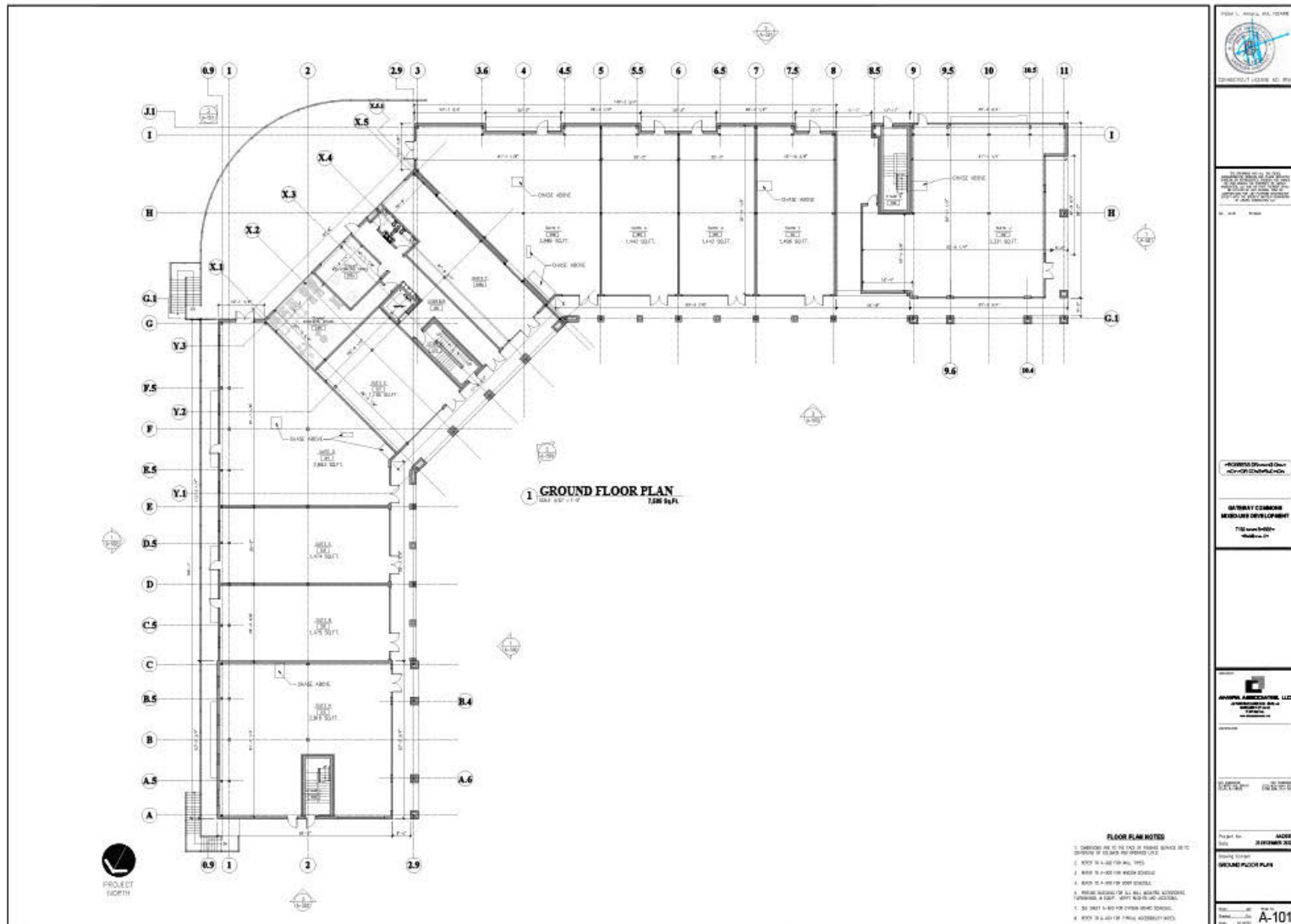
IN A VIBRANT HIGH TRAFFIC RETAIL HUB

Near Popular Retailers,
Restaurants, Coffee Shops
& More

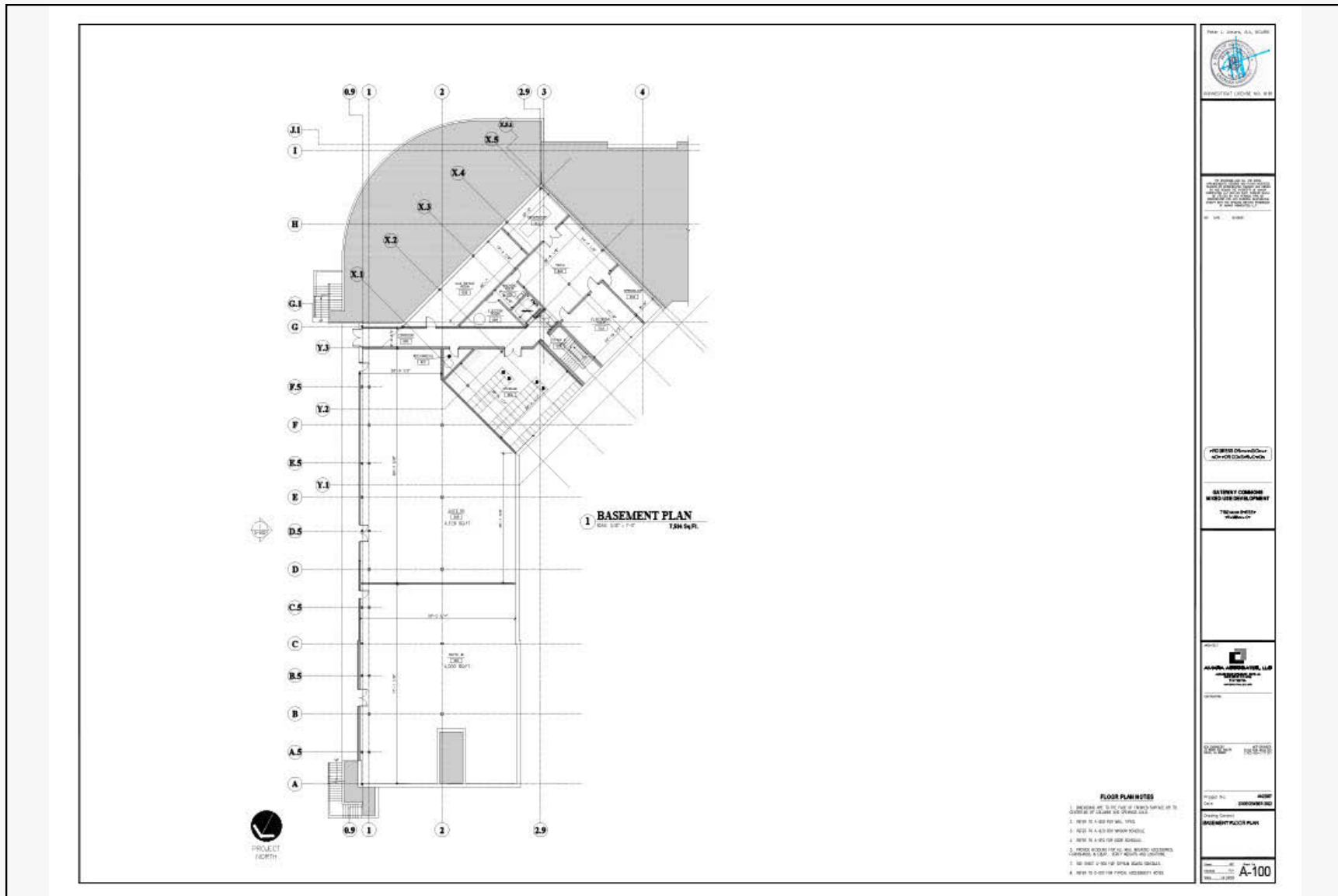
Prime Location situated right on
Route 25 uniquely positioned on
the border of both Monroe &
Trumbull

Neighboring Lot & Area
High Attraction for
Further Development

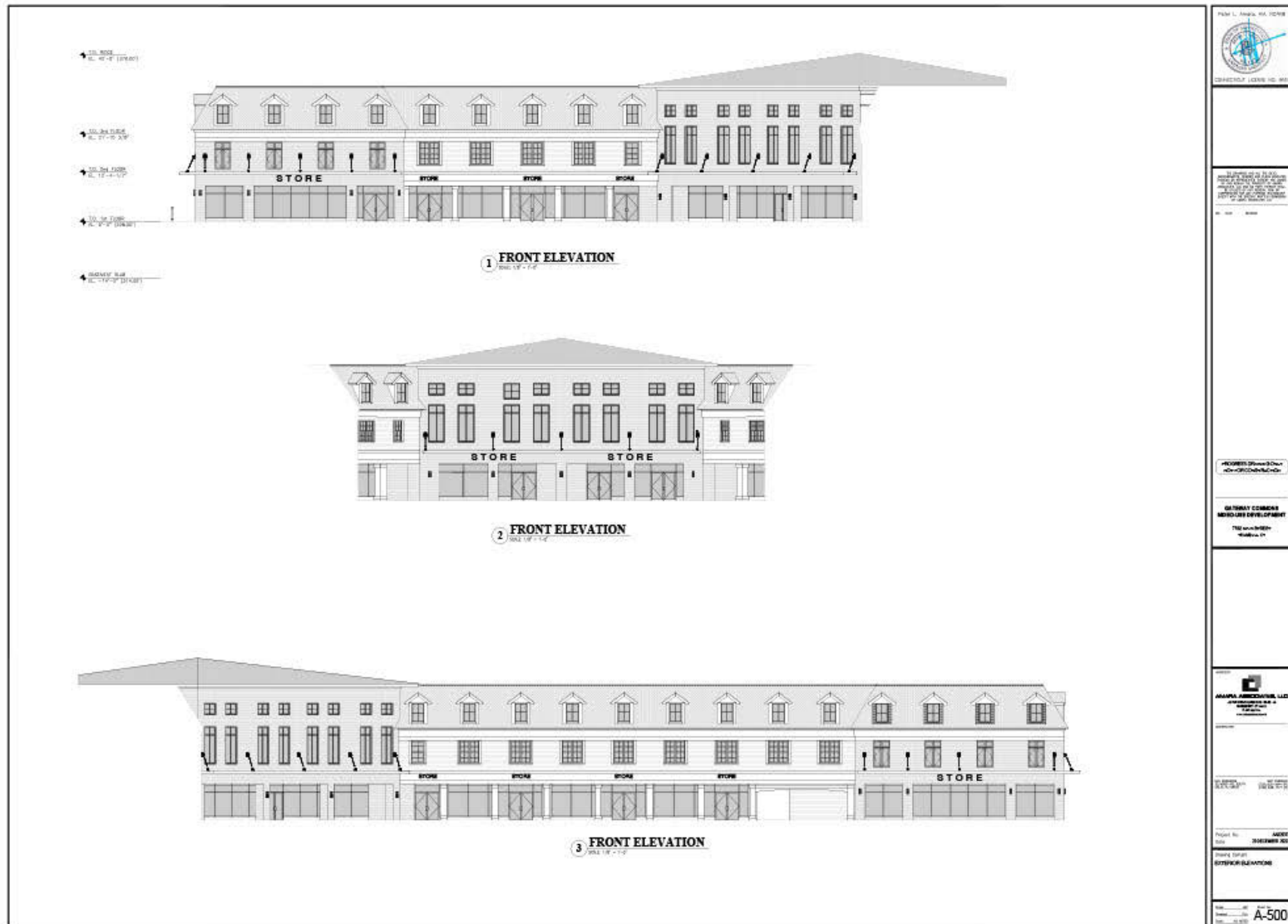
MAIN LEVEL FLOOR PLAN



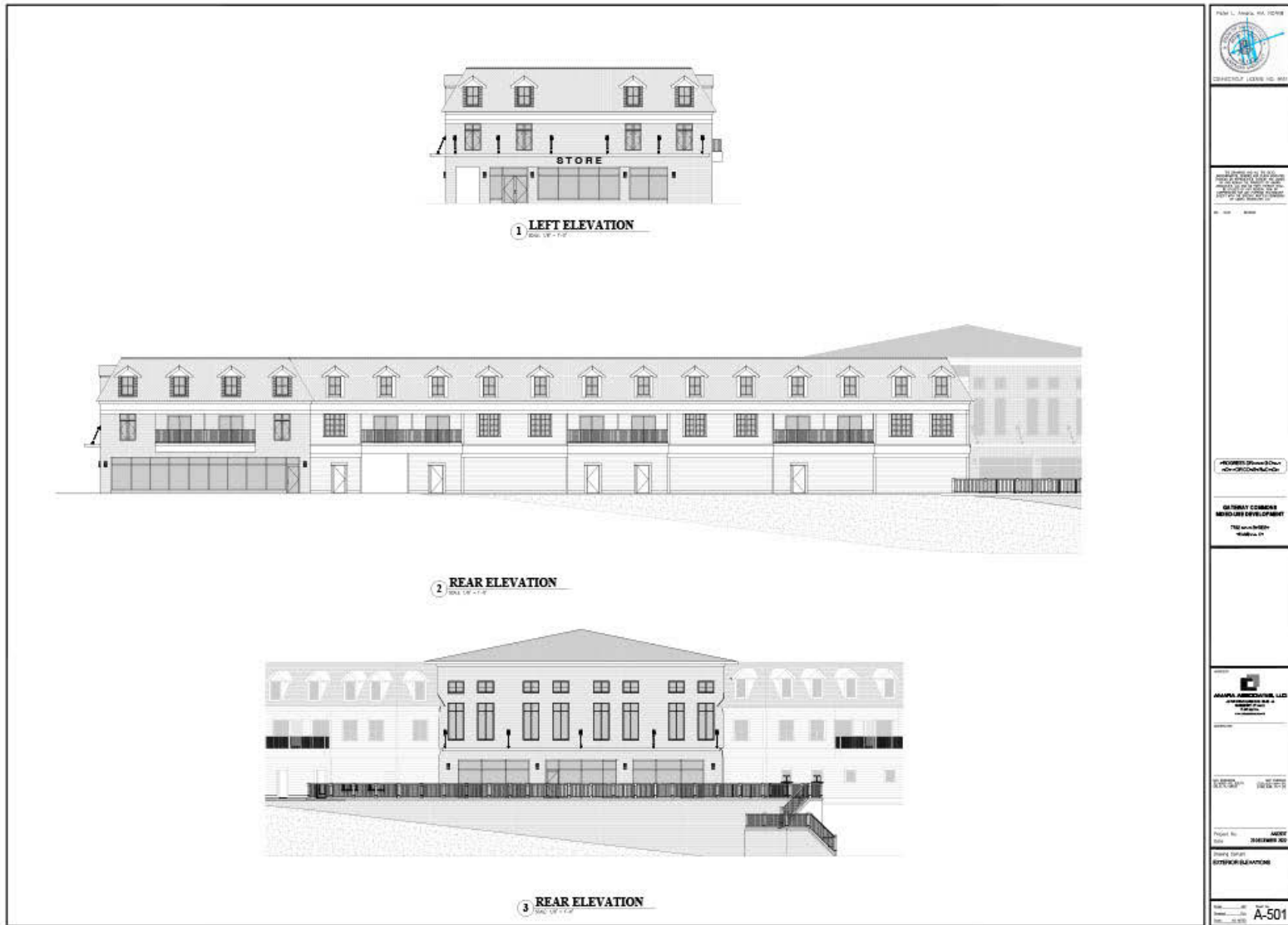
LOWER LEVEL FLOOR PLAN



MAIN LEVEL ELEVATION



LOWER LEVEL ELEVATION



PROPOSED RENDERINGS



NEXT STEPS

7182 MAIN STREET
TRUMBULL - MONROE
CONNECTICUT



REVIEW ZONING
REGULATIONS



EMAIL BROKER



VIEW ONLINE
LISTING



CALL BROKER

No warranty or 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.

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NO. DATE REVISION

PROGRESS DRAWING ONLY
NOT FOR CONSTRUCTION

**GATEWAY COMMONS
MIXED-USE DEVELOPMENT**

7182 MAIN STREET
TRUMBULL, CT

ARCHITECT:

AMARA ASSOCIATES, LLC
189 PARK ROAD EXTENSION, SUITE 105
MIDDLEBURY, CT 06750
P: 877.633.7881
www.amaraassociates.com

CONTRACTOR:

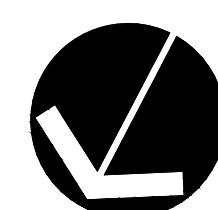
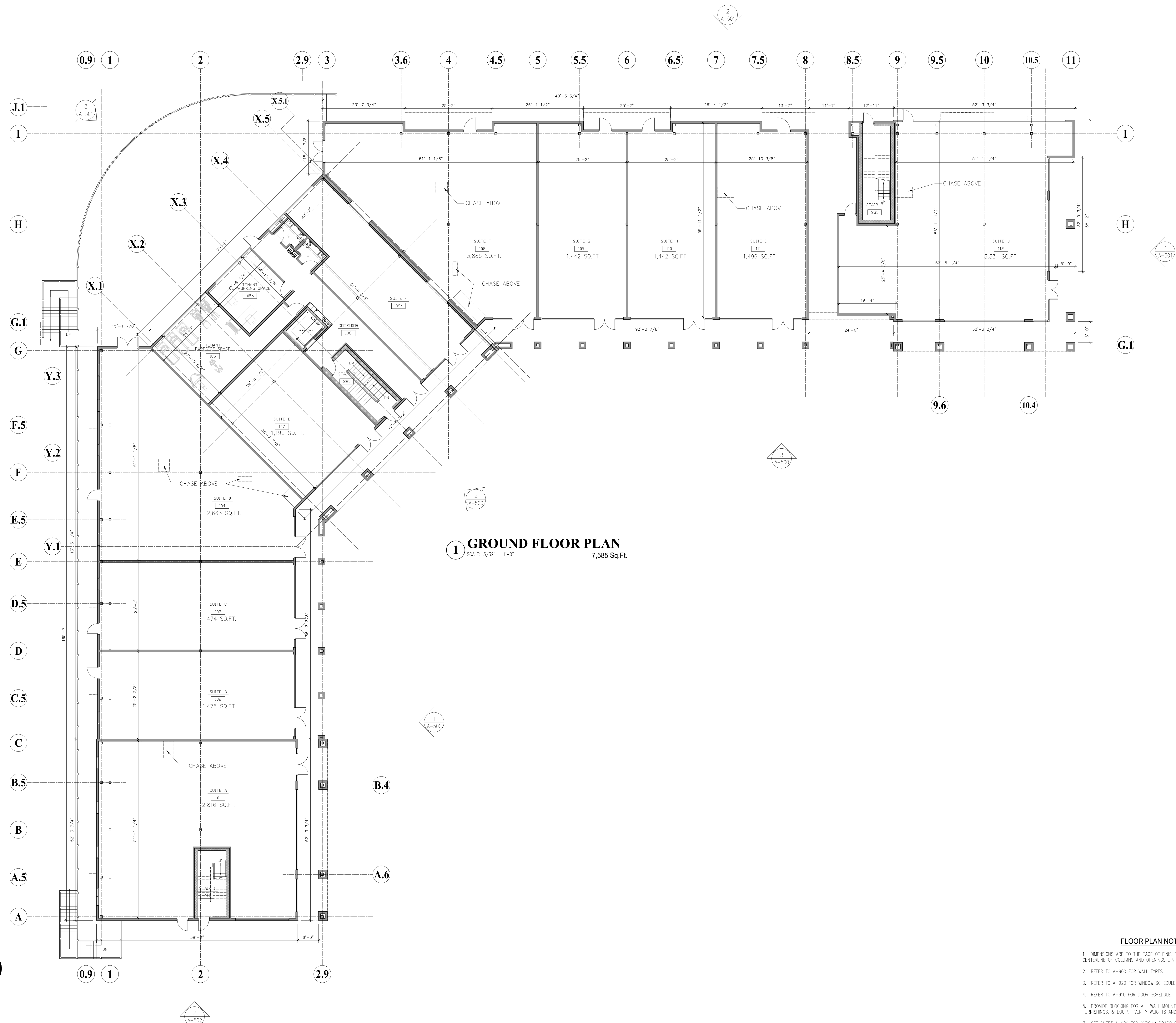
SEA ENGINEERS
33 MOORE AVE. 2ND FL.
SELIN, NJ 08830

MEP ENGINEER
(732) 635-0644 (F)
(732) 635-1777 (F)

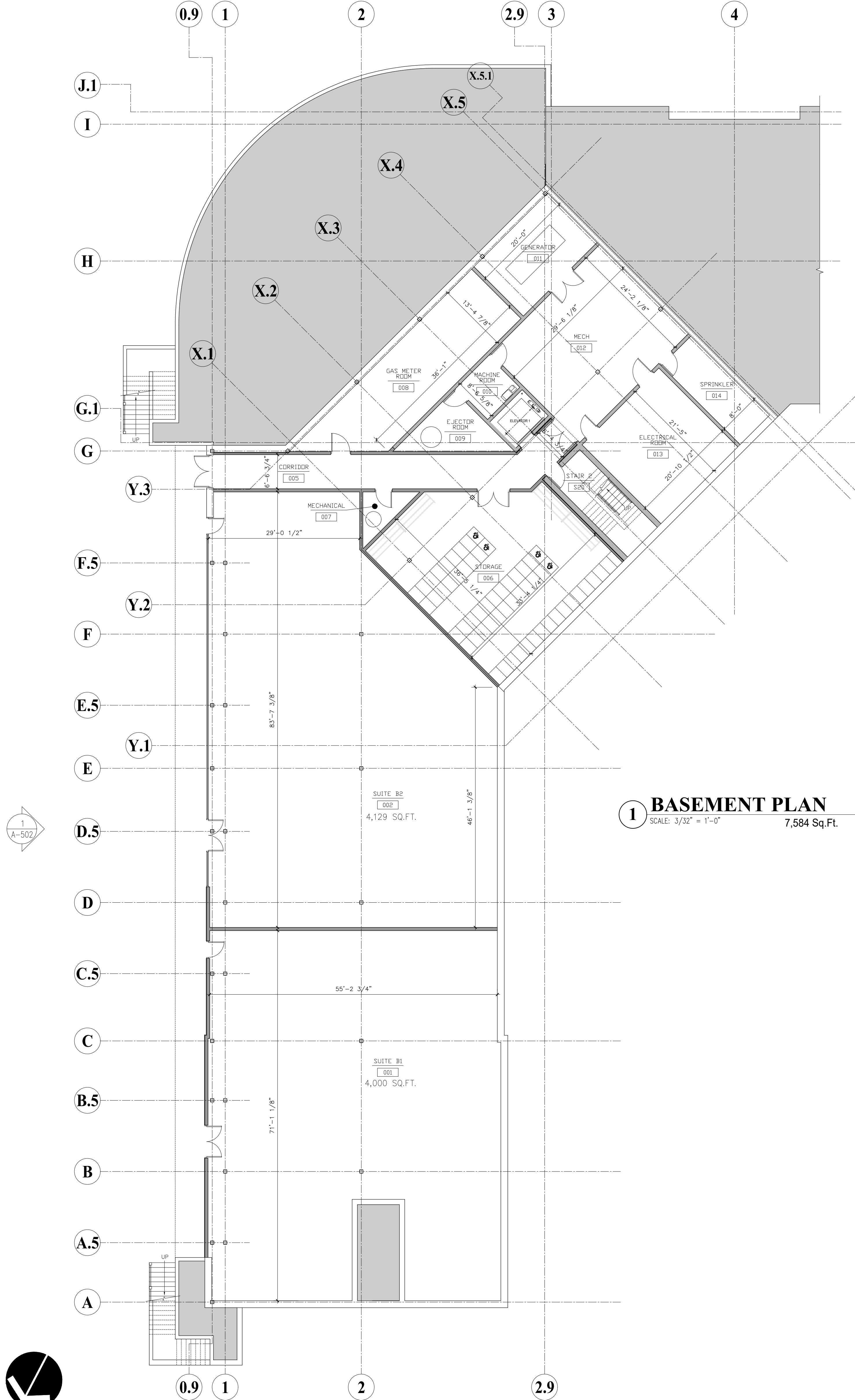
Project No. AA22037
Date 23 DECEMBER 2022

Drawing Content
GROUND FLOOR PLAN

Drawn: JCP Sheet No.
Checked: FLA
Scale: AS NOTED
A-101



PROJECT
NORTH



1 BASEMENT PLAN
SCALE: 3/32" = 1'-0" 7,584 Sq.Ft.



FLOOR PLAN NOTES

1. DIMENSIONS ARE TO THE FACE OF FINISHED SURFACE OR TO CENTERLINE OF COLUMNS AND OPENINGS U.N.C.
2. REFER TO A-900 FOR WALL TYPES.
3. REFER TO A-920 FOR WINDOW SCHEDULE.
4. REFER TO A-910 FOR DOOR SCHEDULE.
5. PROVIDE BLOCKING FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS, & EQUIP. VERIFY WEIGHTS AND LOCATIONS.
7. SEE SHEET A-900 FOR GYPSUM BOARD SCHEDULE.
8. REFER TO G-001 FOR TYPICAL ACCESSIBILITY NOTES.

Peter L. Amara, AIA, NCARB



CONNECTICUT LICENSE NO. 9161

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188 PARK ROAD EXTENSION, SUITE 105
MIDDLEBURY, CT 06752
P: 877.833.7881
WWW.AMARASSOCIATES.COM

CONTRACTOR:

SEA ENGINEERS
33 WOOD AVE. SOUTH
JELUN, NJ 08850
(732) 635-1044 (F)
(732) 635-1777 (F)

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Drawing Content
BASEMENT FLOOR PLAN

Drawn: JCP Sheet No.
Checked: PLA
Scale: AS NOTED
A-100

T.O. RIDGE
EL. 42'-0" (370.00')

T.O. 3rd FLOOR
EL. 21'-10 3/8"

T.O. 2nd FLOOR
EL. 12'-4 1/2"

T.O. 1st FLOOR
EL. 0'-0" (328.00')

BASEMENT SLAB
EL. -14'-0" (314.00')



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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ARCHITECT:
AMARA ASSOCIATES, LLC
188 PARK ROAD EXTENSION, SUITE 105
MIDDLETOWN, CT 06457
P: 877.833.7881
www.amaraassociates.com

CONTRACTOR:

MEA ENGINEERS
33 WOOD AVE. 2ND FL
BRUNN, NJ 08830

MEP ENGINEER
(732) 635-3544 (F)
(732) 635-1777 (F)

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Drawing Content
EXTERIOR ELEVATIONS

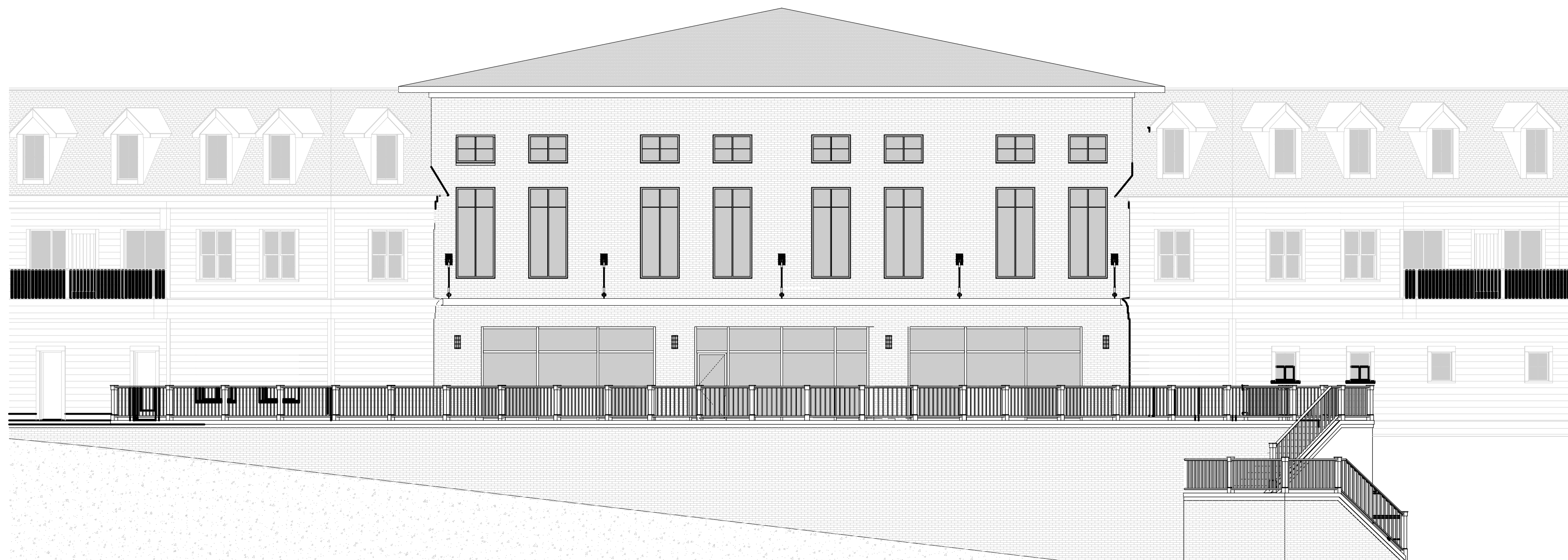
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Checked: FLA
Scale: AS NOTED



1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

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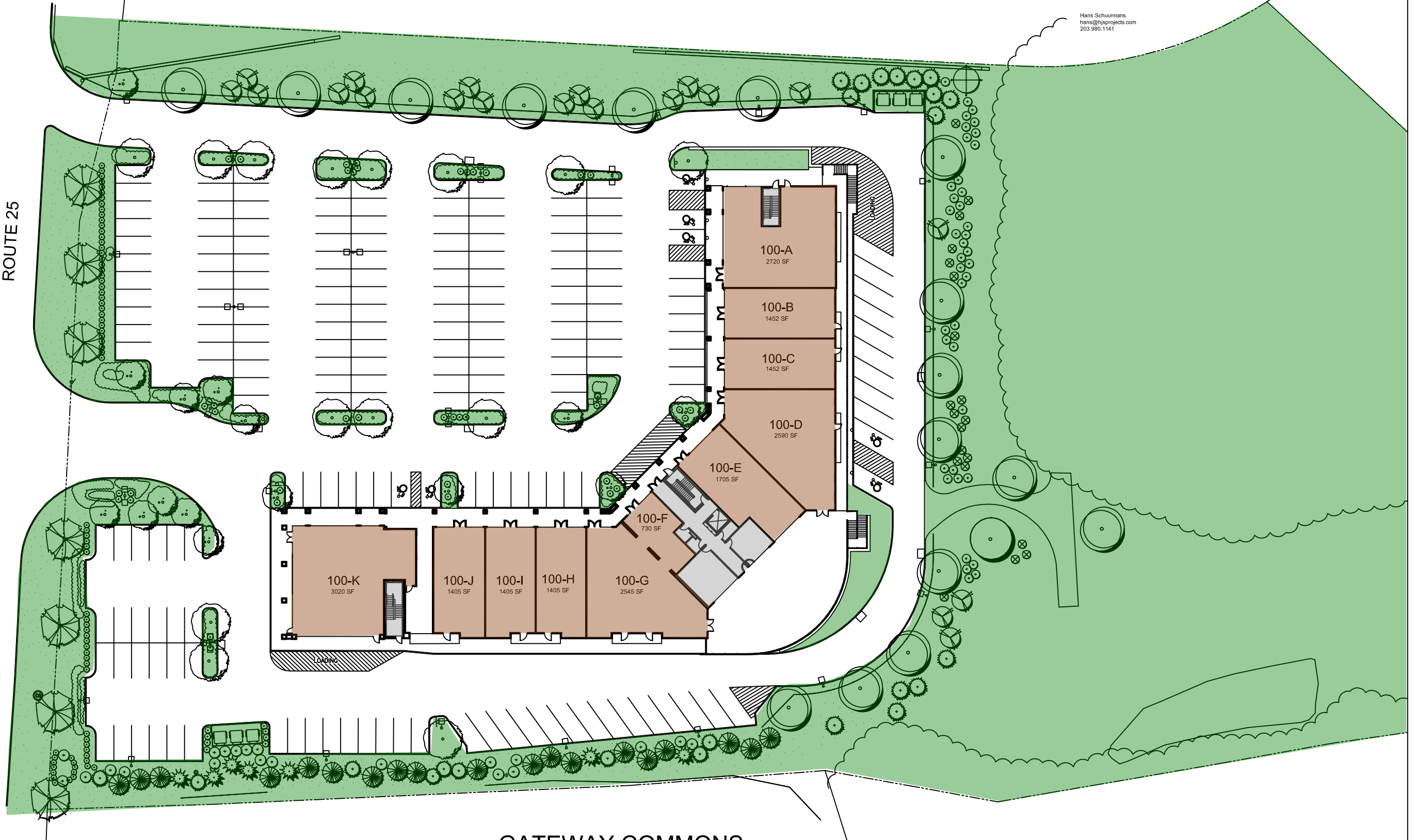
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EXTERIOR ELEVATIONS

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A-501



ROUTE 25



GATEWAY COMMONS

7182 Main Street, Trumbull CT