

74 PARK ROAD, SUITE 2 • OFFICE BUILDING FOR LEASE

WEST HARTFORD, CT 06119



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Former medical space with storefront. Large reception area and waiting room, kitchen, restroom, storage and 3 offices. Could work for medical, office or retail.

PROPERTY HIGHLIGHTS

- Former Medical Use
- Great Location for Medical, Office or Retail
- Ample Parking in Adjacent Lot and Along the Street
- Highly Visible on Park Rd
- Close Proximity to Restaurants, Shopping & Entertainment
- Gross + Utilities

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross Plus Utilities)
Number of Units:	1
Available SF:	1,195 SF
Lot Size:	0.55 Acres
Building Size:	16,157 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,157	73,613	111,606
Total Population	25,876	163,441	255,051
Average HH Income	\$68,901	\$72,520	\$79,502

CARL BERMAN CCIM, MICP

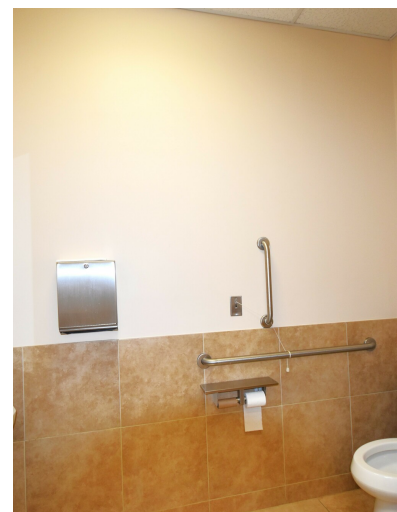
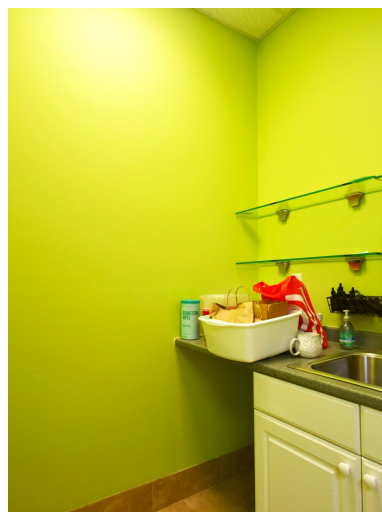
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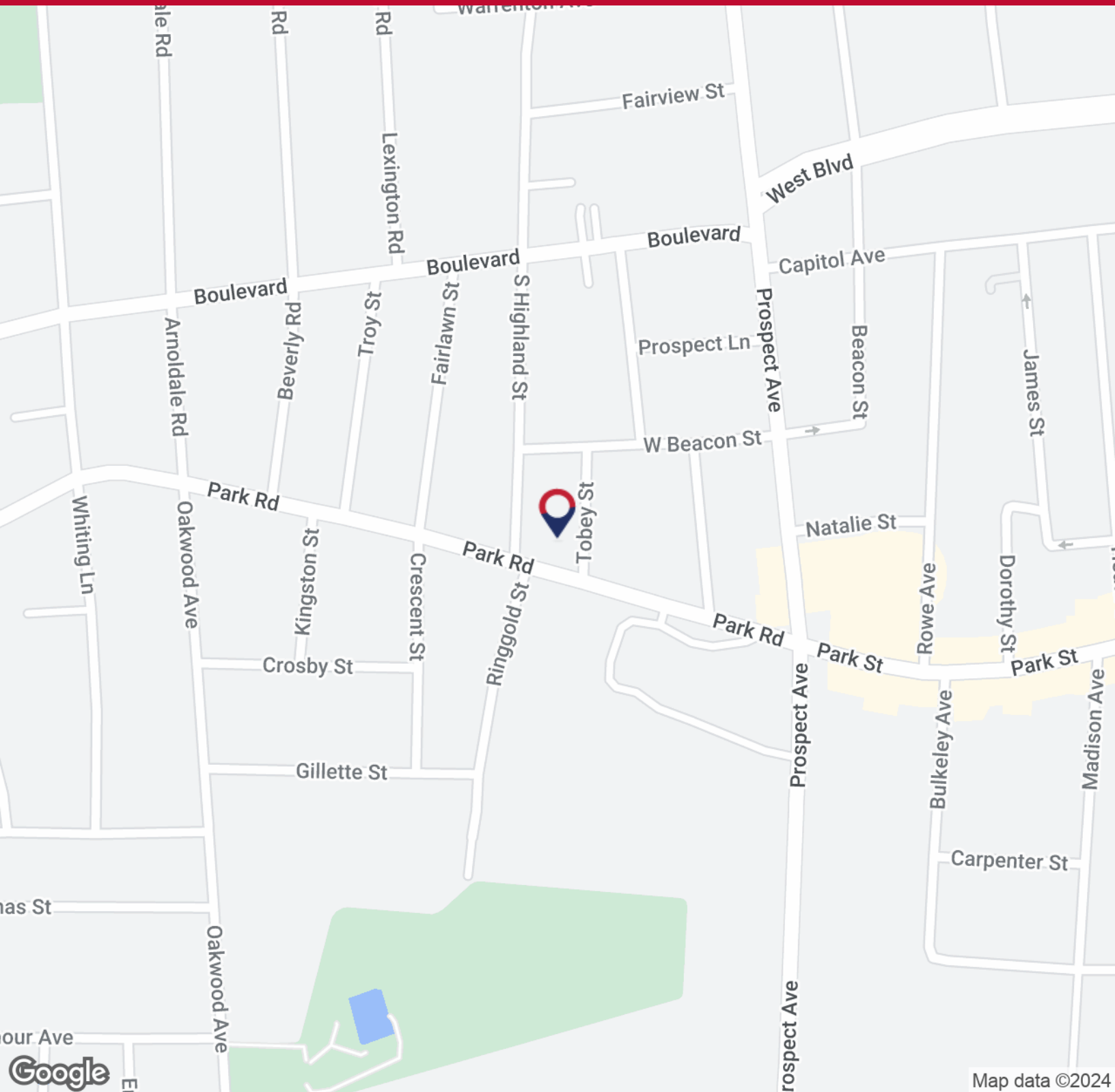
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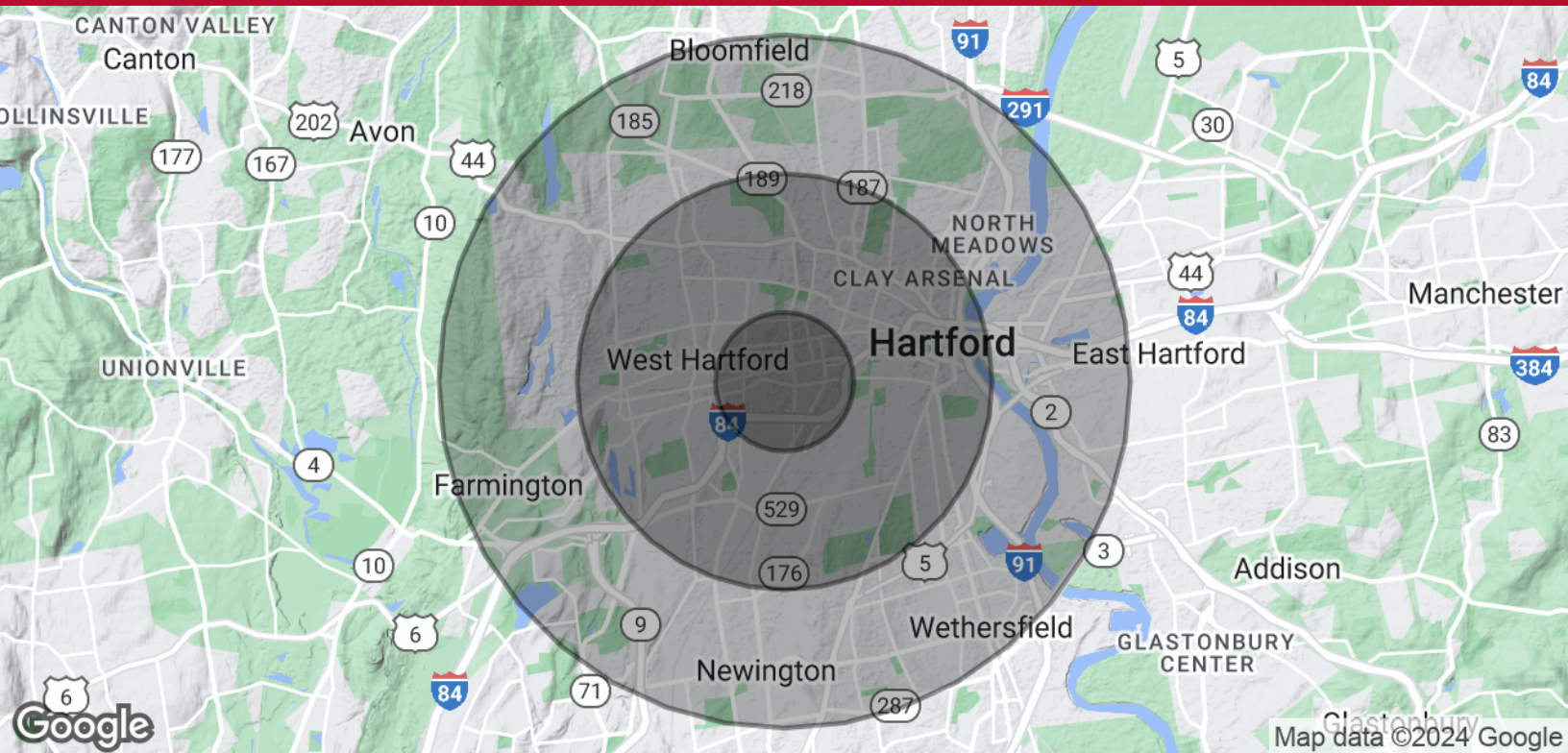
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,876	163,441	255,051
Average Age	36.2	37.2	38.6
Average Age (Male)	36.2	35.4	36.5
Average Age (Female)	38.4	38.8	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,157	73,613	111,606
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$68,901	\$72,520	\$79,502
Average House Value	\$202,869	\$205,086	\$214,100

* Demographic data derived from 2020 ACS - US Census

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