



### PROPERTY DESCRIPTION

Mixed use property with retail, office and flex tenants. Join Dollar Tree, Key Bank, Liquor World at this corner property located at a signalized intersection. High traffic area with many area amenities.

### PROPERTY HIGHLIGHTS

- Mixed Use Property
- Retail, Office and Flex
- Corner Property at Signalized Intersection
- Highly Visibility on Route 44
- Easy Access I-384

### OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (MG)
Number of Units:	16
Available SF:	2,970 SF
Lot Size:	4.54 Acres
Building Size:	36,104 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,257	25,126	46,993
Total Population	14,954	57,163	110,543
Average HH Income	\$74,428	\$85,427	\$99,430

**CARL BERMAN CCIM, MICP**  
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# 283-307 E CENTER ST • RETAIL / OFFICE / FLEX BUILDING FOR LEASE

MANCHESTER, CT 06040



**ELITE**  
COMMERCIAL REAL ESTATE SERVICES  
A Veteran Owned Company



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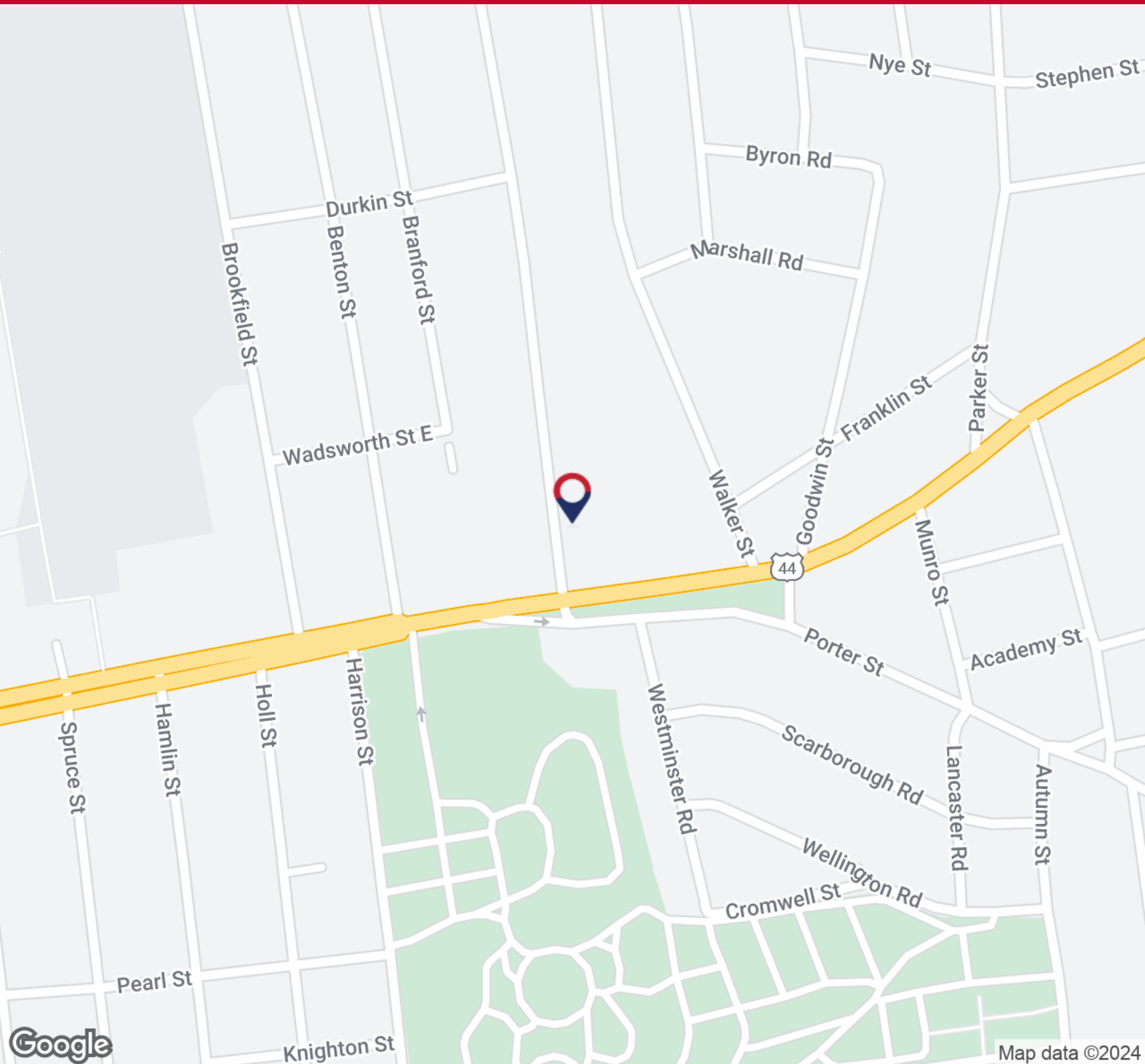
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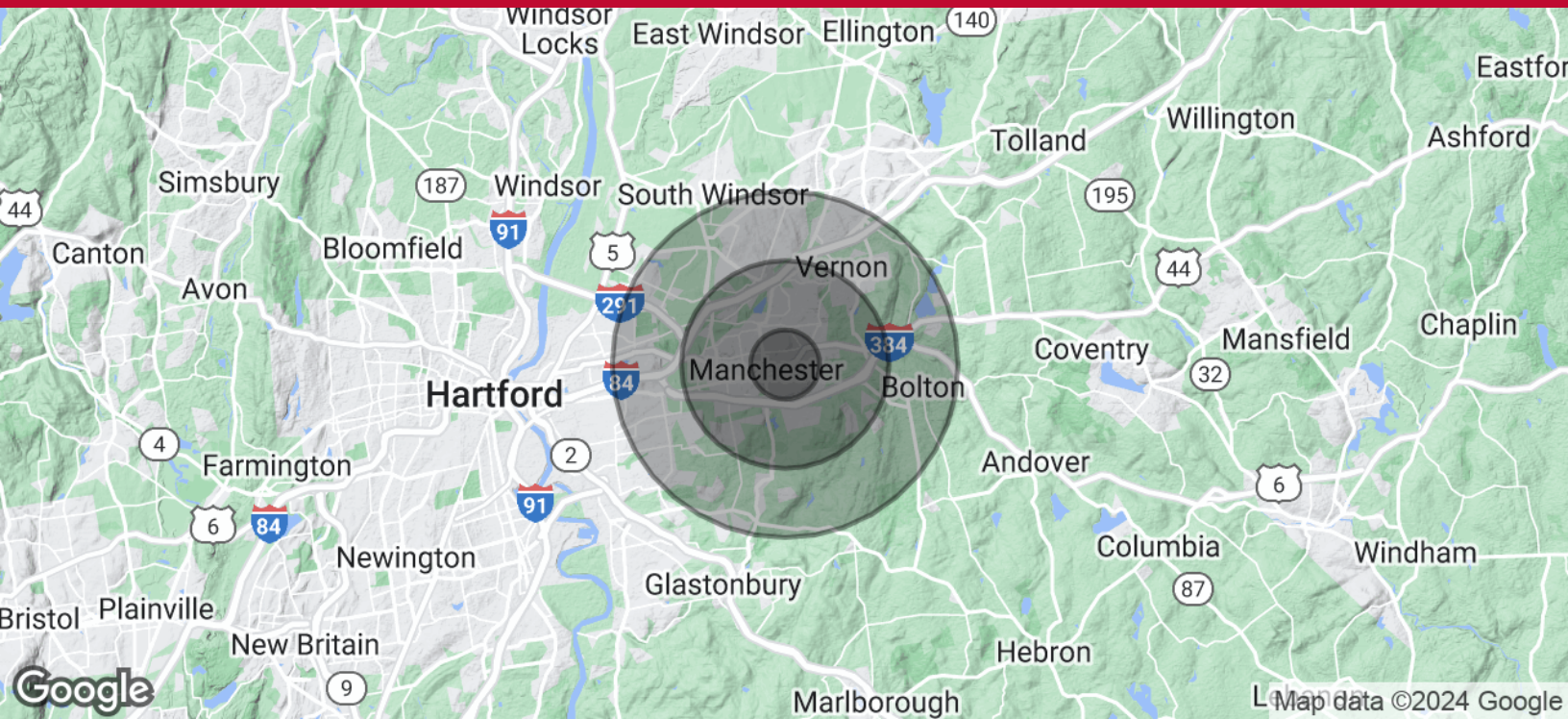


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,954	57,163	110,543
Average Age	35.9	39.0	40.7
Average Age (Male)	35.6	38.5	39.4
Average Age (Female)	37.2	40.2	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,257	25,126	46,993
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$74,428	\$85,427	\$99,430
Average House Value	\$151,959	\$169,614	\$203,513

\* Demographic data derived from 2020 ACS - US Census

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