

# SPENCER STREET PLAZA • RETAIL PROPERTY FOR LEASE

171 SPENCER ST, MANCHESTER, CT 06040



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



## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

Approximately 1,150 & 5,214 sf of retail / flex / office space available for lease.

### PROPERTY HIGHLIGHTS

- 1,150 and 5,214 +/- sf
- \$1,750 and \$6,000 per month Gross + Utilities + Janitorial
- Former Clothing and Alterations Retail Shop & Billiards Hall
- 12' +/- Clear Heights
- Great Access & Visibility

## OFFERING SUMMARY

Lease Rate:	\$1,750.00 - 6,000.00 per month (Gross plus Utilities & Janitorial; Gross)
Number of Units:	6
Available SF:	1,150 - 5,214 SF
Lot Size:	2.15 Acres
Building Size:	15,120 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,220	26,398	52,505
Total Population	6,717	62,124	122,632
Average HH Income	\$66,169	\$82,353	\$85,159

## CARL BERMAN CCIM, MICP

Managing Director  
877.327.3755 x701  
cberman@elite-cres.com

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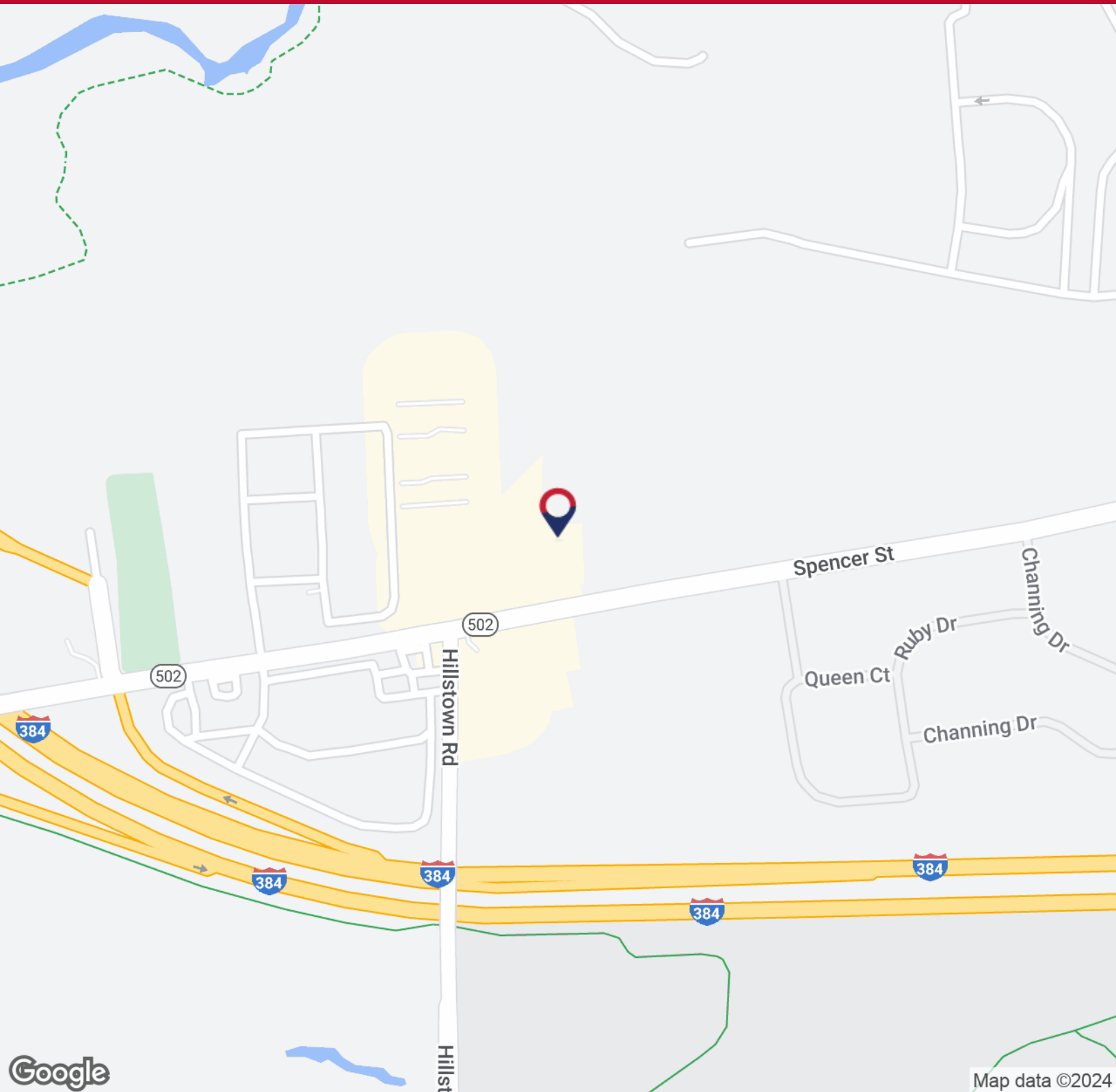
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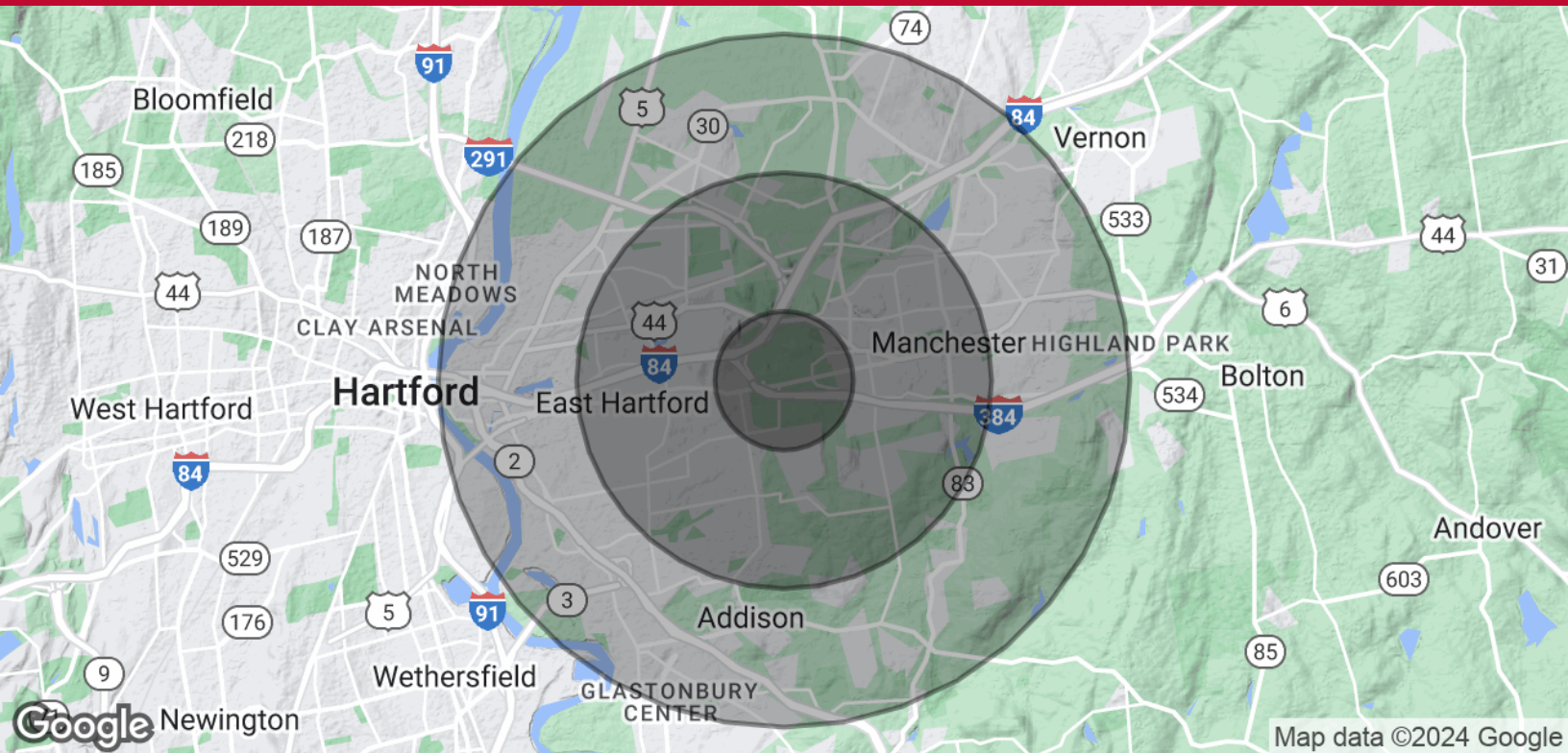
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,717	62,124	122,632
Average Age	41.5	37.6	39.0
Average Age (Male)	38.8	36.9	37.9
Average Age (Female)	45.5	39.2	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,220	26,398	52,505
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$66,169	\$82,353	\$85,159
Average House Value	\$321,071	\$234,820	\$249,849

\* Demographic data derived from 2020 ACS - US Census

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