

250 ALBANY TPKE, SUITE C • RETAIL PROPERTY FOR LEASE

CANTON, CT 06019



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



PROPERTY DESCRIPTION

This property site is located at a signalized intersection with high traffic counts. Join KFC/Taco Bell, Anytime Fitness, Subway, Cake Gypsy and More. The area is mixed use commercial with close proximity to residential neighborhoods.

PROPERTY HIGHLIGHTS

- \$16 per Sq Ft NNN (NNN's are \$8.00 +/-)
- \$3,000 per Month + Utilities
- 1500 +/- Sq Ft
- 22000 ADT with Ample Parking
- Highly Visible with Great Access
- Signalized Entrance
- Join KFC/Taco Bell, Anytime Fitness, Subway, Cake Gypsy and More.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	10
Available SF:	1,500 SF
Lot Size:	14.52 Acres
Building Size:	22,998 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,323	7,579	17,870
Total Population	2,767	18,956	43,164
Average HH Income	\$106,086	\$155,347	\$156,542

CARL BERMAN CCIM, MICP

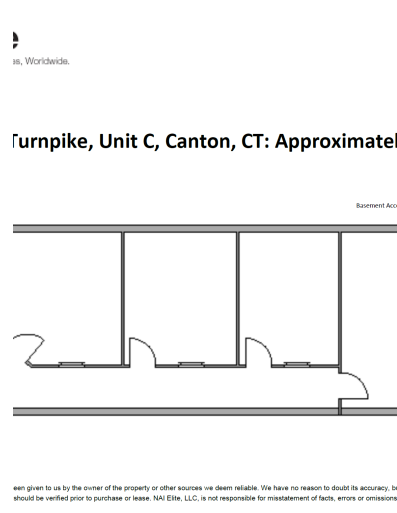
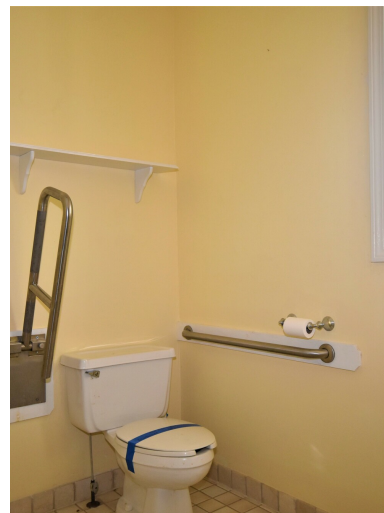
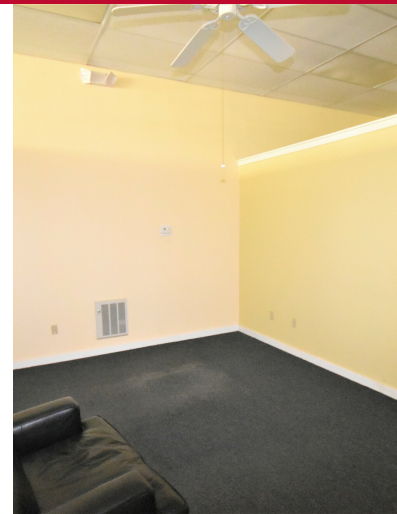
Managing Director
877.327.3755 x701
cberman@elite-cres.com

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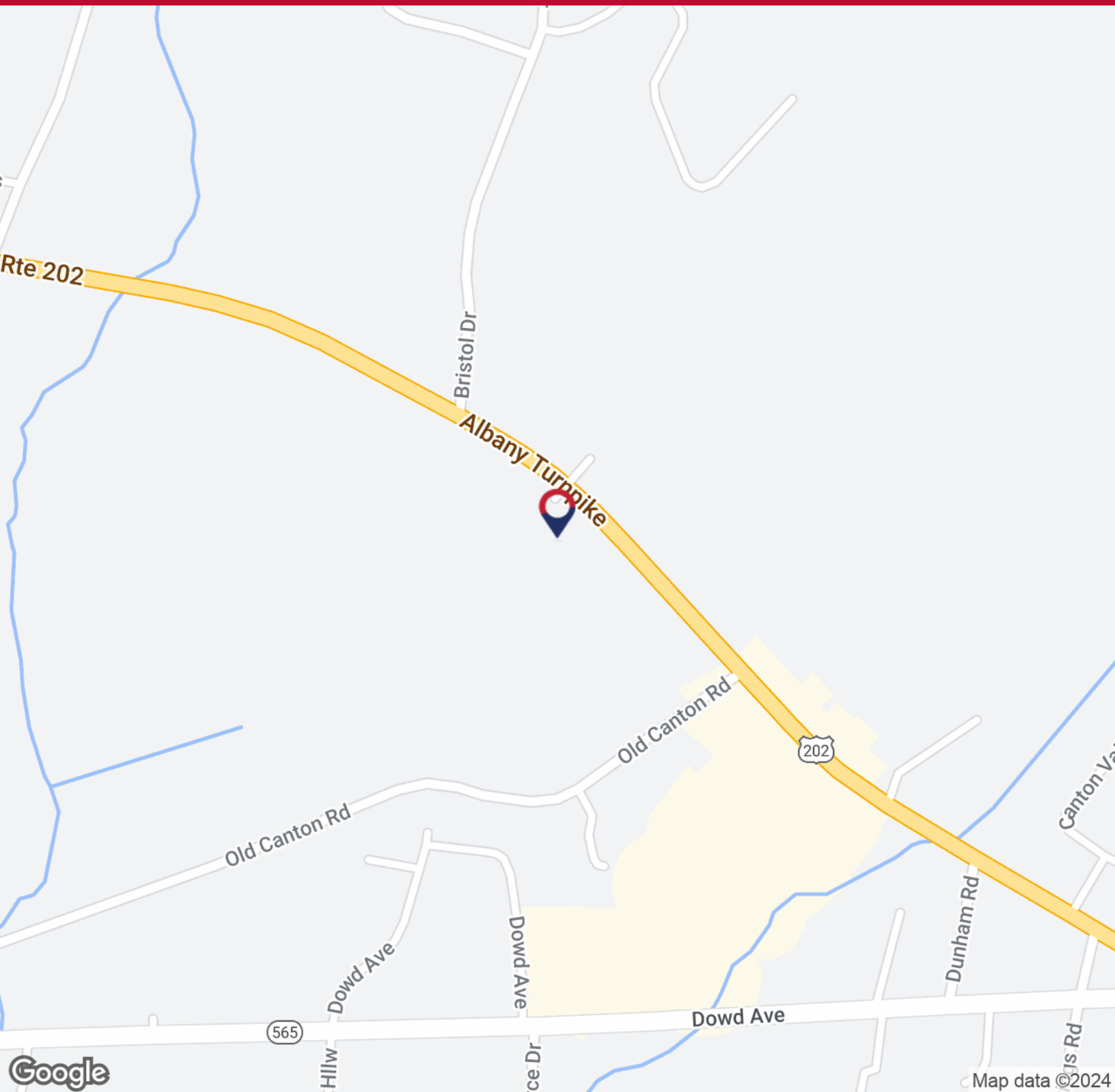
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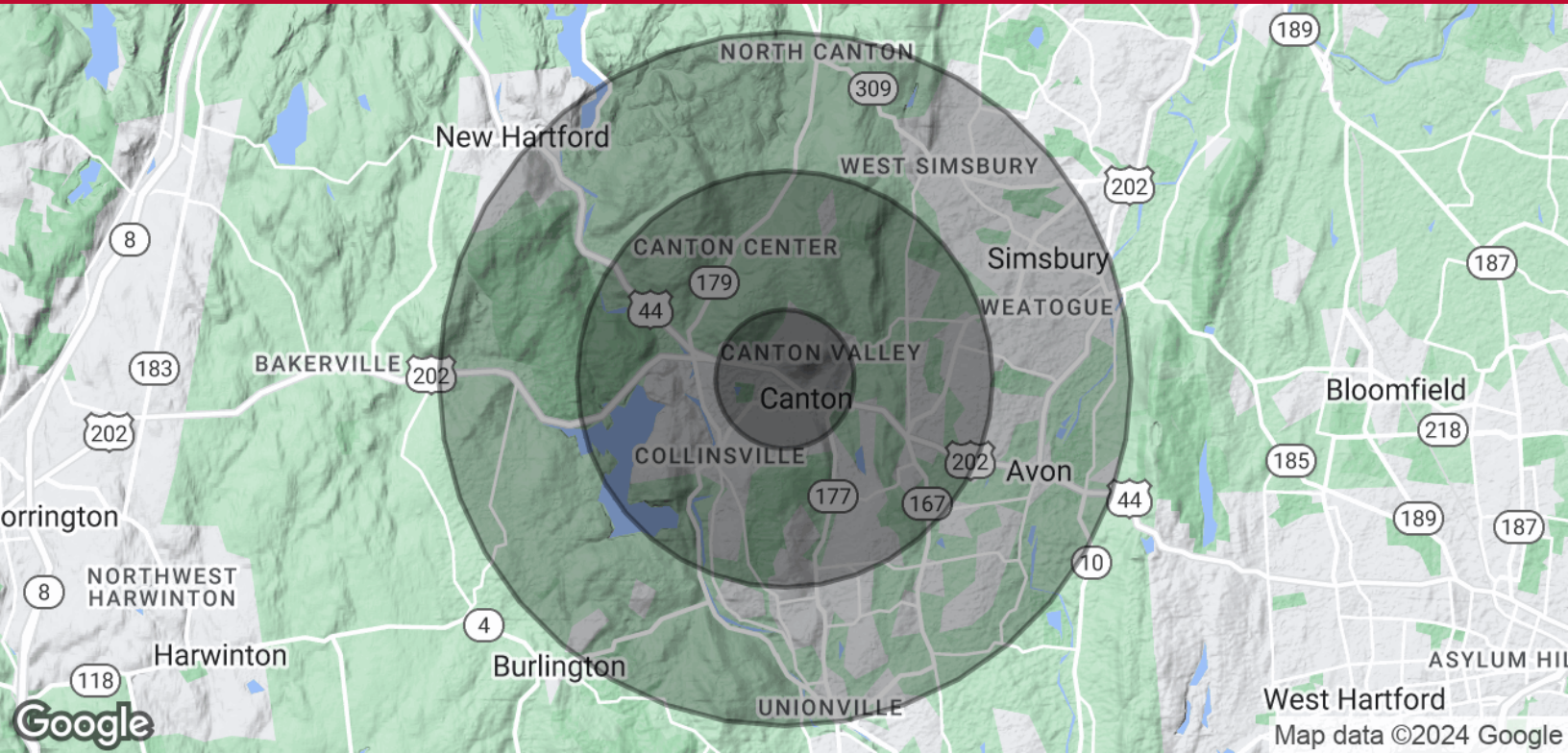
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,767	18,956	43,164
Average Age	56.1	45.8	46.0
Average Age (Male)	57.1	45.7	44.7
Average Age (Female)	58.3	46.5	47.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,323	7,579	17,870
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$106,086	\$155,347	\$156,542
Average House Value	\$278,628	\$361,154	\$357,488

* Demographic data derived from 2020 ACS - US Census

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