

250 ALBANY TPKE, WEST PAD SITE • LAND 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. 9,400 +/- Sq ft Approved Pad Site with Drive Thru. 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

- 9,400 +/- Sq ft Approved Pad Site with Drive Thru
- One or More Buildings Possible
- 22000 ADT
- Ample Parking
- Highly Visible
- Great Access
- Signalized Entrance

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	10
Available SF:	2 Acres
Lot Size:	2 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,297	7,453	17,733
Total Population	2,721	18,643	42,850
Average HH Income	\$104,737	\$155,063	\$156,435

CARL BERMAN CCIM, MICP

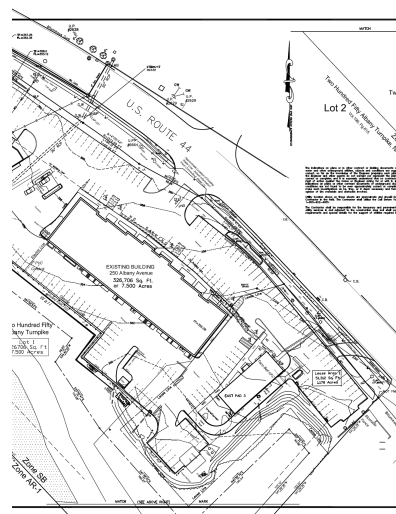
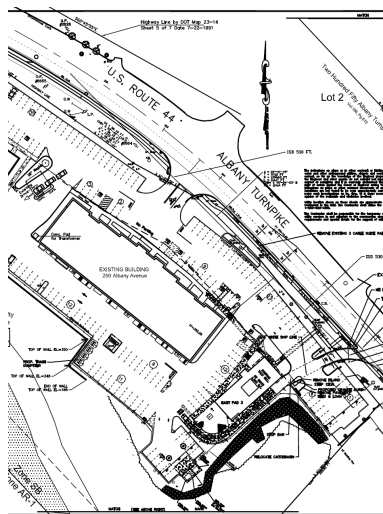
Managing Director
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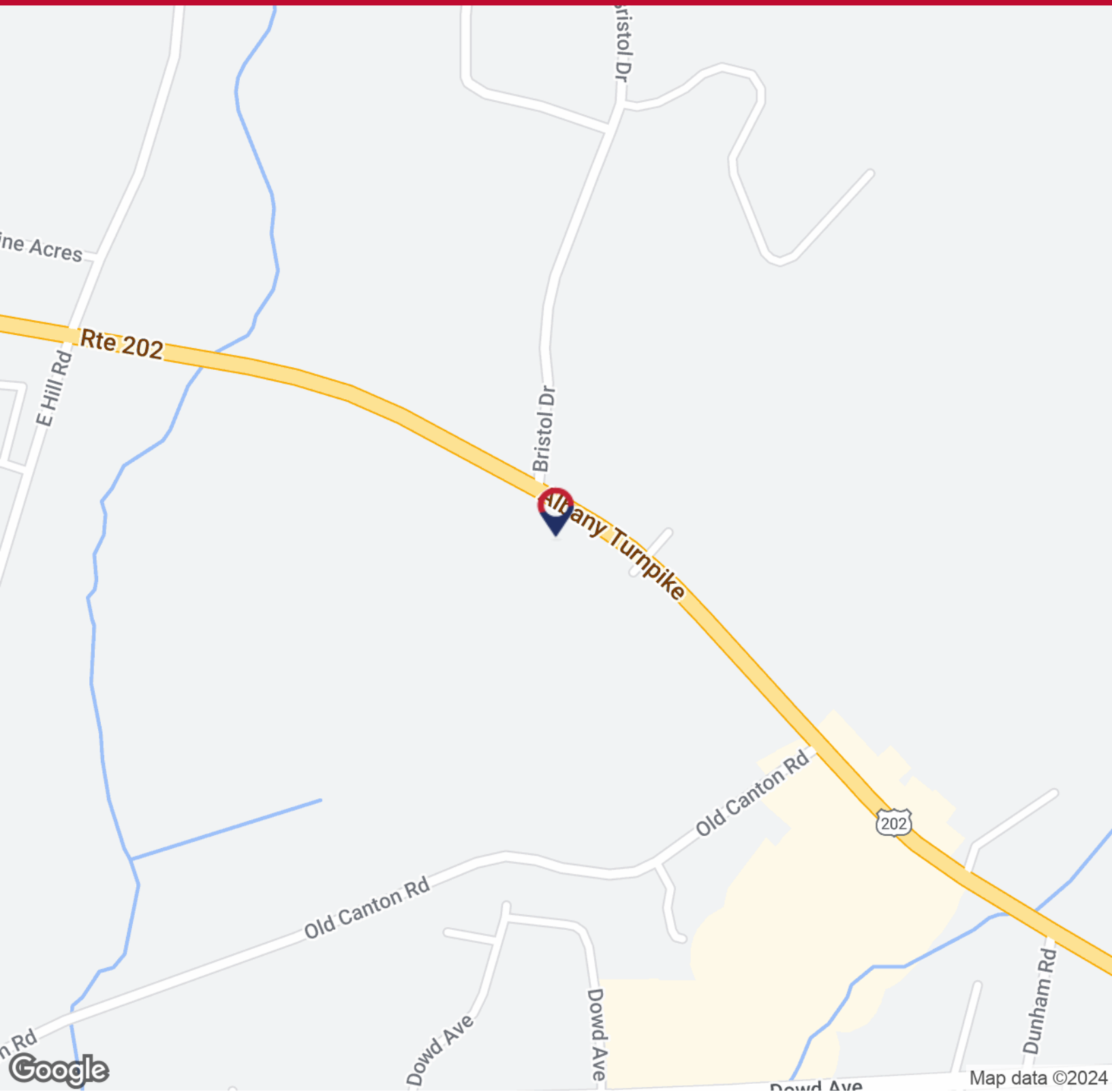
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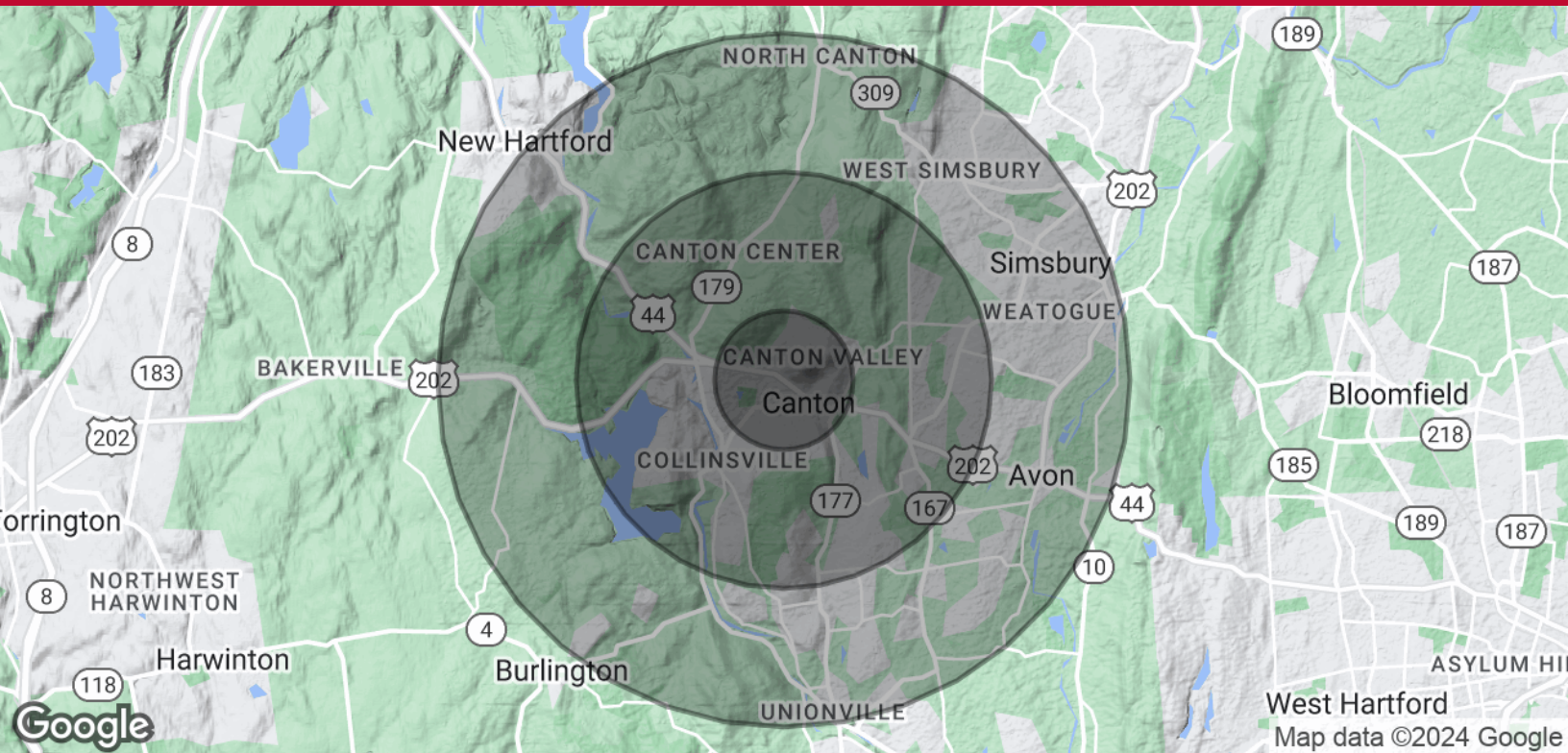
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,721	18,643	42,850
Average Age	55.8	45.8	46.0
Average Age (Male)	57.1	45.8	44.7
Average Age (Female)	57.7	46.5	47.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,297	7,453	17,733
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$104,737	\$155,063	\$156,435
Average House Value	\$270,669	\$360,926	\$357,037

* Demographic data derived from 2020 ACS - US Census

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