

250 ALBANY TPKE, BANK ATM 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. Existing ATM Drive Thru with Canopy. 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

- Existing ATM Drive Thru with Canopy
- 22000 ADT
- Ample Parking
- Highly Visible
- Great Access
- Signalized Entrance

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (Gross)
Number of Units:	10
Available SF:	0.04 Acres
Lot Size:	0.04 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,299	7,490	17,775
Total Population	2,726	18,738	42,941
Average HH Income	\$105,164	\$155,151	\$156,467

CARL BERMAN CCIM, MICP

Managing Director
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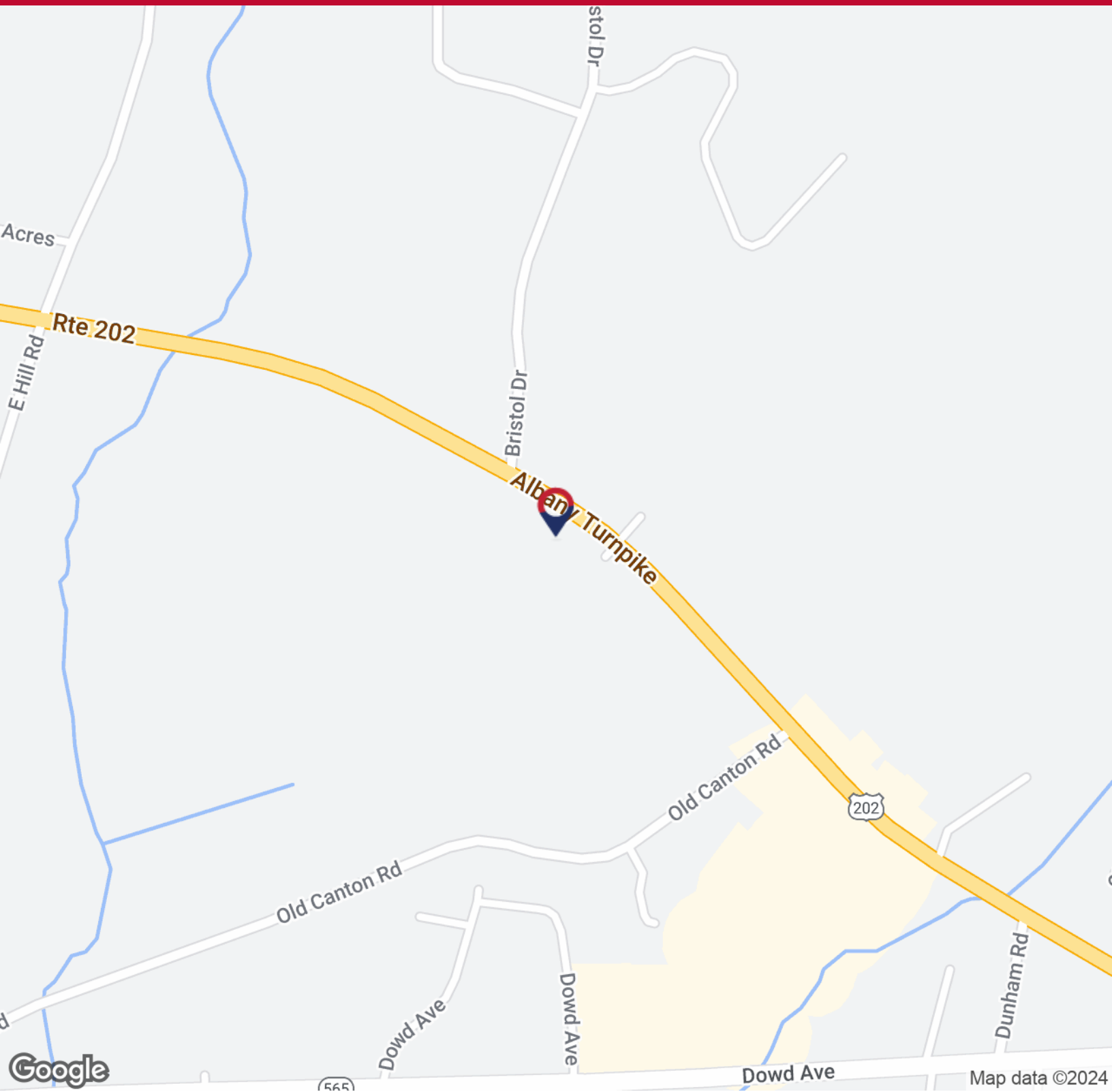
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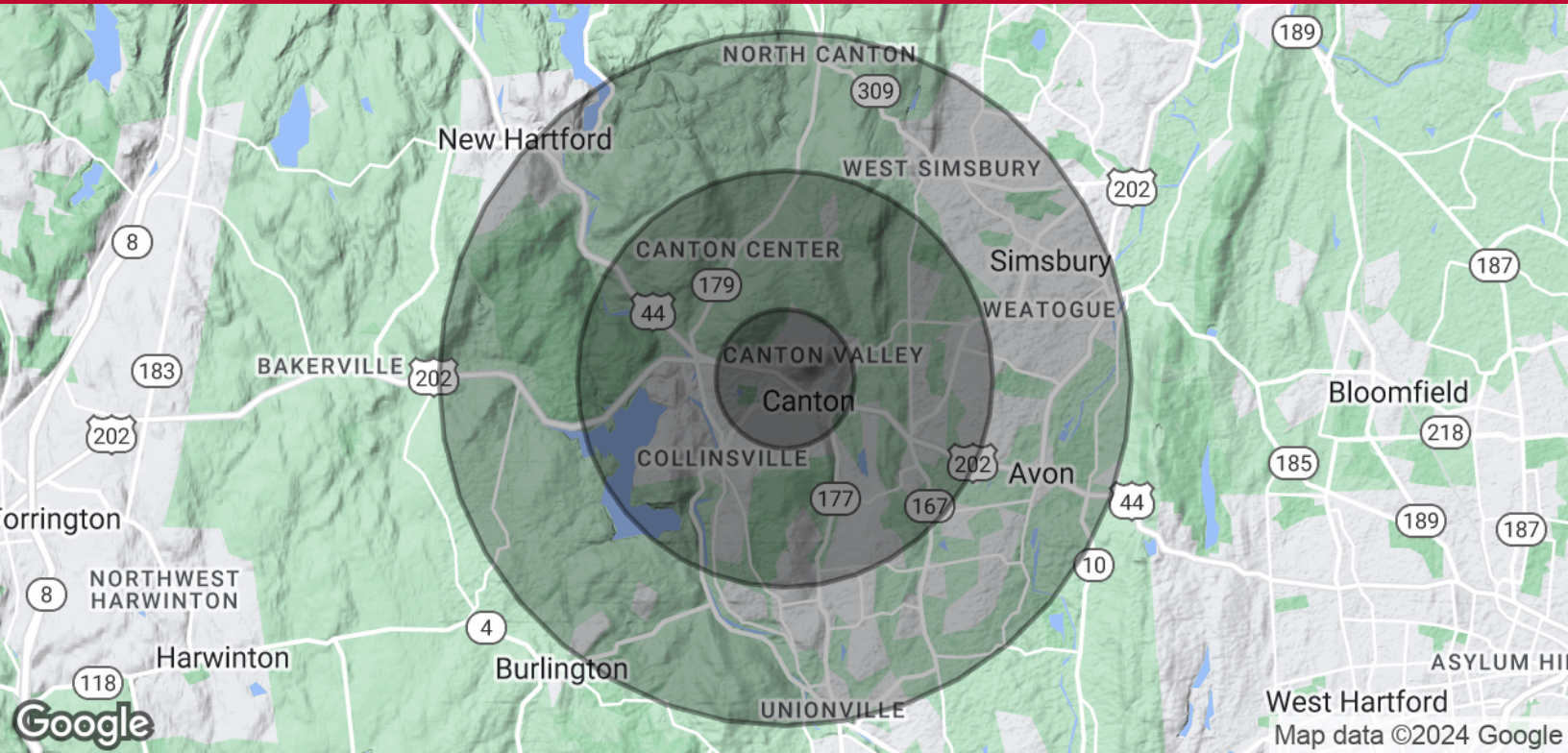
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	2,726	18,738	42,941
Average Age	55.9	45.8	46.0
Average Age (Male)	57.1	45.8	44.7
Average Age (Female)	57.8	46.5	47.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,299	7,490	17,775
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$105,164	\$155,151	\$156,467
Average House Value	\$272,853	\$360,888	\$357,214

* Demographic data derived from 2020 ACS - US Census

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