

# VERNON PROFESSIONAL BUILDING • OFFICE BUILDING FOR LEASE

281 HARTFORD TPKE, VERNON ROCKVILLE, CT 06066



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



## PROPERTY DESCRIPTION

Multiple professional office suites available. 325-3019 sq ft. Highly visible location with great access to Route 30 & 83 and Interstate 84. Located in the heart of Vernon's largest commercial area with access to numerous amenities.

## PROPERTY HIGHLIGHTS

- Multiple Office Suites Available
- 325-3019 Sq Ft
- Highly Visible
- Great Access to Route 30 & 83 and I84

## OFFERING SUMMARY

Lease Rate:	\$16.00 - 18.00 SF/yr (Gross)
Number of Units:	55
Available SF:	325 - 3,019 SF
Lot Size:	2.29 Acres
Building Size:	43,442 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,036	20,255	49,330
Total Population	4,452	45,472	111,215
Average HH Income	\$99,540	\$102,157	\$93,991

## CARL BERMAN CCIM, MICP

Managing Director  
877.327.3755 x701  
cberman@elite-cres.com



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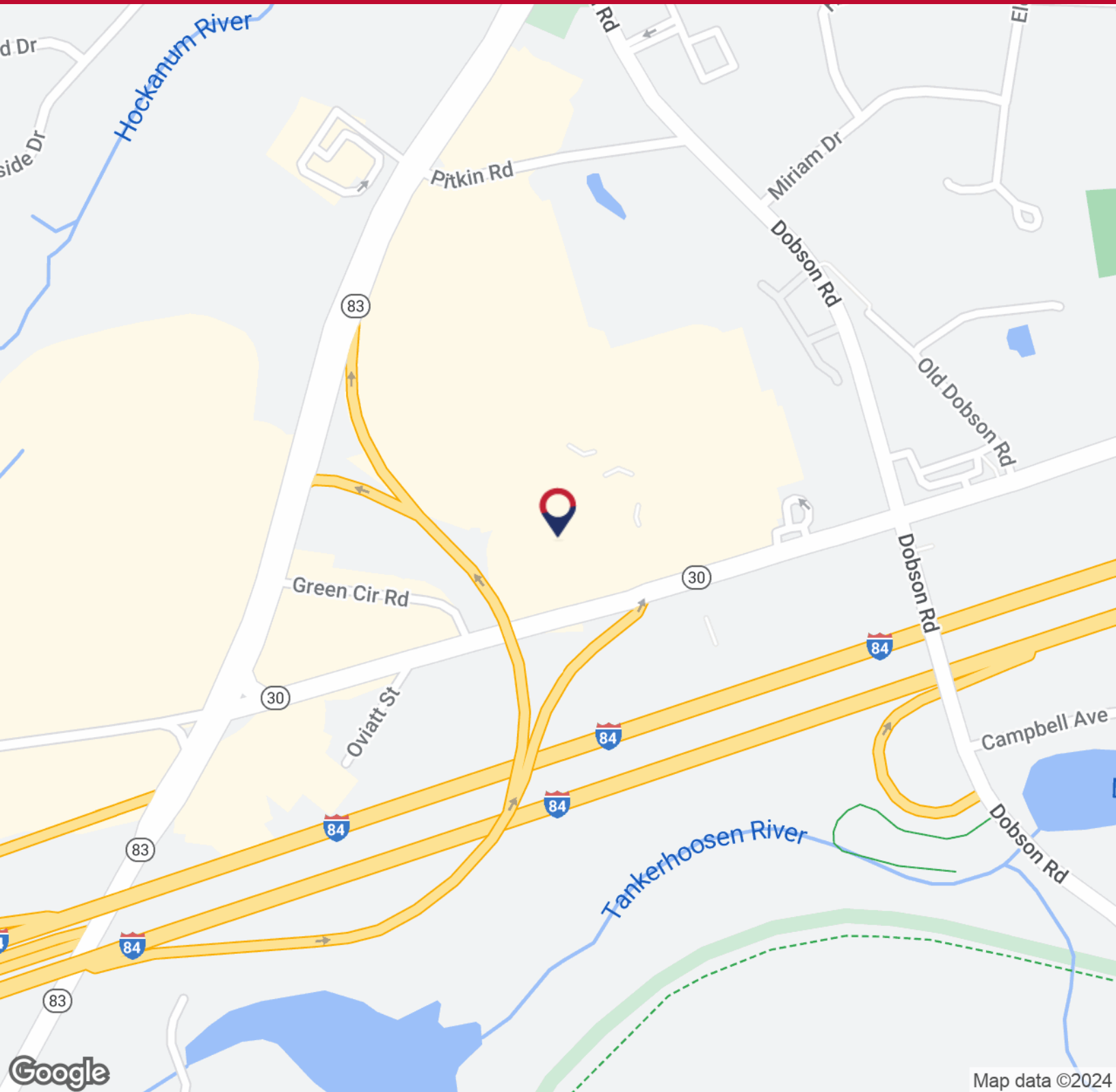
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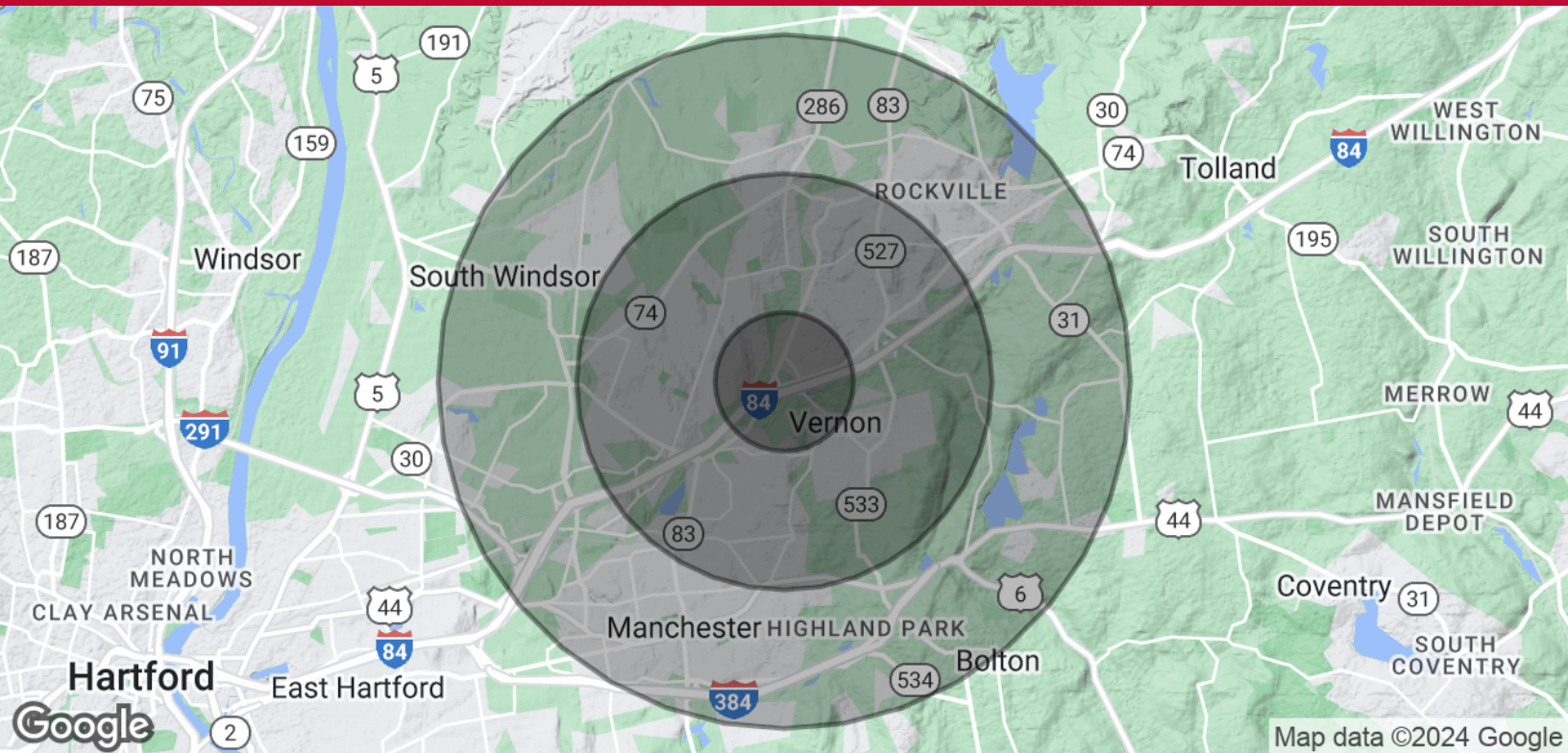


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,452	45,472	111,215
Average Age	45.1	42.4	39.5
Average Age (Male)	41.0	40.8	37.7
Average Age (Female)	49.8	43.6	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,036	20,255	49,330
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$99,540	\$102,157	\$93,991
Average House Value	\$215,416	\$216,504	\$200,182

\* Demographic data derived from 2020 ACS - US Census

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