

61 INDUSTRIAL PARK ROAD • INDUSTRIAL PROPERTY FOR

61 INDUSTRIAL PARK RD, MIDDLETOWN, CT 06457



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



PROPERTY DESCRIPTION

2 Bay Truck Service Garage
Outside Trailer Storage (1) Ac
Excellent Location Near I-91 Middletown, CT

PROPERTY HIGHLIGHTS

- (2) Bay Truck Repair Garage for Lease
- Outside Truck and Trailer Storage Approximate 1 acre
- Near FedEx Distribution Center Middletown, CT
- Excellent Location off I-91 Between Hartford and New Haven

OFFERING SUMMARY

Number of Units:	1
Lot Size:	5,407,799,760 SF
Building Size:	1,500 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	525	2,927	5,109
Total Population	926	5,252	9,745
Average HH Income	\$90,523	\$85,986	\$90,908

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

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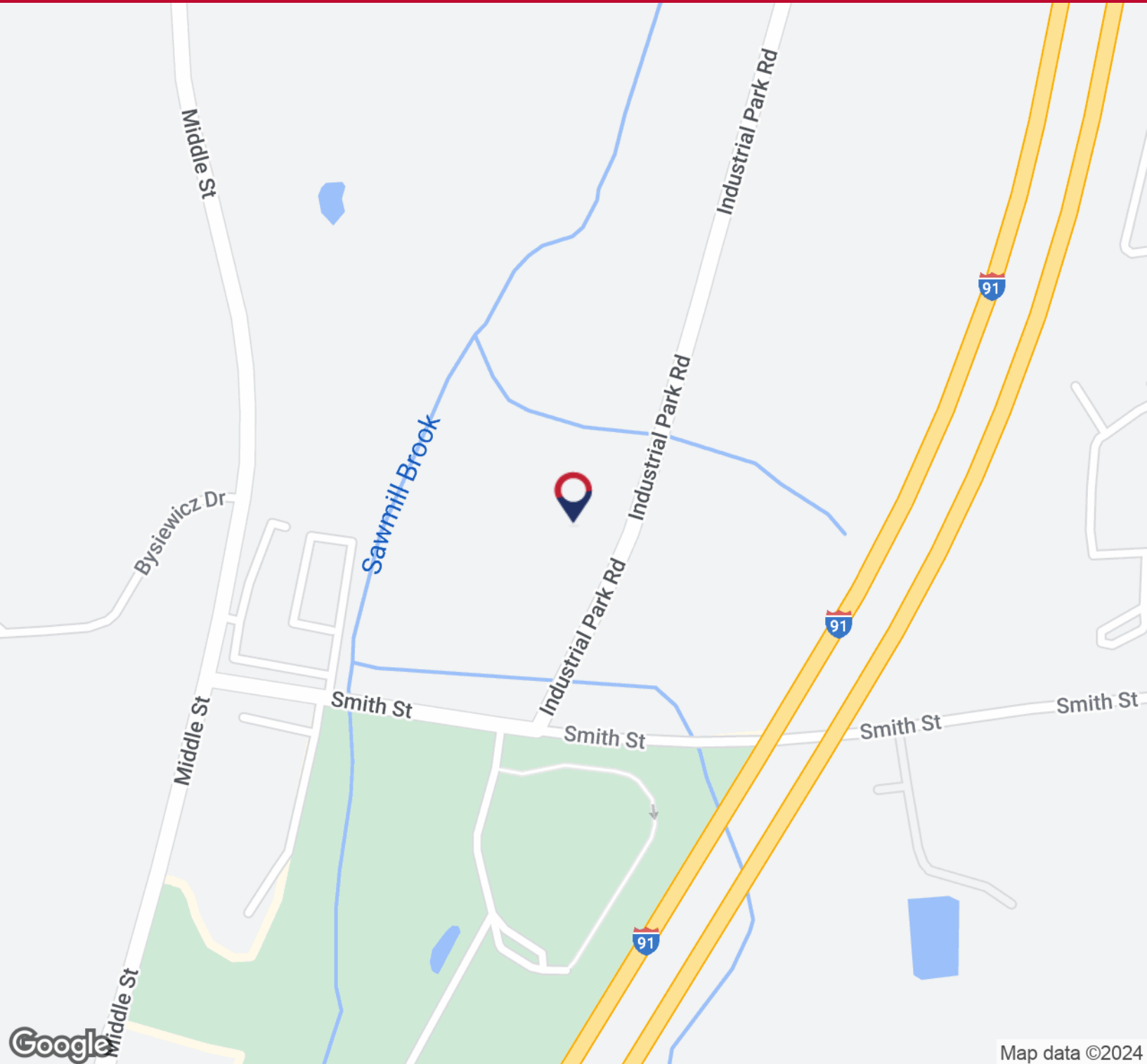
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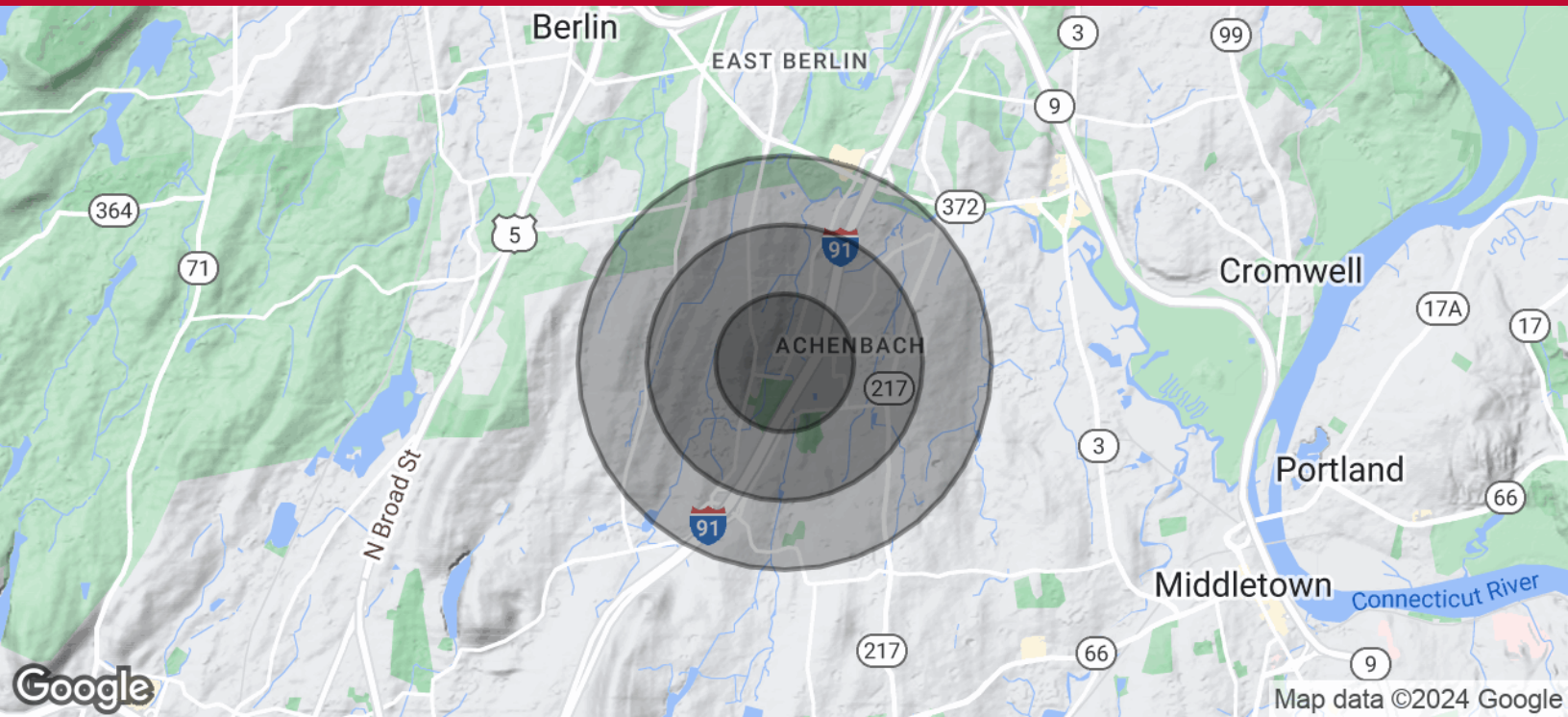
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	926	5,252	9,745
Average Age	36.6	36.5	38.0
Average Age (Male)	36.0	33.1	35.2
Average Age (Female)	35.0	38.5	39.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	525	2,927	5,109
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$90,523	\$85,986	\$90,908
Average House Value	\$150,509	\$152,607	\$177,891

2020 American Community Survey (ACS)

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