



PROPERTY DESCRIPTION

5 Units, 1 Medical, 2 Retail, 2 Flex Space Areas (formerly used as a Nightclub and Mechanics Space)

PROPERTY HIGHLIGHTS

- 4650 +/- sq ft of Flex Space (2580 & 2070 +/- sq ft)
- Access on Two Streets
- Traffic Count of 5900
- - Historic building with character
- - Zoned for multiple uses (MS-1)
- - 4-5 income-producing units
- - Prime location in Hartford
- - Ideal for retail or street retail investment
- - Strong potential for high foot traffic
- - Built in 1895, adding to its charm
- - Spacious 1 SF building

OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate:	\$4,000.00 per month (MG)
Number of Units:	4
Available SF:	4,650 SF
Lot Size:	13,230 SF
Building Size:	13,475 SF
NOI:	\$61,301.20
Cap Rate:	10.22%

DEMOGRAPHICS **0.3 MILES** **0.5 MILES** **1 MILE**

Total Households	1,126	4,152	13,374
Total Population	2,866	10,253	32,009
Average HH Income	\$44,652	\$56,927	\$53,841

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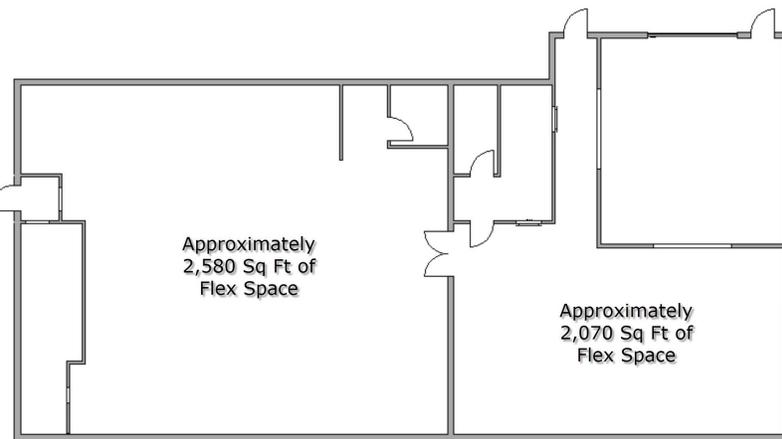
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PARK ST RETAIL PLAZA · RETAIL AND FLEX SPACE PROPERTY FOR SALE / LEASE

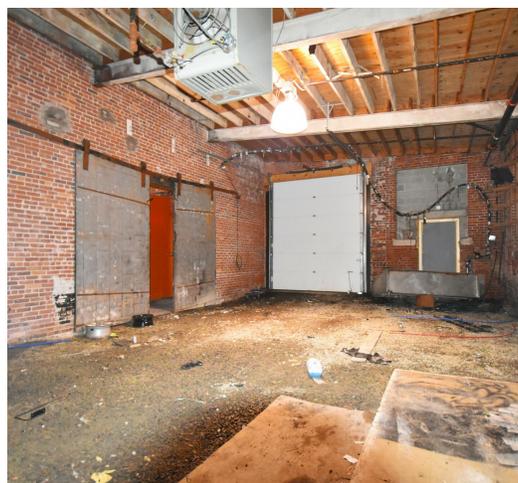
454 PARK STREET, HARTFORD, CT 06106



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NOTE: Drawing is not to scale.



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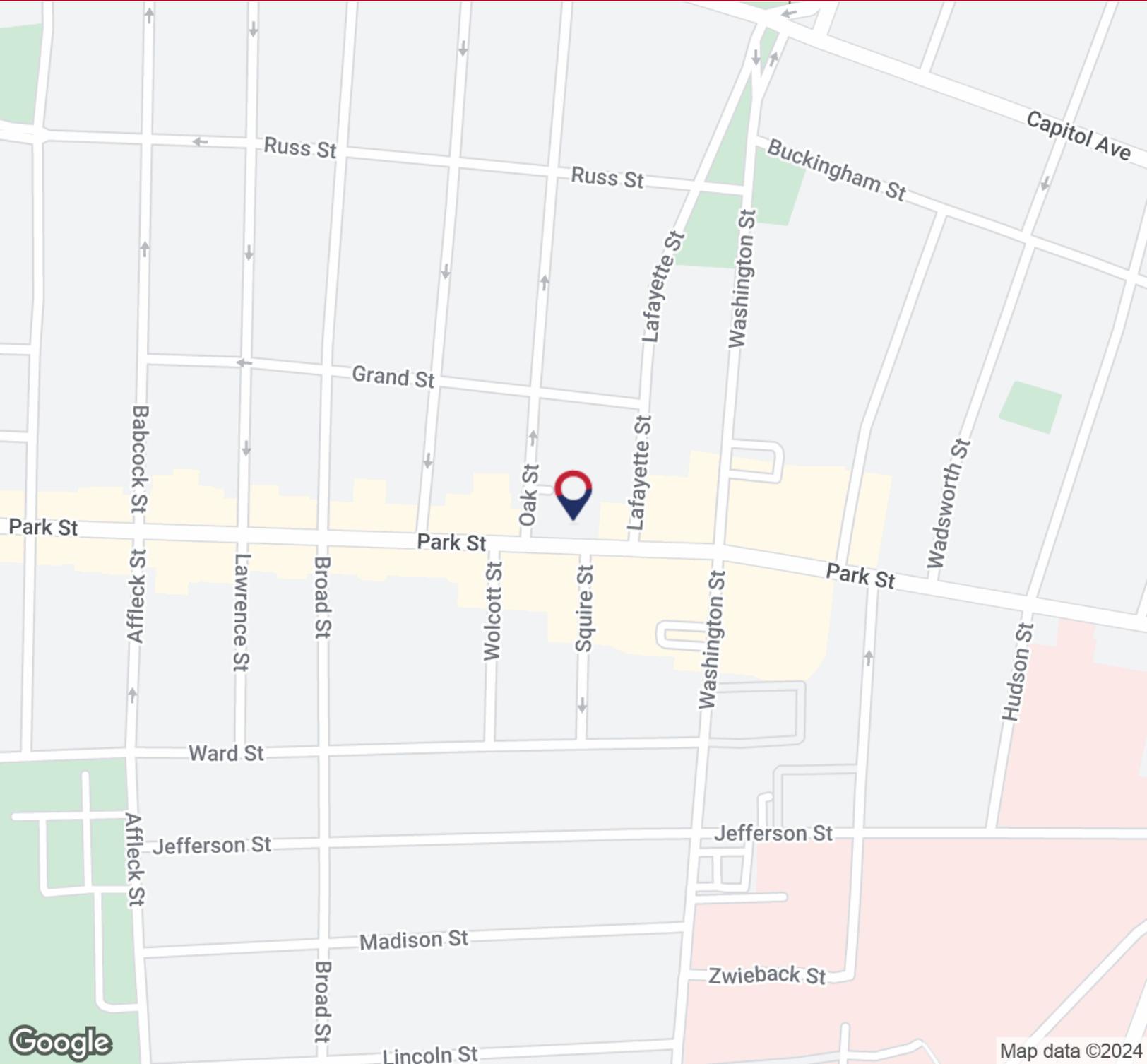
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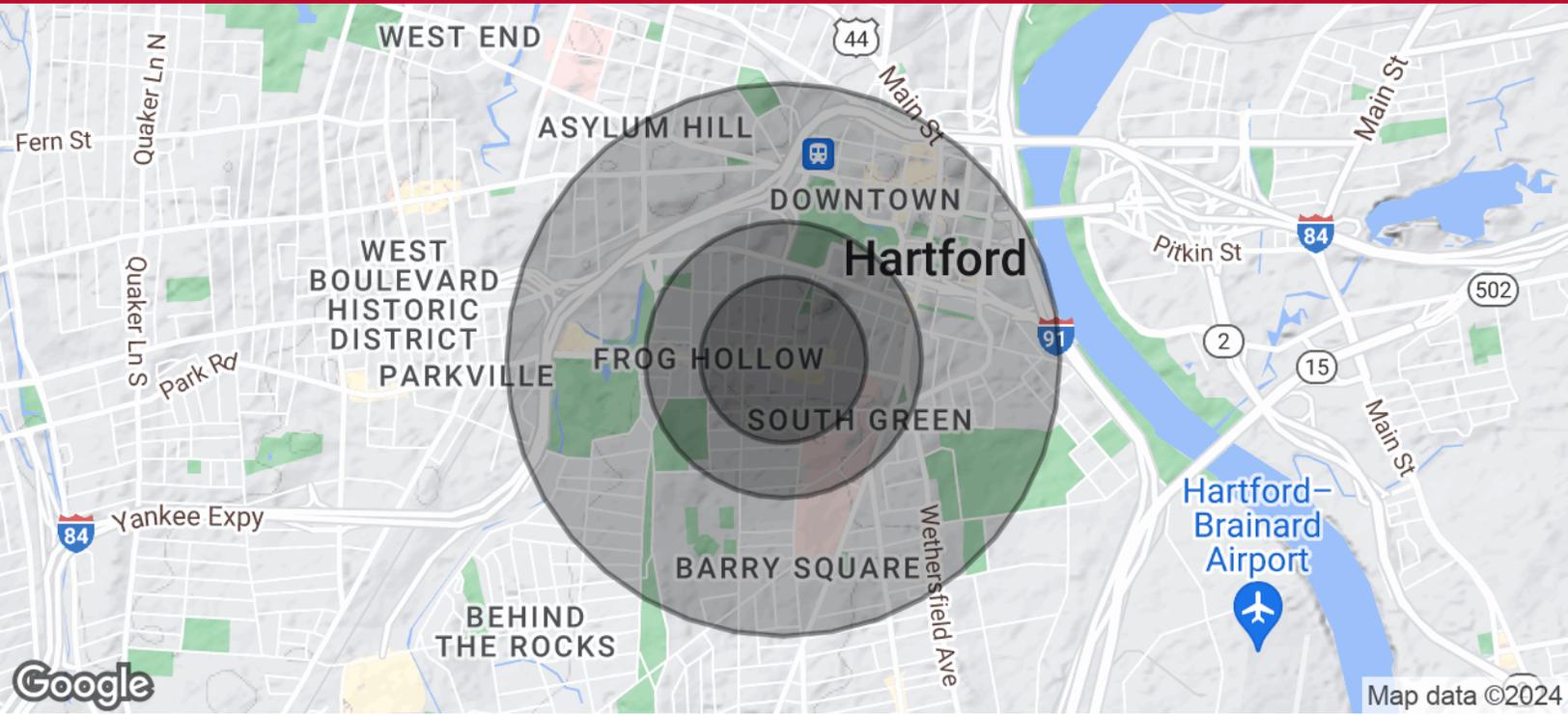
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,866	10,253	32,009
Average Age	35	35	35
Average Age (Male)	34	35	35
Average Age (Female)	36	36	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,126	4,152	13,374
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$44,652	\$56,927	\$53,841
Average House Value	\$270,216	\$269,975	\$277,837

Demographics data derived from AlphaMap

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