

LEASE

PRIME OFFICE SPACE

1085-1113 S Main Street Cheshire, CT 06410



PROPERTY DESCRIPTION

Coldwell Banker Commercial proudly presents newly built out office space at Country Plaza, located at 1111 South Main Street, Cheshire, CT. This 1,538 SF spaces offers a versatile mix of office and retail spaces available for lease. Ideally situated on Route 10, the property boasts excellent visibility, high traffic exposure, and convenient access, making it an ideal location for a wide range of businesses.

PROPERTY HIGHLIGHTS

- Two story building with elevator
- C-2 Zoning
- Ample Parking
- Tremendous visibility

OFFERING SUMMARY

Lease Rate:	18 SF/yr (MG)
Available SF:	1,538 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,853	8,969	30,842
Total Population	5,133	24,181	84,034
Average HH Income	\$157,990	\$169,071	\$148,885

James McCall
(203) 376-9650



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

PRIME OFFICE SPACE

1085-1113 S Main Street Cheshire, CT 06410



James McCall
(203) 376-9650



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

RETAIL MAP

1085-1113 S Main Street Cheshire, CT 06410



James McCall
(203) 376-9650



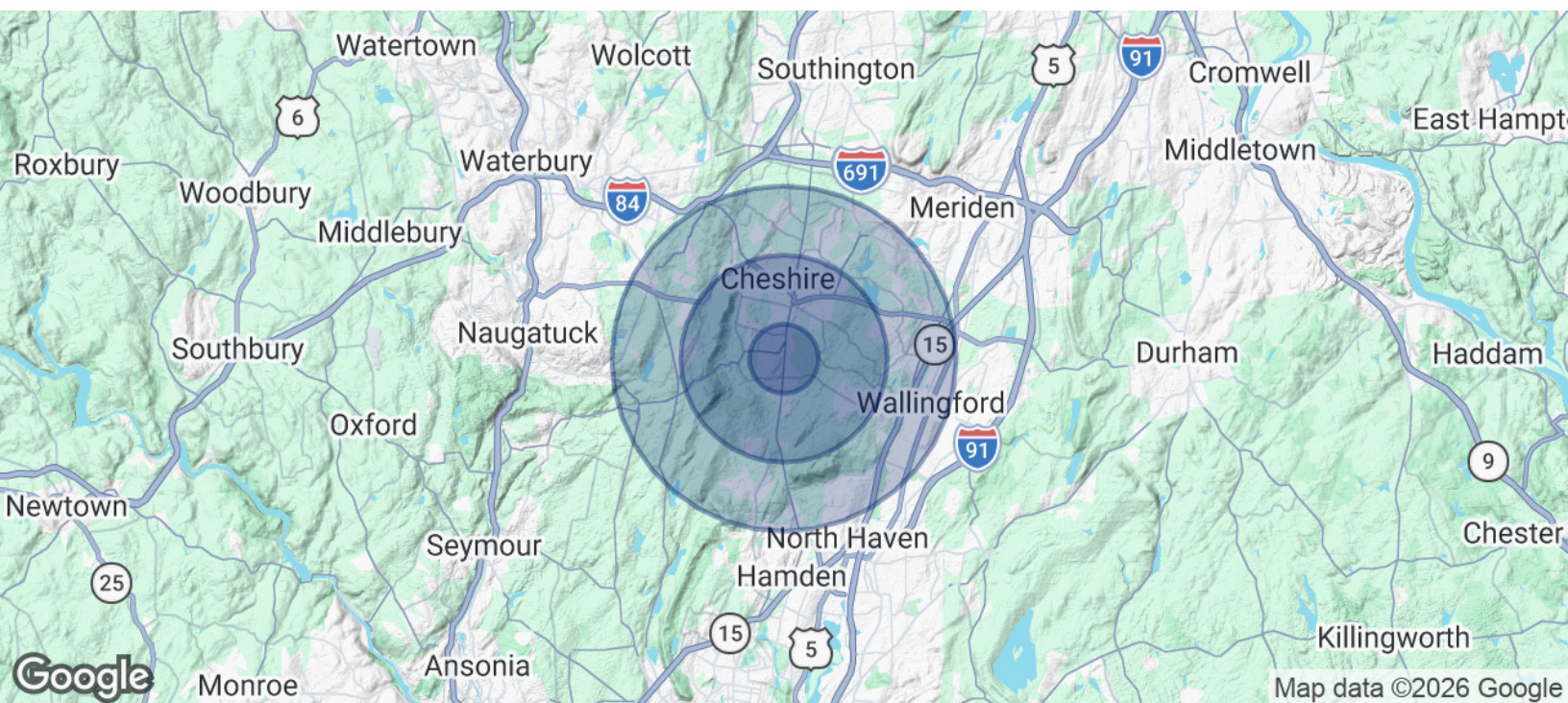
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

DEMOGRAPHICS

1085-1113 S Main Street Cheshire, CT 06410



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,133	24,181	84,034
Average Age	46	45	43
Average Age (Male)	45	43	42
Average Age (Female)	48	46	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,853	8,969	30,842
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$157,990	\$169,071	\$148,885
Average House Value	\$452,406	\$458,025	\$406,030

2020 American Community Survey (ACS)

James McCall
(203) 376-9650



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.