

LEASE

BJ'S PLAZA

1280 E Main St Torrington, CT 06790



PROPERTY DESCRIPTION

Coldwell Banker Commercial is proud to present a very rare vacancy in the BJ's Plaza on Upper East Main Street. Surrounded by national retailers, car dealerships, and established local businesses, the space is well positioned for a national or regional food, service, or retail user. BJ's Wholesale Club drives significant weekly traffic directly past the storefront. Other tenants in the plaza include Nardelli's, Dollar Tree, Ponte's Package Store, Dunkin', and BJ's Gas. Approximately 25,000 vehicles per day travel along East Main Street, one of the busiest commercial corridors in Litchfield County.

PROPERTY HIGHLIGHTS

- BJ's Wholesale Club anchored center
- 25,000 vehicles per day on East Main Street
- 3,000 SF available for lease
- Positioned in one of the nation's largest micropolitan markets

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Number of Units:	5
Available SF:	3,000 SF
Lot Size:	8.89 Acres
Building Size:	22,999 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,682	19,178	42,280
Total Population	33,013	44,273	100,772
Average HH Income	\$92,761	\$104,915	\$127,512

Mario Longobucco
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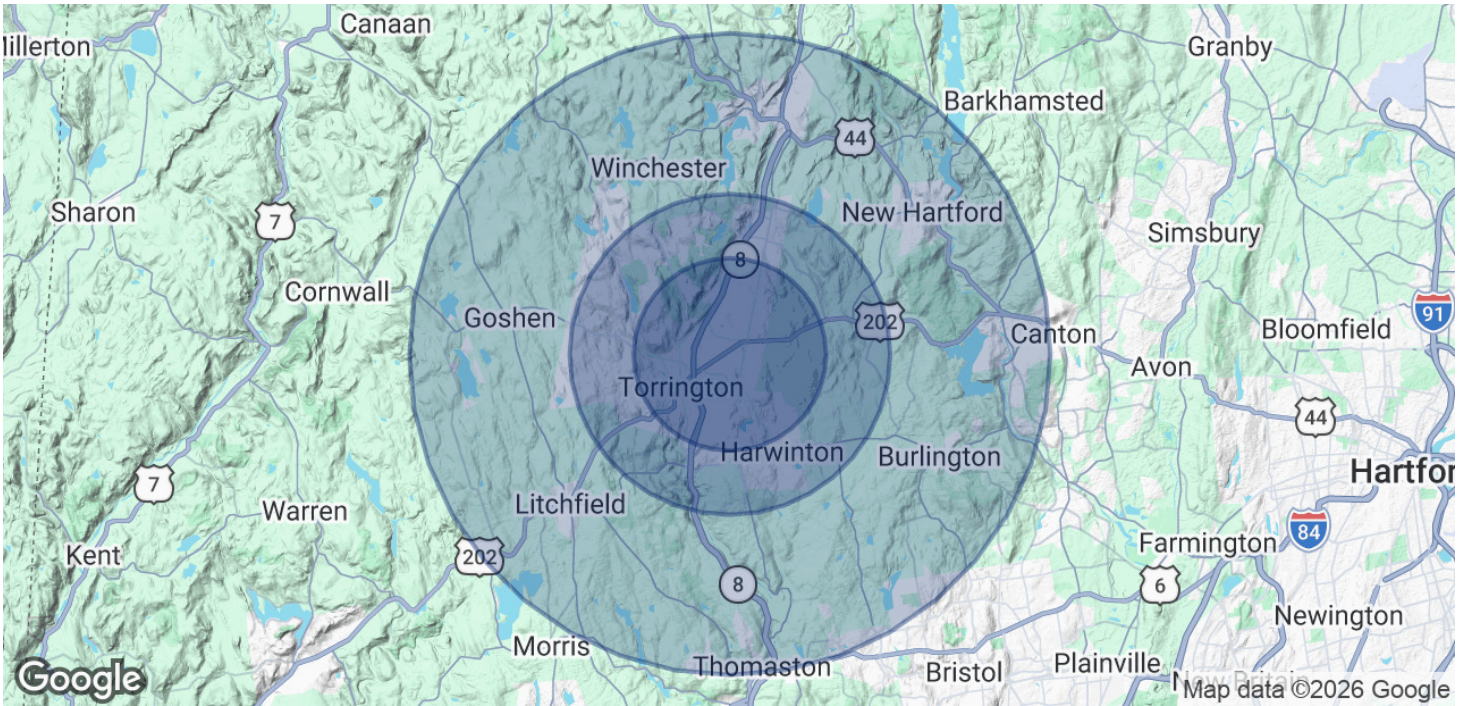
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,013	44,273	100,772
Average Age	44	44	45
Average Age (Male)	43	43	44
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,682	19,178	42,280
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$92,761	\$104,915	\$127,512
Average House Value	\$249,038	\$283,206	\$370,623

Demographics data derived from AlphaMap

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MARIO LONGOBUCCO

Senior Advisor

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Direct: (860) 307-5945

PROFESSIONAL BACKGROUND

Mario Longobucco joined Coldwell Banker Commercial Real Estate in 2006 as a Sales Associate handling all segments of commercial sales and leasing in Litchfield and Hartford County and beyond. Mario specializes in all facets of commercial real estate, bringing with him a knowledge that only a lifelong resident of the area can possess. He acts as the exclusive leasing agent nationwide for Wayback Burgers, as well as a number of nationally known franchises throughout the country and is a member of CBC national brokerage team.

Mario brings a diversified background as a former small business owner and as a former construction project manager. These experiences allow Mario to bring a unique and all-encompassing approach to commercial real estate and has earned him the Robert Goodfellow Award as the company's top earner eight times since 2012. Mario has been named to CBC's top 50 and top 100 brokers nationwide on multiple occasions.

Mario resides in Torrington with his wife Diane and is the father of daughter Alyssa and son Brett. He served as the head coach of the Torrington High School girls' soccer team for 15 seasons and has coached hundreds of youth, high school, and college players over the past 40 years. He has served as the co-chairman of the THS turf committee, overseeing a \$3,000,000 renovation of the high school athletic stadium in 2014. From 2021 to 2026 Mario has served as co-chairman of the \$180,000,000, 310,000 square foot new Torrington High School and Middle School project. In 2017, he was named President of the Torrington Varsity Alumni Club, which was founded in 1945 and works for the betterment of the athletes and athletic teams of Torrington High School. In 2025, Mario was inducted into the Torrington High School Hall of Fame. Additionally, he is a longtime member of the Elks club, the Northwest Chamber of Commerce, The CT Association of Realtors, National Association of Realtors, and ICSC.

Coldwell Banker Commercial Realty - Danbury Team

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