

LEASE

210 WEST MAIN STREET - AVON, CT

210 B West Main Street Avon, CT 06001



PROPERTY DESCRIPTION

Highly visible, flexible space available for lease! Busy Route 44 in Avon, also known as West Main Street. Traffic counts are off the charts and so are nearby office, retail, and industrial properties that are driving traffic to your front door. The space available is 900 square feet which works well for a small food, retail or office use. Prominent signage and longtime co-tenants will help you create your own success story. This one has everything you need!

PROPERTY HIGHLIGHTS

- Route 44 in Avon
- Huge traffic counts
- Manageable size space
- Plenty of Parking
- Densely populated retail and office area

OFFERING SUMMARY

Lease Rate:	\$2,000.00 SF/yr (NNN)
Number of Units:	3
Available SF:	900 SF
Lot Size:	0.88 Acres
Building Size:	4,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,269	24,720	162,283
Total Population	23,775	61,798	404,613
Average HH Income	\$184,973	\$182,186	\$117,520

Mario Longobucco
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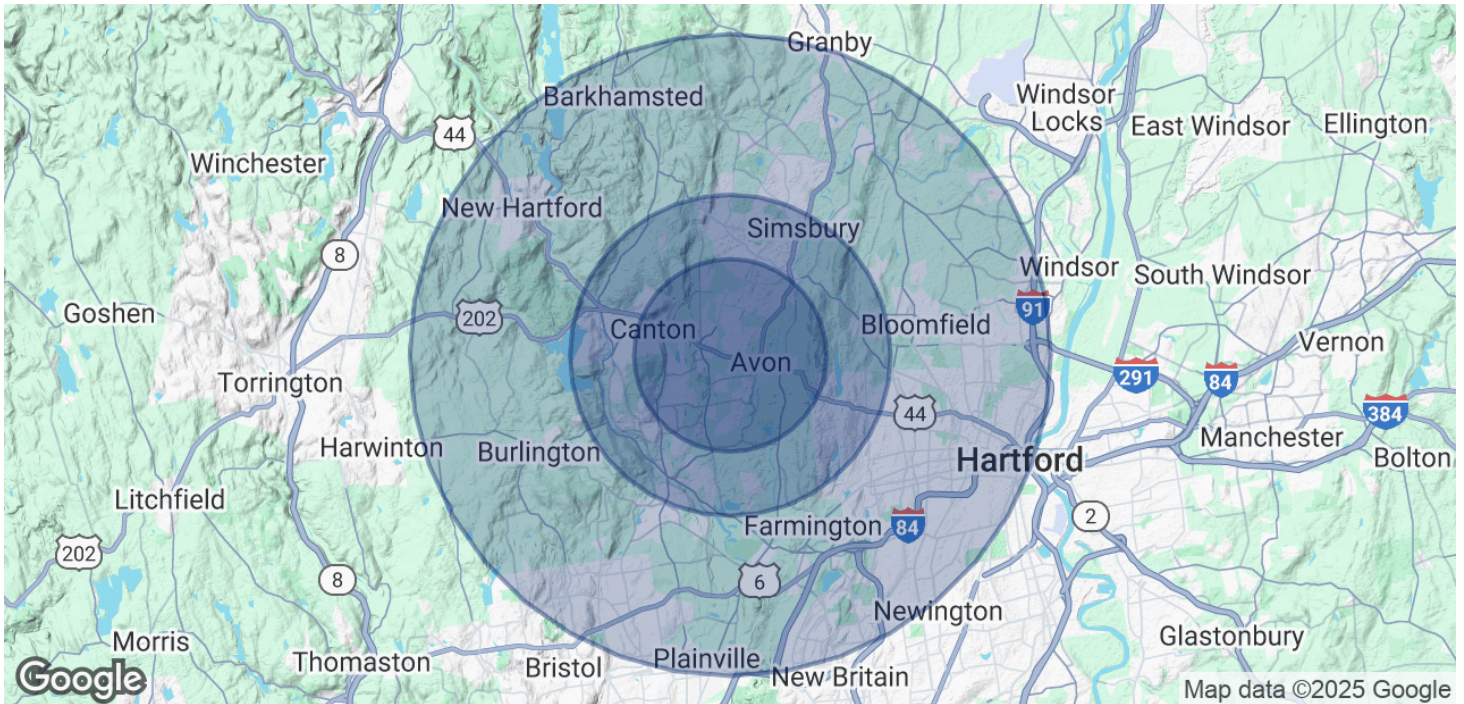
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	23,775	61,798	404,613
Average Age	44	44	41
Average Age (Male)	42	43	40
Average Age (Female)	45	45	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,269	24,720	162,283
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$184,973	\$182,186	\$117,520
Average House Value	\$549,824	\$537,611	\$366,911

Demographics data derived from AlphaMap

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