

LEASE

175 PROSPECT STREET

Torrington, CT 06790



PROPERTY DESCRIPTION

Downtown Torrington office space available. Private parking and great visibility from the street. Modified Gross lease, Tenant pays their share of all utilities as well as their share of any increase in re taxes. Hands on local owner. This space is perfect for an attorney, accountant realtor, therapist, or any other professional use. Work close to home for a very reasonable price.

PROPERTY HIGHLIGHTS

- Turnkey office space
- Convenient downtown location
- Abundant parking
- Local, hands-on landlord
- Gross plus utilities

OFFERING SUMMARY

Lease Rate:	\$1,200.00 per month (plus a share of utilities)
Number of Units:	4
Available SF:	600 SF
Lot Size:	0.53 Acres
Building Size:	6,270 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,487	18,666	39,565
Total Population	32,664	42,824	93,714
Average HH Income	\$90,671	\$102,593	\$120,246

Mario Longobucco
860 307 5945

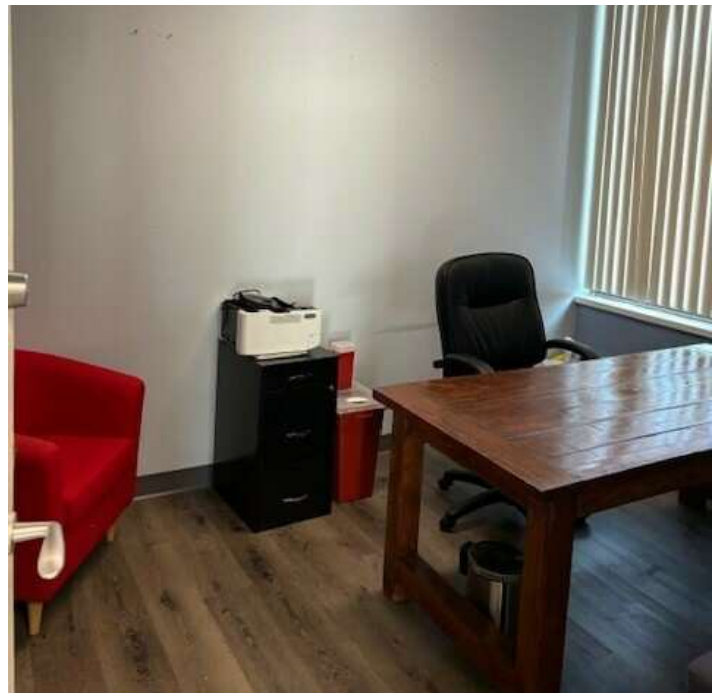
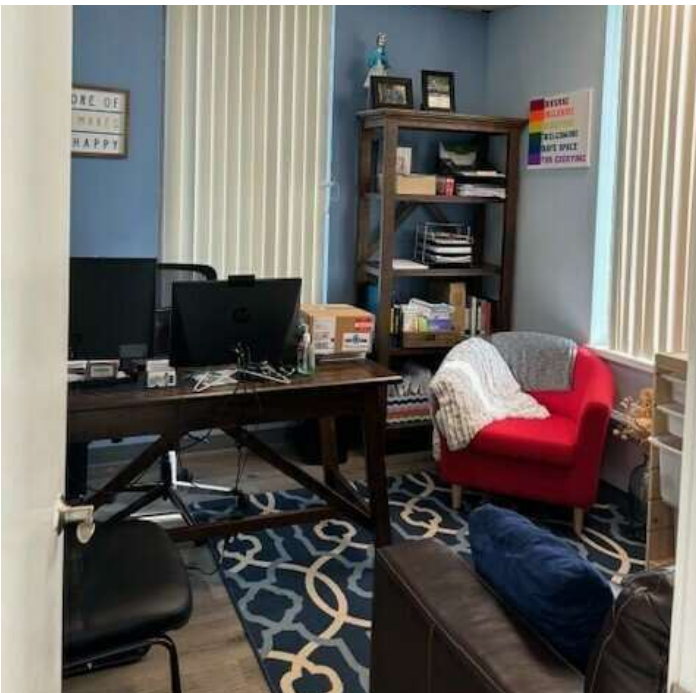


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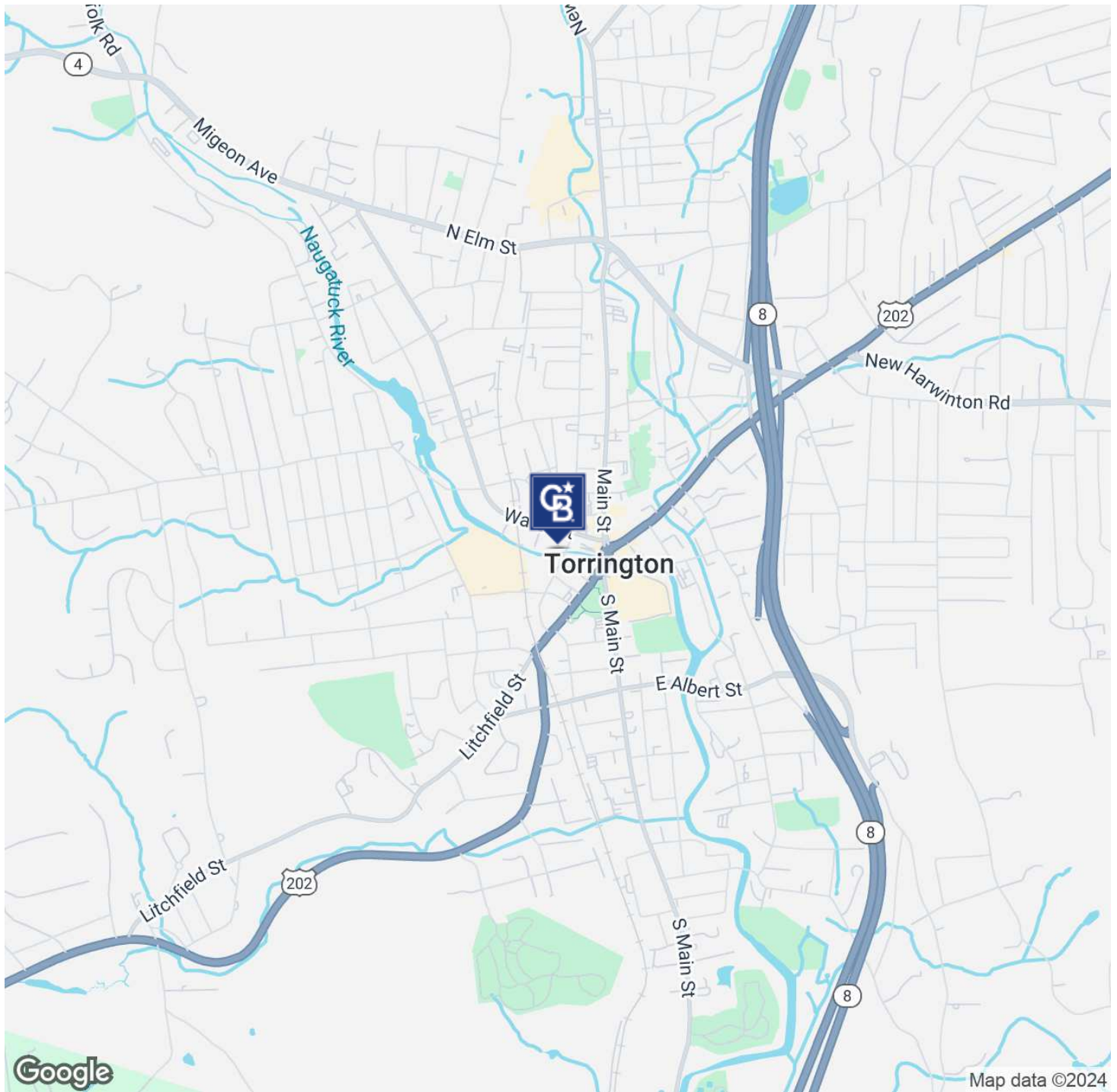
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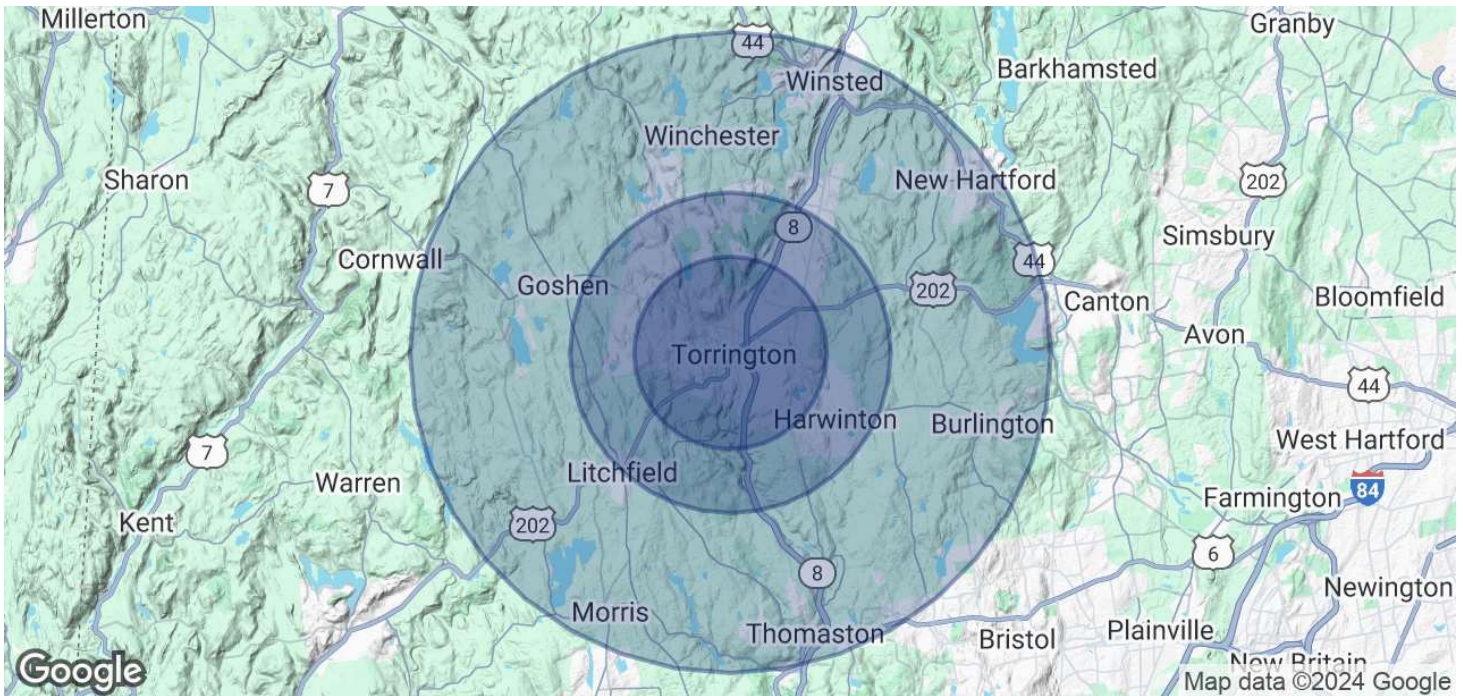
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	32,664	42,824	93,714
Average Age	44	45	45
Average Age (Male)	43	43	44
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,487	18,666	39,565
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$90,671	\$102,593	\$120,246
Average House Value	\$254,165	\$293,664	\$354,335

Demographics data derived from AlphaMap

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