

LEASE

LITCHFIELD COMMONS

26-49 Commons Drive Litchfield, CT 06759



PROPERTY DESCRIPTION

Now available for lease Litchfield Commons, located in Litchfield, Connecticut. Second floor office space is currently available in this highly desirable village center. Total square footage is 1,400 and is a combination of private offices and open floor plan High visibility and great signage makes this the ideal spot for your office. *** Now, also available are several rear facing shop spaces at the back of the plaza. Two of the units have overhead doors and one of has man doors. Prices range from \$1,000 to 1,700 a month. They are serviced by a common bathroom. Some refreshing of the space is needed and Landlord will grant some free rent in exchange for Tenant repairs. Tenant should check with Planning and Zoning on allowable uses.

PROPERTY HIGHLIGHTS

- Highly Desirable Location
- Second-Floor Office Space

OFFERING SUMMARY

Lease Rate:	\$1,875.00 - 3,000.00 per month (MG)
Available SF:	1,400 - 3,600 SF
Lot Size:	7.89 Acres
Building Size:	20,660 SF
Zoning:	B

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	354	2,546	6,460
Total Population	633	4,404	12,589
Average HH Income	\$102,324	\$90,706	\$91,686

Mario Longobucco

860 307 5945



**COLDWELL BANKER
COMMERCIAL
REALTY**

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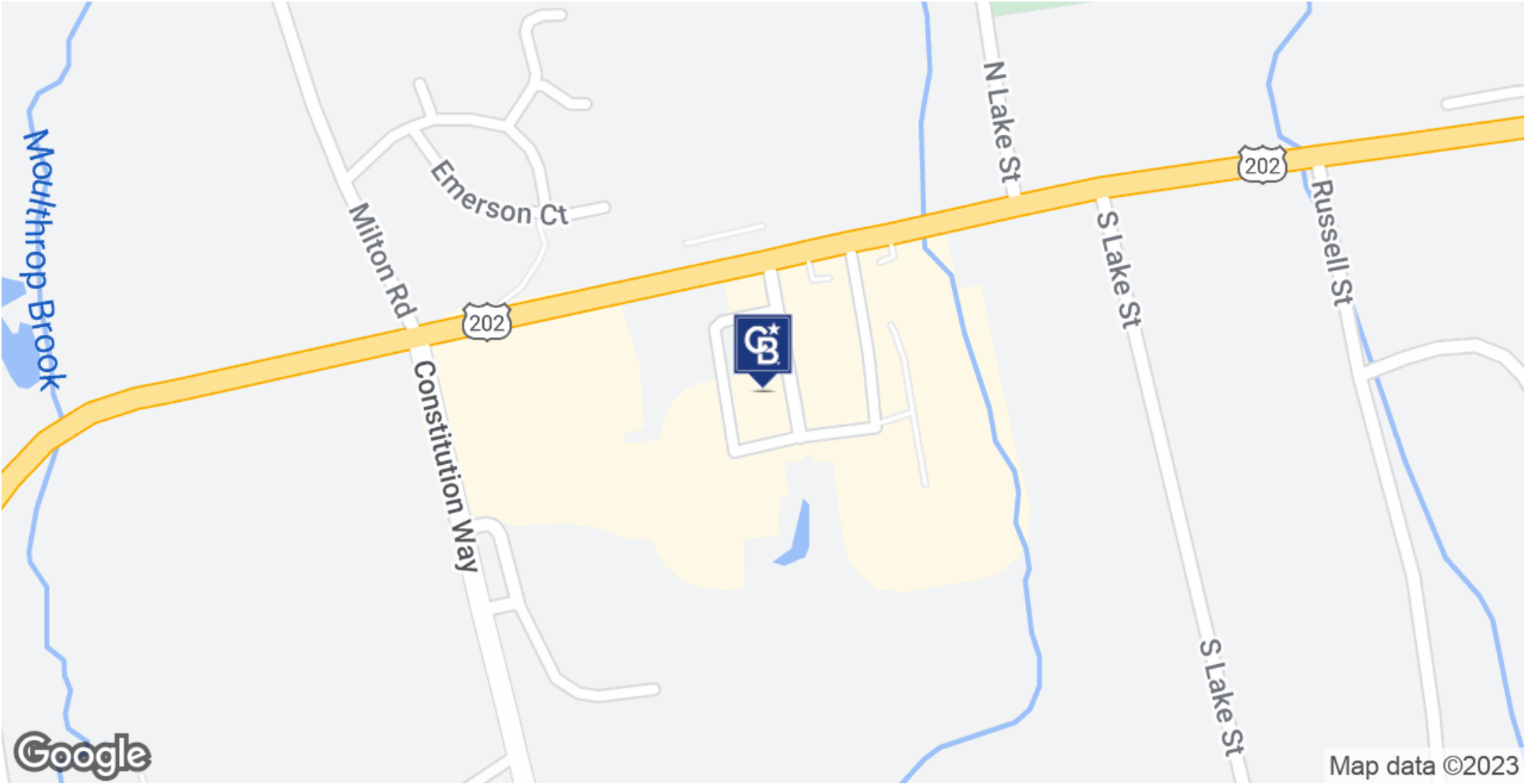


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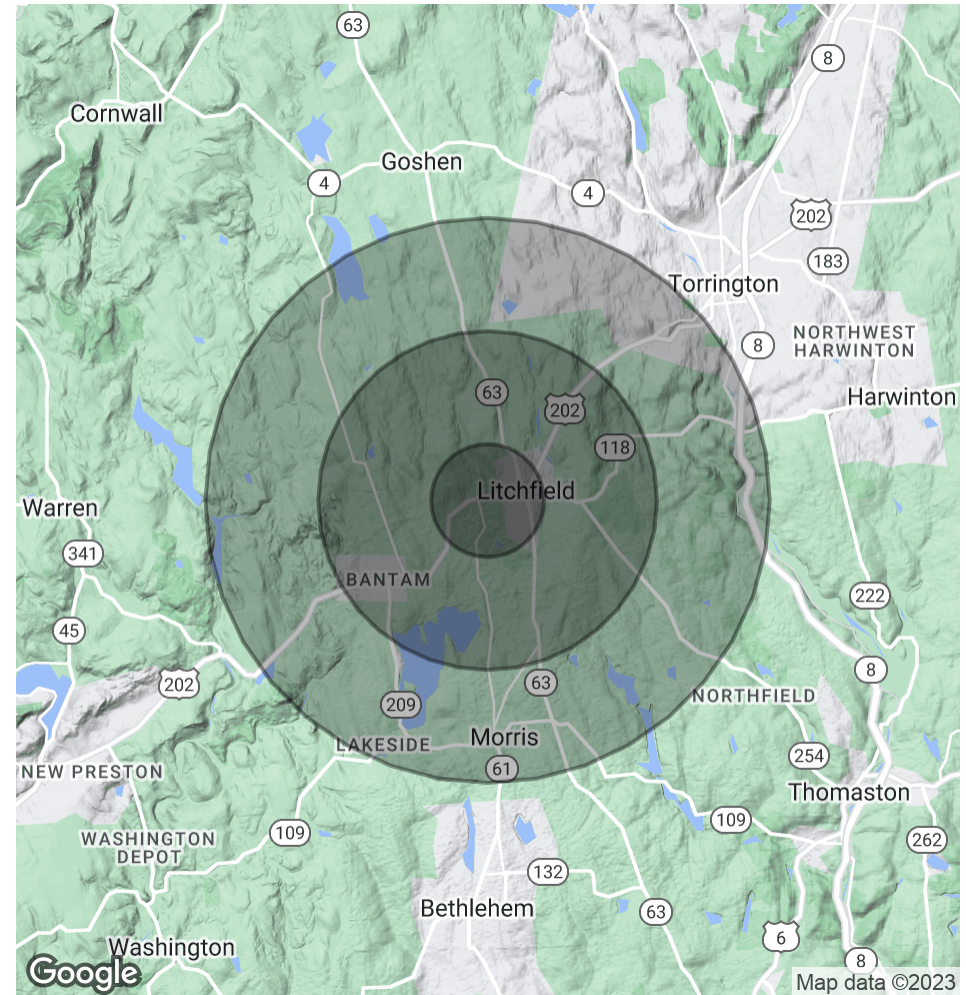
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	633	4,404	12,589
Average Age	60.7	56.3	50.3
Average Age (Male)	60.1	54.9	47.2
Average Age (Female)	61.1	57	51.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	354	2,546	6,460
# of Persons per HH	1.8	1.7	1.9
Average HH Income	\$102,324	\$90,706	\$91,686
Average House Value	\$359,559	\$336,275	\$316,912

* Demographic data derived from 2020 ACS - US Census



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