



FOR LEASE

RETAIL/COMMERCIAL/FLEX SPACE

1170 MAIN STREET | NEWINGTON, CT 06111



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present space available for lease at 1170 Main Street. The property, currently being redeveloped, will feature individual units with brand new storefronts, landscaping, hardscaping, and updated parking in the heart of Newington, making it an ideal location for businesses of all types.

PROPERTY HIGHLIGHTS

- Newly redeveloped
- Average daily traffic count of 11,800
- Highly visible & easily accessible location
- Immediate access to bus lines
- On-site parking & close proximity to abundant municipal parking

OFFERING SUMMARY

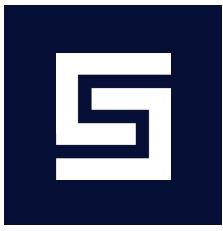
Lease Rate:	Negotiable
Available SF:	+/- 4,000 SF and above
Lot Size:	6.85 Acres
Building Size:	97,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	939	3,517	7,253
Total Population	2,101	8,355	17,268
Average HH Income	\$91,793	\$95,485	\$96,889

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Future Main Street Façade Looking South



Future Main Street Façade at Southwest Corner



Future South Façade



Future East Façade

Negotiable

BUILDING SPECIFICATIONS

Building Size	97,000 SF
Ceiling Height	10' - 17'
Year Built	1925-1982
Year Renovated	2023
Year Last Renovated	2023

MECHANICAL/UTILITIES

Power	4,000A, 480V, 3 Phase
Heat	Negotiable/to be built out as needed
Air Conditioning	Negotiable/to be built out as needed
Lighting	Negotiable/to be built out as needed
Sprinkler	Wet
Water/Sewer Company	MDC
Gas	CNG
Electric Company	Eversource

LAND

Lot Size	6.85 Acres
Zoning	PD & BTC

TAXES

Tax PSF	\$0.65 SF
Year Assessed	2020
Mill Rate	38.81

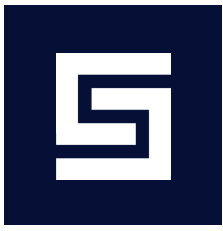
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PREMIER RESTAURANT SPACE COMING TO NEWINGTON

1170 MAIN STREET | NEWINGTON, CT 06111



Premier Restaurant Space Coming to Newington

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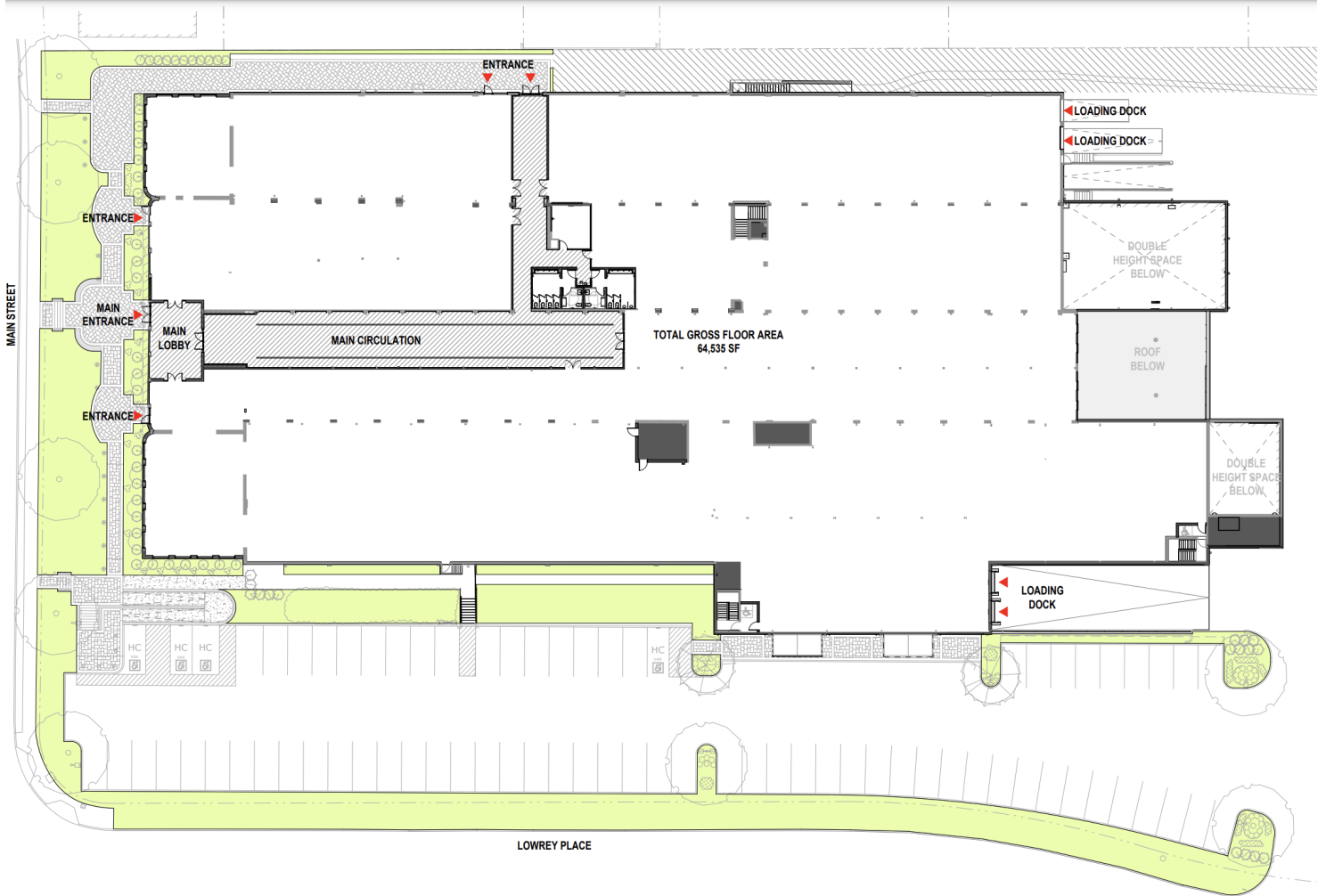
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FIELD OFFICE RAPHAËL REED MACKLEY | 1170 Main Street | UPPER LEVEL PLAN
1170 Main Street, Newington, CT | SCALE: 1/32" = 1'-0"

Add text here...

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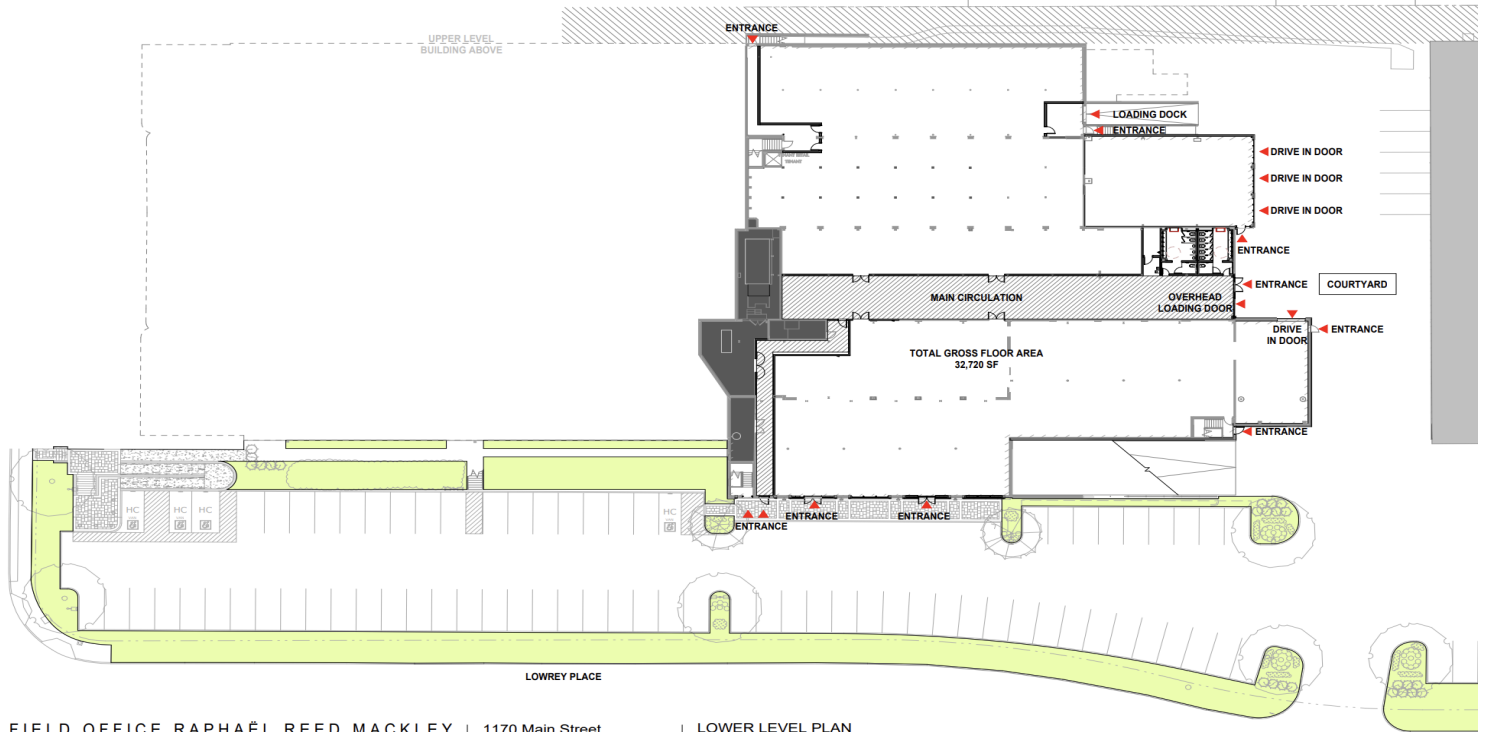
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FIELD OFFICE RAPHAËL REED MACKLEY | 1170 Main Street | LOWER LEVEL PLAN
 1170 Main Street, Newington, CT | SCALE: 1/32" = 1'-0"

Lower Level Floor Plan

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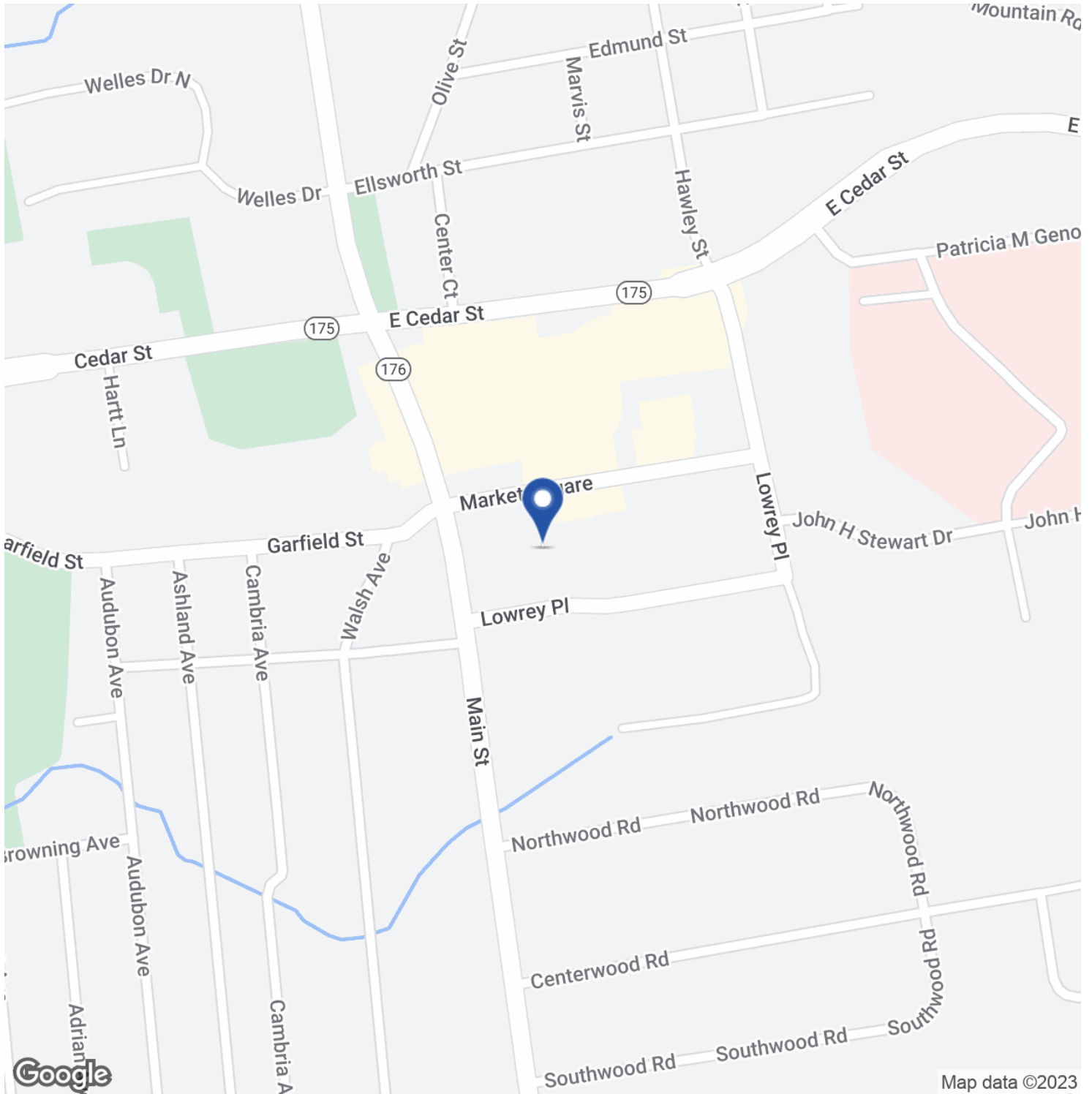
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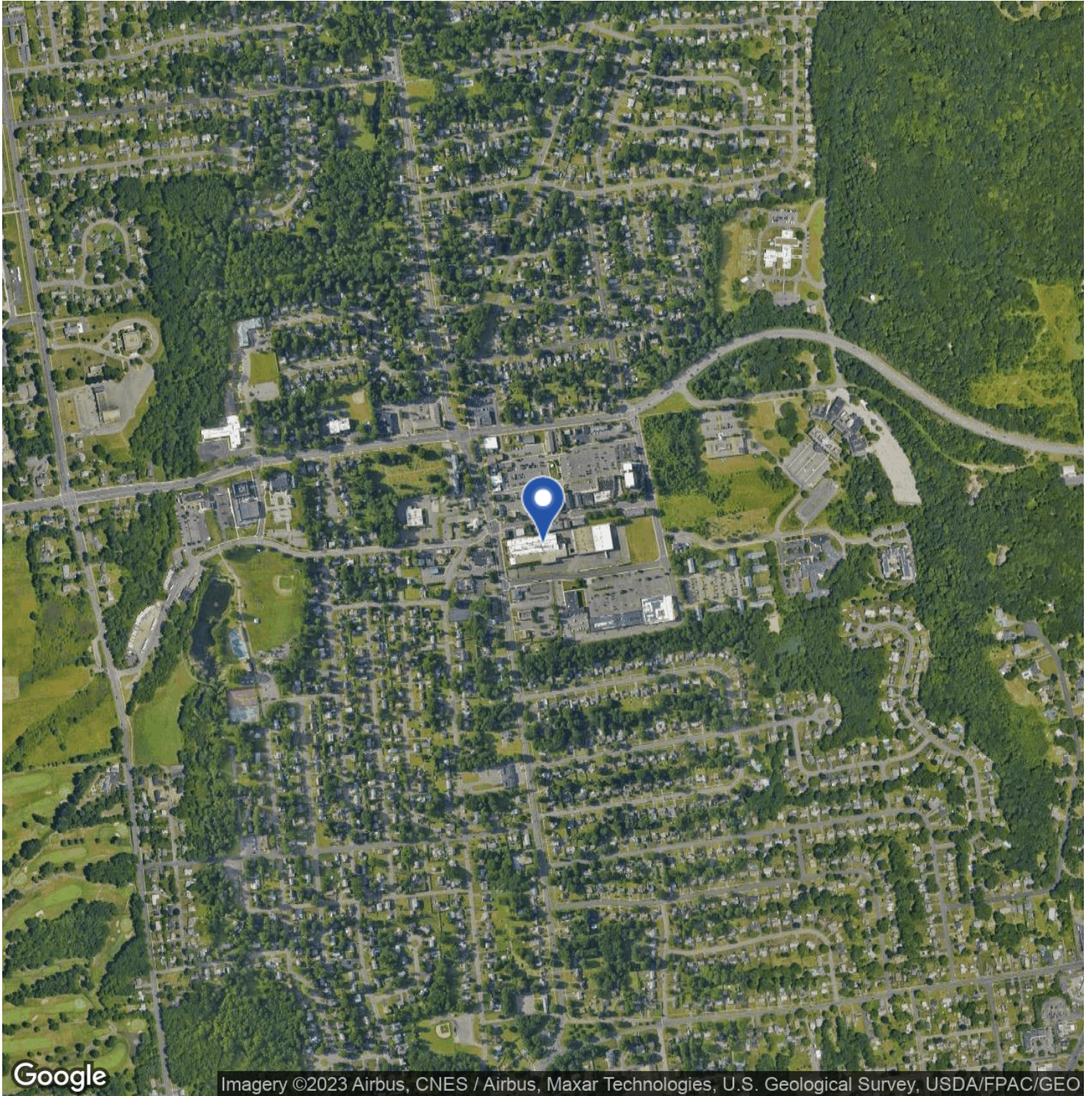
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Google

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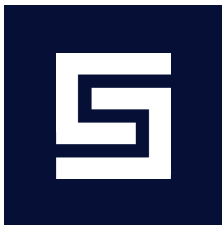
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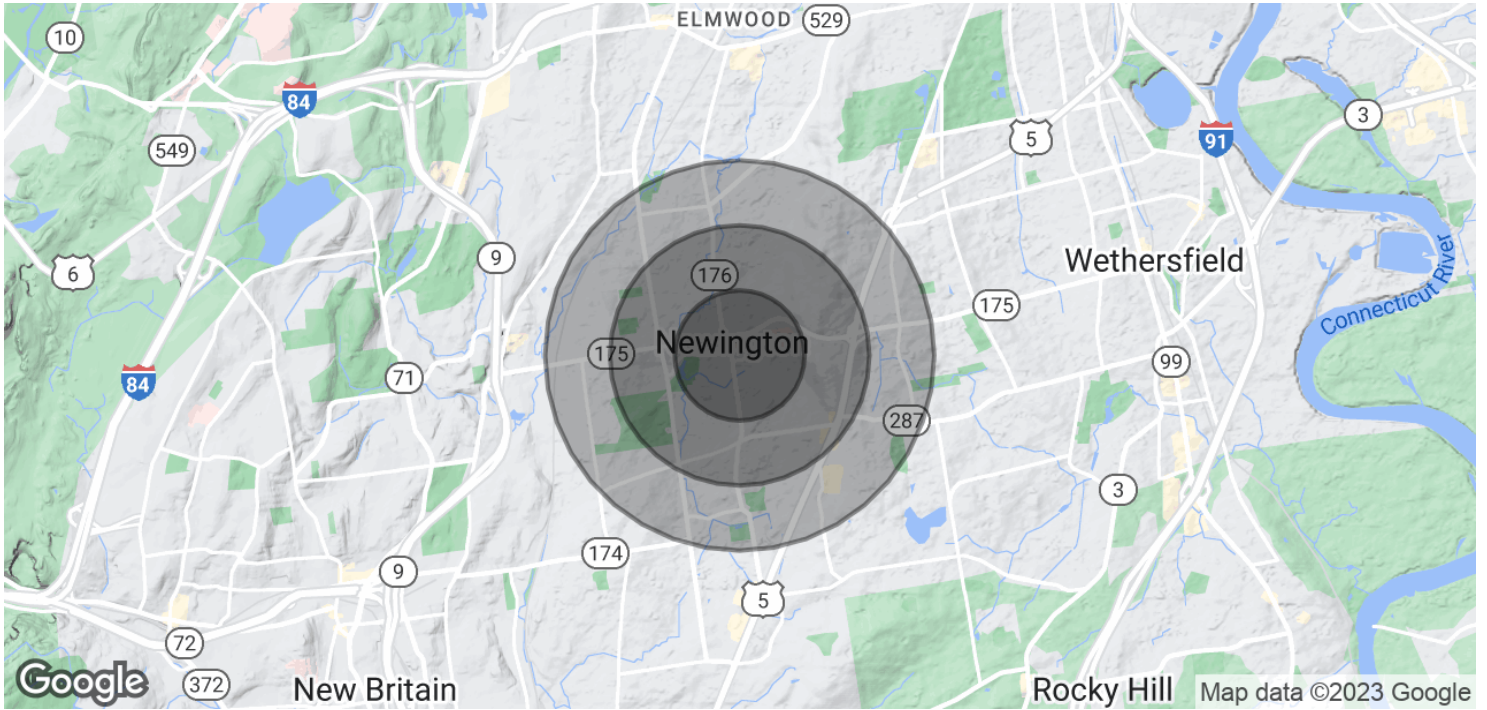
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,101	8,355	17,268
Average Age	49.2	46.2	45.6
Average Age (Male)	47.1	44.4	43.1
Average Age (Female)	50.6	47.4	47.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	939	3,517	7,253
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$91,793	\$95,485	\$96,889
Average House Value	\$238,216	\$250,929	\$242,061

* Demographic data derived from 2020 ACS - US Census

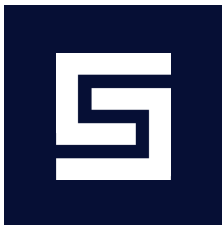
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