

LEASE

DORO MARKETPLACE - AVON, CT

300 W Main St Avon, CT 06001



PROPERTY DESCRIPTION

JOIN RECENTLY SIGNED DORO MARKETPLACE! Highly visible 2,795 SF of retail space on the first floor (plus basement) at 300 West Main Street in Avon, CT. Located on Avon's heavily traveled retail corridor on Route 44. Formerly TRI It Taproom space. Most all of the infrastructure remains in place including 10-foot hood system, massive walk-in cooler and two ADA restrooms. This space sets up nicely for a restaurant use or a wine bar. Beautiful outdoor patio is available for your use. The property features excellent signage on the building and the monument sign along Route 44. It is situated on 1.10 acres and enjoys cross easement rights with adjoining properties. There is ample parking (185 spaces) surrounding the building. The space is also suitable for any retail, office, or medical use. Great local ownership. DORO's arrival is highly anticipated and will drive traffic to your doorstep. Act now!

PROPERTY HIGHLIGHTS

- 34,000 VPD
- In your face visibility
- Doro will drive traffic
- 2,795 sf available
- Restaurant infrastructure in place

OFFERING SUMMARY

Lease Rate:	\$23.00 psf (NNN)
Number of Units:	3
Available SF:	2,795 SF
Lot Size:	44,713 SF
Building Size:	7,132 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,540	21,722	163,556
Total Population	24,595	54,635	407,691
Average HH Income	\$186,246	\$181,101	\$117,633

Mario Longobucco
(860) 307-5945



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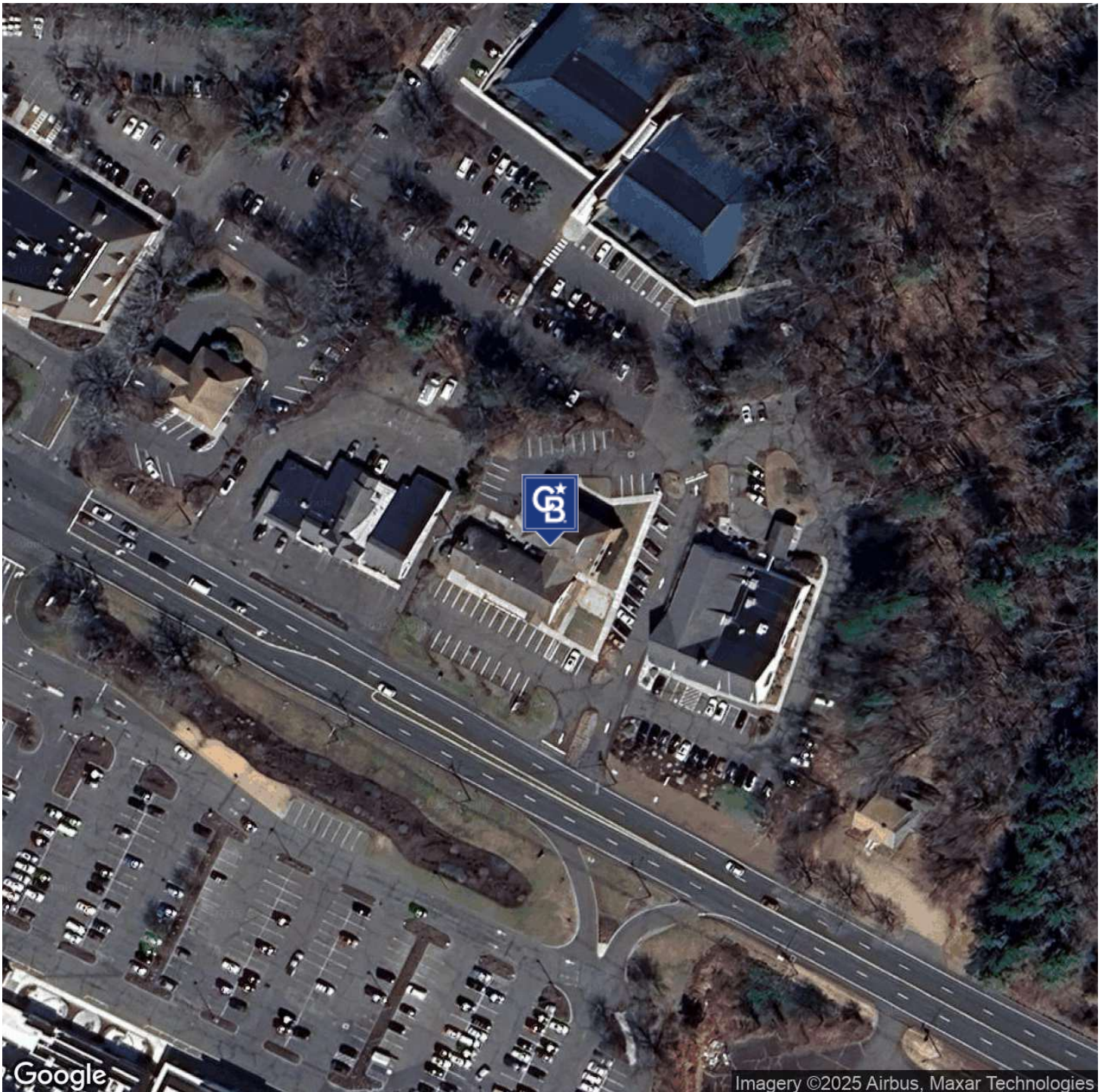
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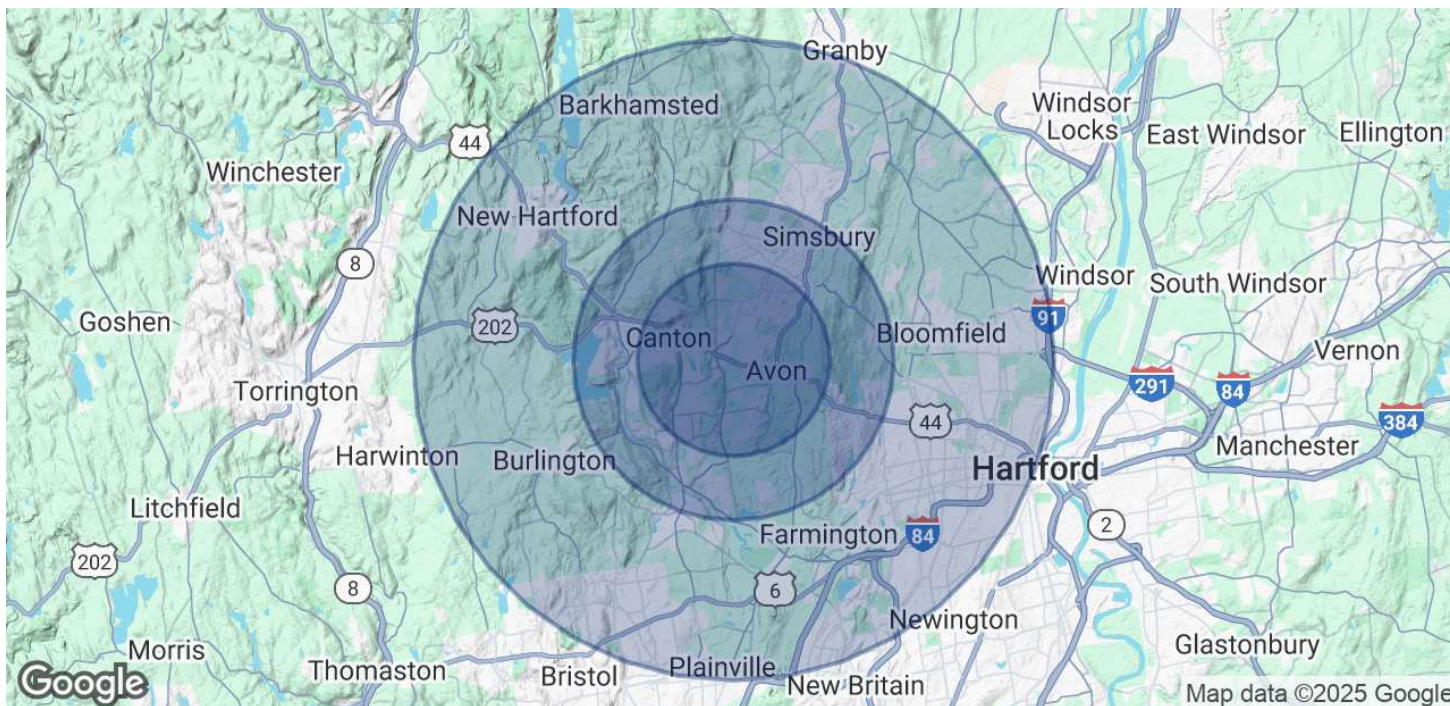
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	24,595	54,635	407,691
Average Age	43	44	41
Average Age (Male)	42	43	40
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	9,540	21,722	163,556
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$186,246	\$181,101	\$117,633
Average House Value	\$554,288	\$542,073	\$366,967

Demographics data derived from AlphaMap

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