



921 White Plains Road, Trumbull, CT

Retail Space Available for Lease: \$35/SF NNN



Recently Renovated Retail Building: Part of the Trumbull Center Business Plaza, offering 2,400 SF that can be split in half. Also available is 2,400 SF that is fully fit out for a dental office. Current tenants include Parker Steak & Scotch Restaurant, PNC Mortgage and Ring's End Lumber. Access from parking lot to neighboring plaza located at 935 White Plains Road. Building has a brand new roof, insulated glass and central air units.

The Site

Total Space Available:	4,800 SF
Total Building Size:	12,354 SF
Space 1:	2,400 SF ~ \$35/SF NNN
Space 2:	2,400 SF ~ \$35/SF NNN
Land:	2.12 Acres
Real Estate Taxes:	\$197,802 - \$4.49/SF
Zoning:	Commercial B-C
Year Renovated:	2015
Traffic Count:	19,400
Parking:	120 Spaces
Tenancy:	Multiple
Amenities:	Access to neighboring plaza

Utilities

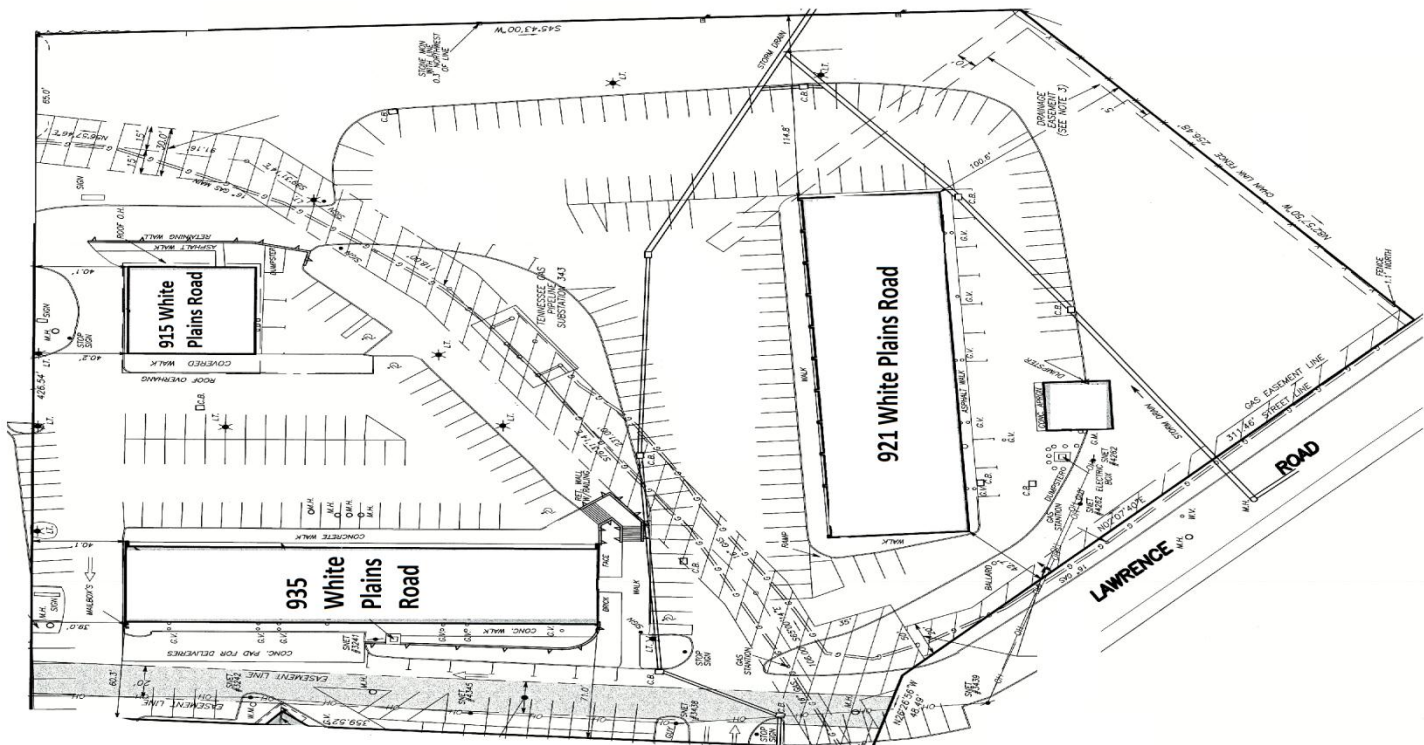
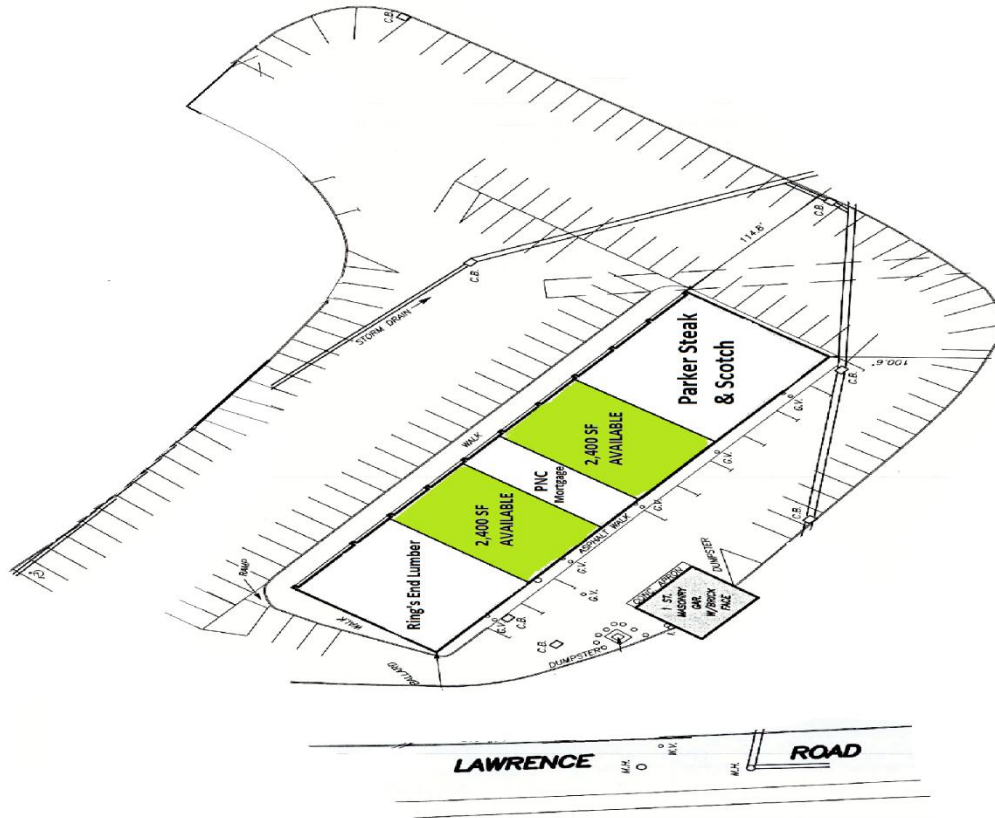
Water:	Sewer
A/C & Heating:	Forced Air

Three Mile Demographics

Population:	70,403
Average HH Income:	\$95,940

Five Mile Demographics

Population:	248,902
Average HH Income:	\$83,176





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