

LEASE

GREGORIO COMMONS

954 E Main St Torrington, CT 06790



PROPERTY DESCRIPTION

1,100 square feet of wide open space with a restroom available at Gregorio Commons on East Main Street in Torrington. The space was previously used by a driving school and can be easily retrofitted to suit your needs. Highly visible signage on the building and on the center's pole sign. Local ownership is easily accessible to their tenants and take great pride in ownership. As far as small office or retail spaces in Torrington, this may be the best available.

PROPERTY HIGHLIGHTS

- Busy East Main Street
- Prominent signage
- 1,100 Square feet available
- open floorplan

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	6
Available SF:	1,100 SF
Lot Size:	1,279,182,960 SF
Building Size:	6,776 SF
Zoning:	LB
APN:	133/003/010

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1.115	4.275	8.190

Mario Longobucco

860 307 5945

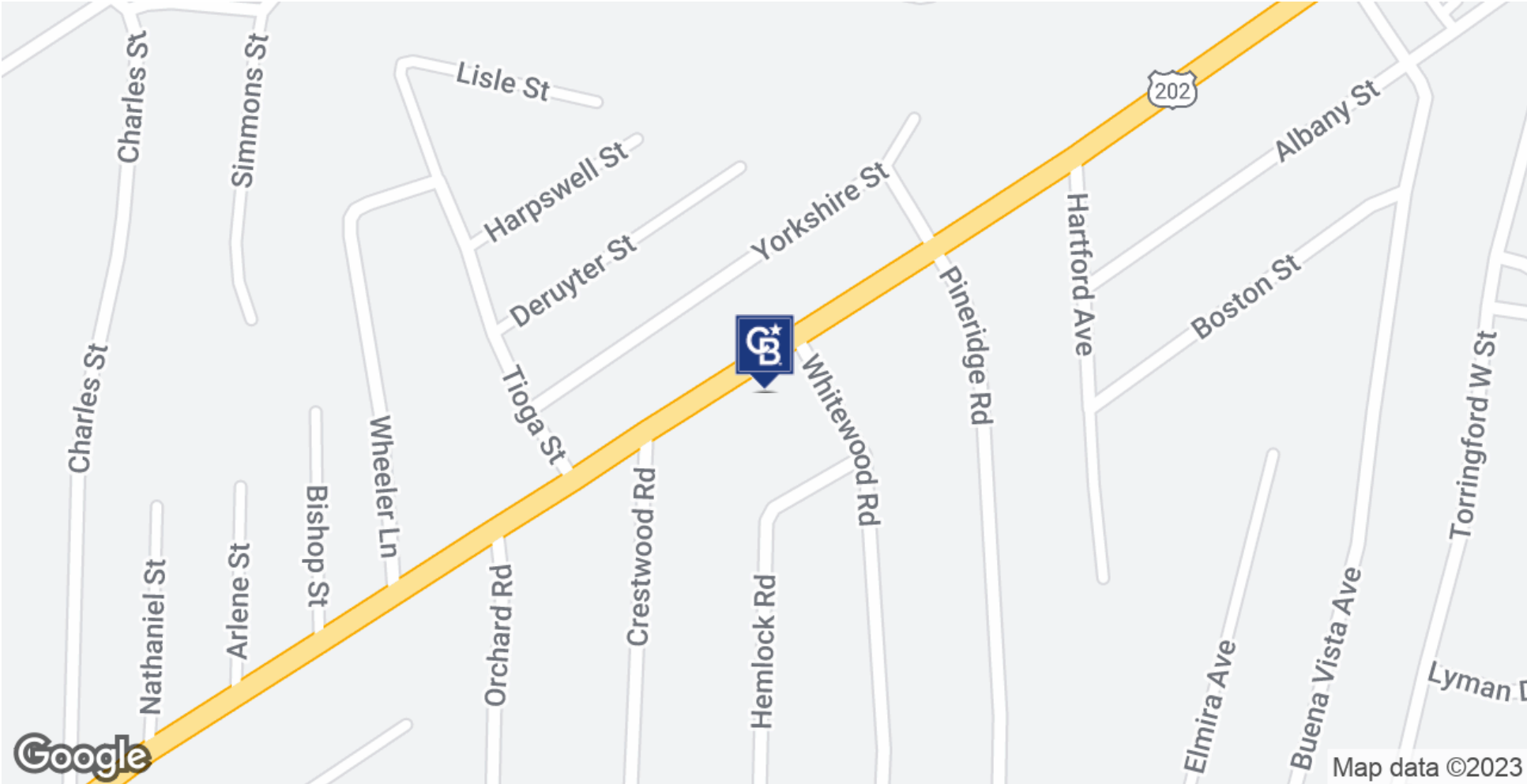


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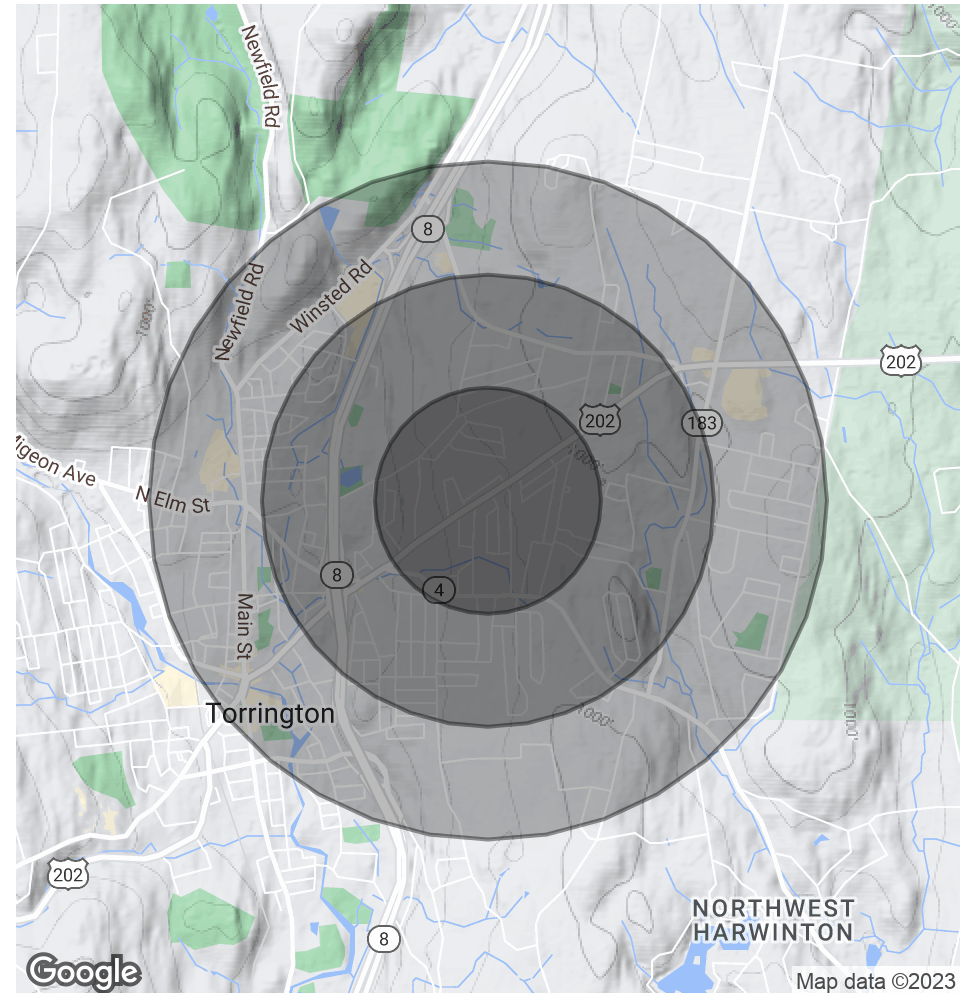
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,579	9,234	16,475
Average Age	47.2	48.3	46.6
Average Age (Male)	41.8	43.9	43.7
Average Age (Female)	48.9	48.5	46.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,115	4,275	8,190
# of Persons per HH	2.3	2.2	2
Average HH Income	\$71,230	\$71,438	\$66,788
Average House Value	\$157,495	\$154,694	\$151,367

* Demographic data derived from 2020 ACS - US Census



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