

LEASE

COUNTRY PLAZA

1111 S Main Street Cheshire, CT 06410



PROPERTY DESCRIPTION

Coldwell Banker Commercial proudly presents Country Plaza, located at 1085-1113 South Main Street, Cheshire, CT. This 26,000 SF neighborhood center offers a versatile mix of retail and office spaces available for lease. Ideally situated near town center on Route 10, the property boasts excellent visibility, high traffic exposure, and convenient access, making it an ideal location for a wide range of businesses.

PROPERTY HIGHLIGHTS

- Two story building with elevator
- C-2 Zoning
- Ample Parking
- Tremendous visibility
- Easy access to major highways
- Building wide upgrades
- Handicap accessible plaza

OFFERING SUMMARY

Lease Rate:	\$18.00 - 21.00 SF/yr (MG)
Available SF:	633 - 1,538 SF
Lot Size:	2.07 Acres
Building Size:	26,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,853	8,969	30,842
Total Population	5,133	24,181	84,034
Average HH Income	\$157,990	\$169,071	\$148,885

Kevin Coleman
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AVAILABILITY

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	633 - 1,538 SF	Lease Rate:	\$18.00 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Flex	933 SF	Modified Gross	\$21.00 SF/yr	Ground floor flex warehouse space with front and rear access within the plaza
Office B	668 SF	Modified Gross	\$18.00 SF/yr	General second floor office space that includes two private offices with windows and signage
Office C	1,538 SF	Modified Gross	\$18.00 SF/yr	Former medical practice on the second floor that includes private offices, windows and signage
Office D	633 SF	Modified Gross	\$18.00 SF/yr	Former medical practice office space that includes private offices, windows and signage

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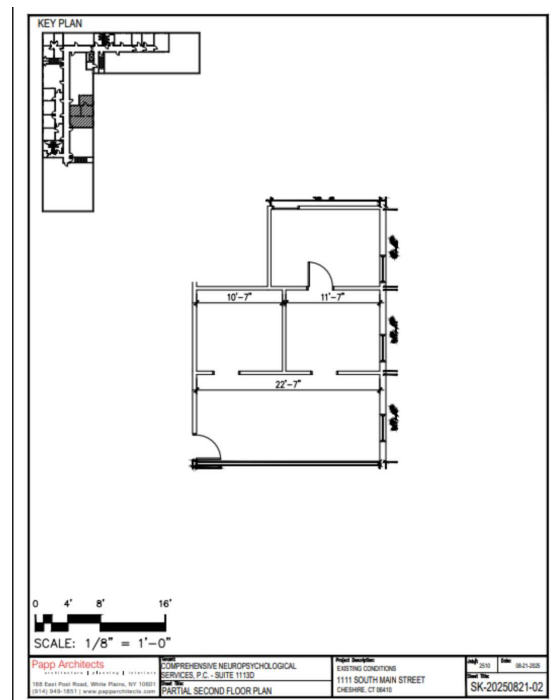
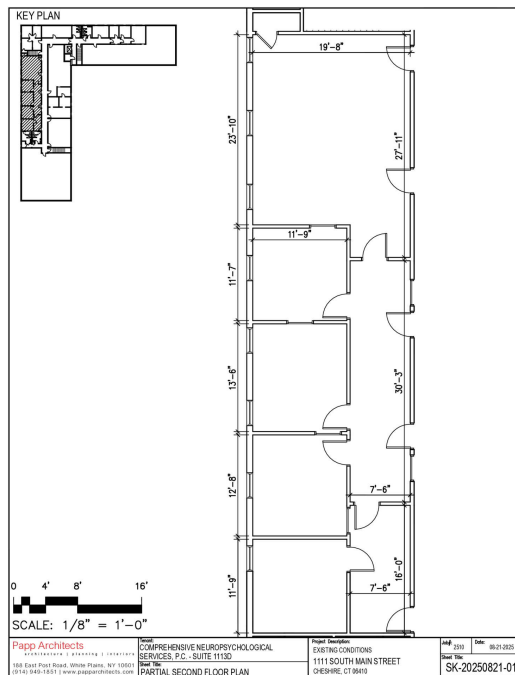
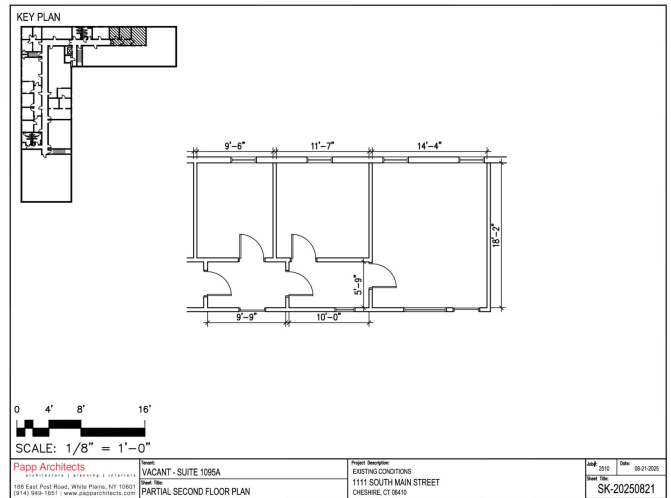
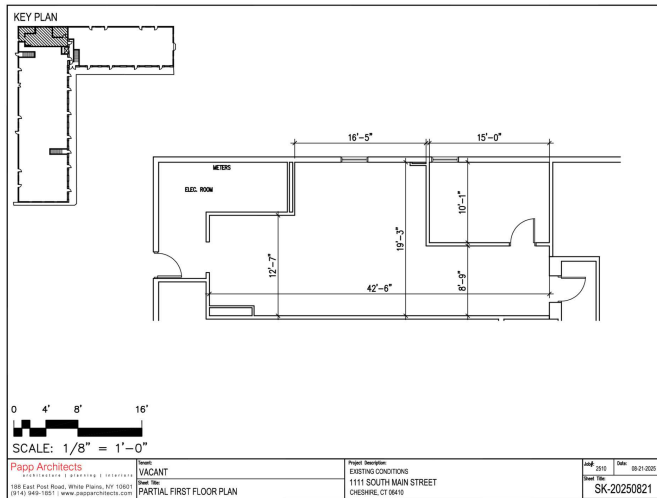
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FLOOR PLANS

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LOCATION MAP

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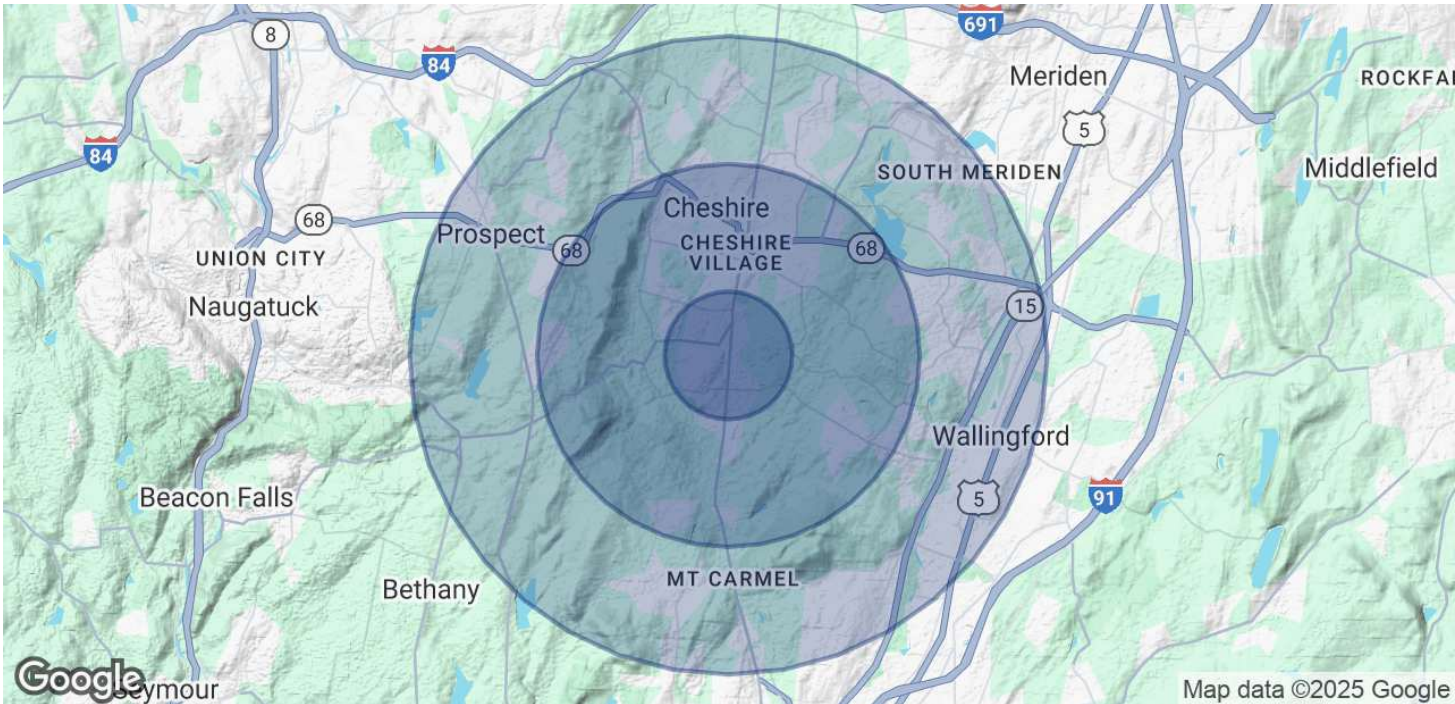
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,133	24,181	84,034
Average Age	46	45	43
Average Age (Male)	45	43	42
Average Age (Female)	48	46	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,853	8,969	30,842
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$157,990	\$169,071	\$148,885
Average House Value	\$452,406	\$458,025	\$406,030

Demographics data derived from AlphaMap

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