



**COLDWELL  
BANKER  
COMMERCIAL**  
NRT

# FOR SALE

## 1113 & 1117 EAST MAIN STREET

\$485,000

1113 and 1117 East Main Street  
Torrington, CT 06790

### AVAILABLE SPACE

0.6 Acres

### FEATURES

- Two Parcels
- 130 Feet of Frontage on Route 202
- 17,000 Vehicles Per Day
- Close to AFC Walk-In, BJ's Wholesale, and Cumberland Farms



### OFFICE

Mario Longobucco  
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SALE

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1113 and 1117 East Main Street, Torrington, CT 06790



### OFFERING SUMMARY

Sale Price:	\$485,000
Lot Size:	0.6 Acres
Zoning:	LB-R
Traffic Count:	17,000
Price / SF:	\$18.56

### PROPERTY OVERVIEW

Coldwell Banker Commercial NRT presents for sale 1113-1117 East Main Street, located in Torrington, Connecticut. This offering includes two parcels totaling .6 of an acre with 130 feet of frontage on Route 202. The high-visibility location has a traffic count of 17,000 vehicles per day and is ideal for a single or two tenant building. This is a rare development opportunity within close proximity to many local and national tenants.

### PROPERTY HIGHLIGHTS

- Development Site
- Two Parcels
- 130 Feet of Frontage on Route 202
- 17,000 Vehicles Per Day
- Close to AFC Walk-In, BJ's Wholesale, and Cumberland Farms

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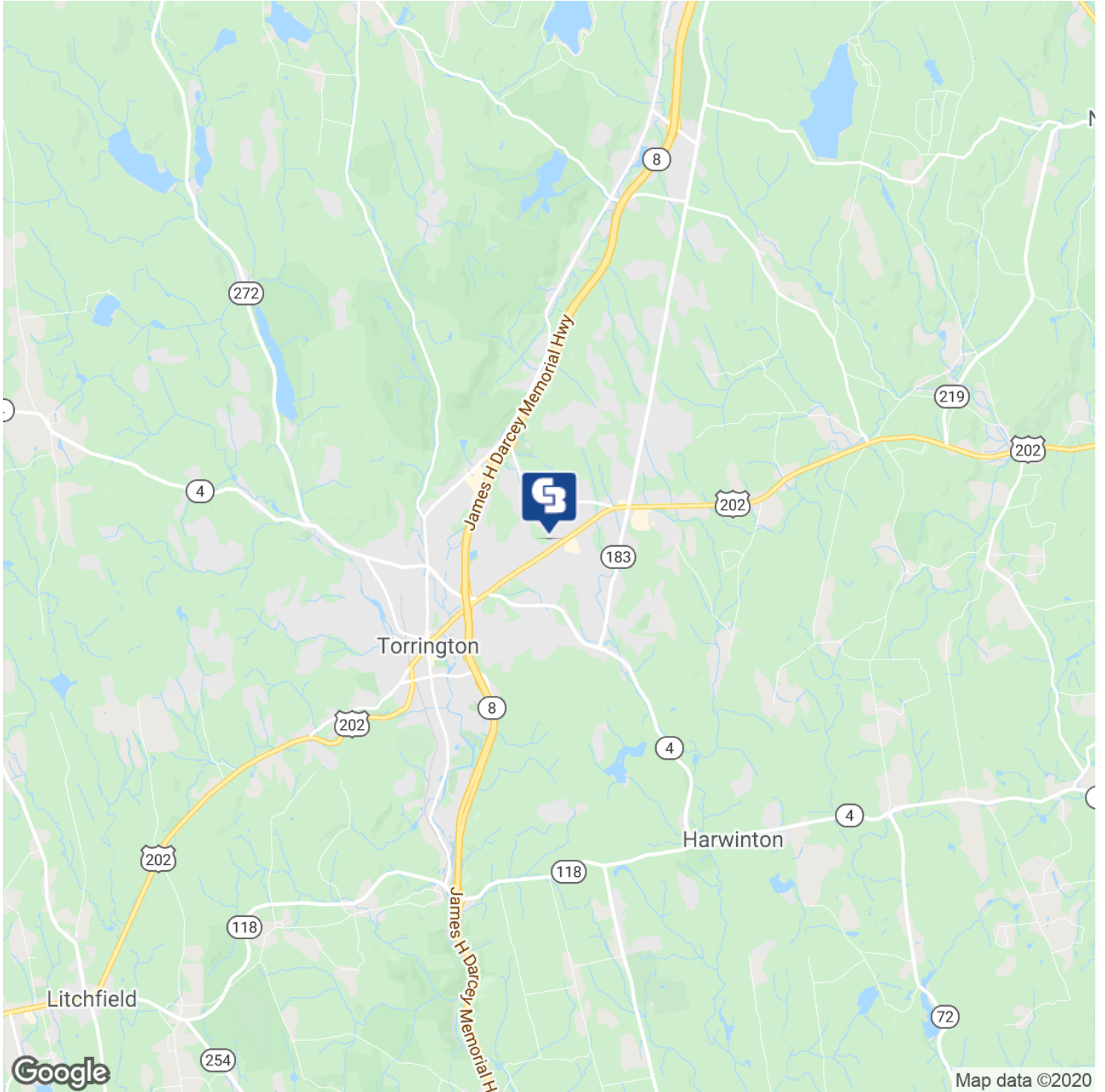
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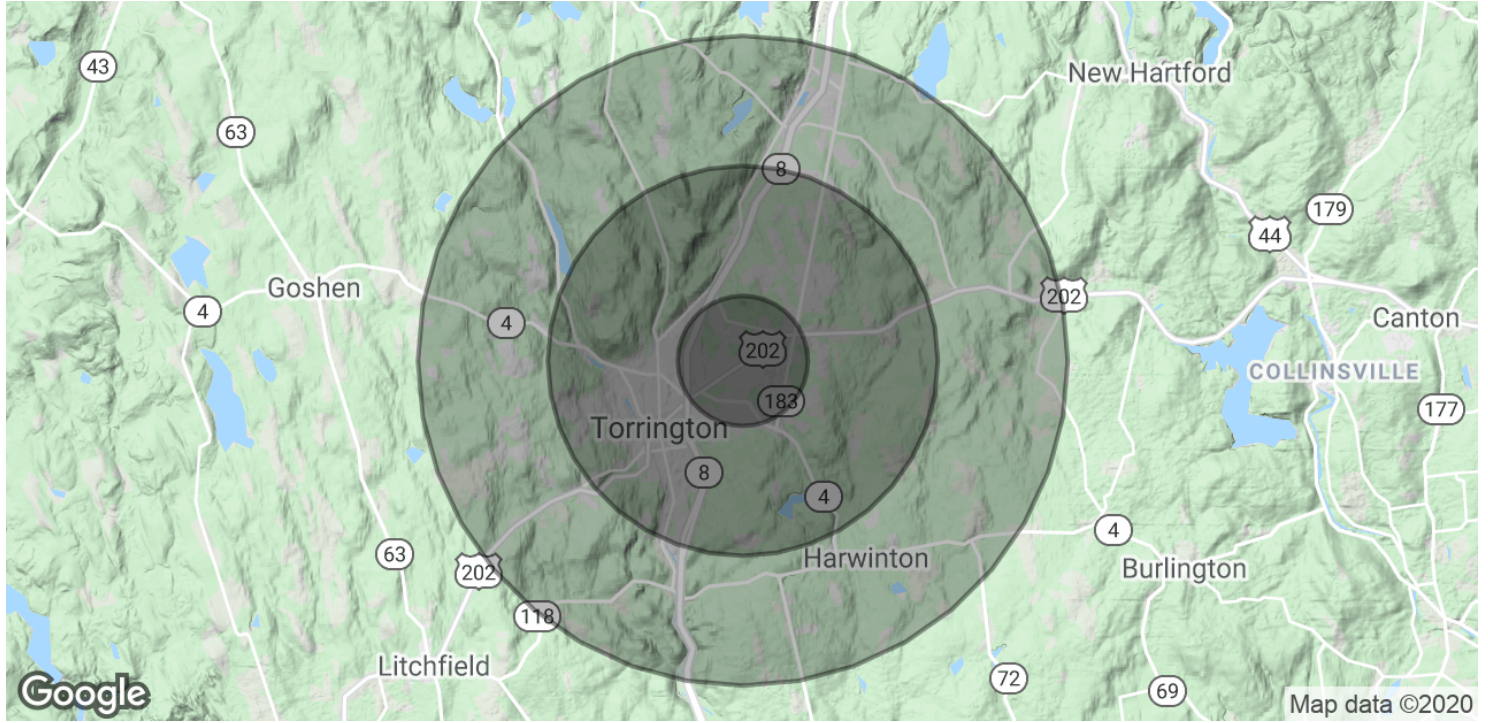
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1113 and 1117 East Main Street, Torrington, CT 06790



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,390	34,520	52,587
Average age	44.9	41.7	41.7
Average age (Male)	42.1	38.8	39.2
Average age (Female)	47.4	43.9	43.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,732	14,820	22,260
# of persons per HH	2.2	2.3	2.4
Average HH income	\$58,638	\$61,629	\$65,289
Average house value	\$218,780	\$228,868	\$240,507

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