



# 520 Hartford Tpke

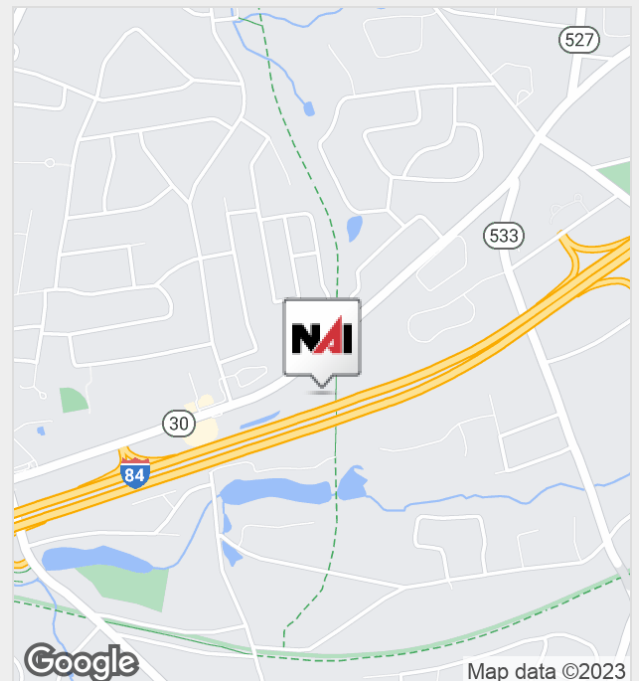
Vernon Rockville, Connecticut 06066

## Property Features

- 2000 Sq Ft
- Ample Parking
- Currently Built Out as Office
- Highly Visible Location from Route 30 and I84

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	4,816	43,463	99,850
Total Households:	1,919	19,713	44,308
Average HH Income:	\$121,647	\$93,966	\$95,437

**Lease Rate: \$14.50 SF/yr**



For more information:

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NAI Elite, LLC

901 Farmington Avenue, West Hartford, CT 06119

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Commercial Real Estate Services, Worldwide.

For Lease

# Retail / Office

## 2,000 SF

### Property Details

<b>Total Building Sq Ft</b>	69,230 SF	<b>Dock, Drive-In &amp; Rail Access</b>	1 Drive-In
<b>Lot Size:</b>	7.701 Acres	<b>Electric Service</b>	100 amp
<b>Max Contiguous / Min Sub Divide</b>	2000/2000	<b>Phone / Data Service</b>	Avialble
<b>Number Of Units</b>	40	<b>Back-Up Power Supply</b>	NA
<b>Rentable / Useable Sq Ft Ratio</b>	2,000 SF	<b>HVAC</b>	Yes
<b>Additional Buildings</b>	3	<b>Type Of Heat</b>	Forced Hot Air
<b>Frontage</b>	1,015	<b>Natural Gas / Propane / Oil</b>	Natural Gas
<b>Parking</b>	275	<b>City Water / Well</b>	City
<b>Number Of Floors</b>	2	<b>Sewer / Septic</b>	City
<b>Year Built:</b>	1989	<b>Sprinkler System</b>	No
<b>Ceiling Height</b>	9 ft	<b>Fire Prevention, Security Alarm Y Life Safety</b>	TBD
<b>Ceiling Type</b>	Acoustical Ceiling Tile	<b>Environmental Assessment</b>	TBD
<b>Restrooms</b>	1	<b>Zoning</b>	COMMERCIAL
<b>Lighting</b>	Fluorescent	<b>Assessment</b>	-
<b>Construction</b>	Masonry Construction	<b>Mill Rate</b>	33.39
<b>Framing</b>	Steel and Wood	<b>Estimated Taxes Per Sq Ft</b>	-
<b>Roof Type</b>	Asphalt Shingle	<b>Estimated Insurance Per Sq Ft</b>	-
<b>Column Spacing</b>	-	<b>Estimated CAM Per Sq Ft</b>	-
<b>Elevator</b>	-	<b>Access / Visibility</b>	Highly Visibility location on Route 30 with quick access to I84
<b>Basement</b>	NA	<b>Location Setting</b>	Commercial area within close proximity to residential neighborhoods.
<b>Storage</b>	NA	<b>Traffic Count</b>	6000
		<b>Signage</b>	Suite

### Demographics

1 Mile 3 Miles 5 Miles

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### Property Highlights

- 2000 Sq Ft
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