

± 4,600 SF

Former Banking Center 304 Main Street | Killingly, CT 06239

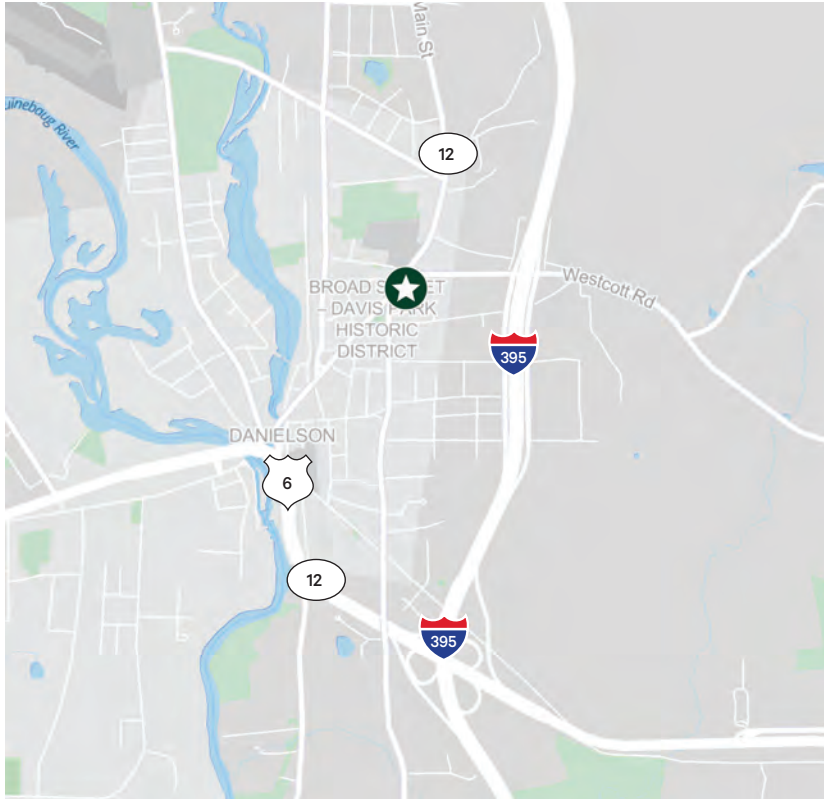
CBRE is pleased to offer for sale this ±4,600 SF free-standing banking center located on Main Street in the Danielson neighborhood of Killingly, Connecticut. The offering consists of a 2.30-acre lot improved with a single-story retail/office building and surface parking for 41 vehicles. Existing buildout features teller area, vault, manager's offices, small conference room, and open office/lobby space on the main floor and private men's and women's restrooms, break room, mechanical rooms and storage in the basement/lower level. The building also has two (2) drive-thru lanes and exterior pylon signage with access from both Main Street and Capron Street.

Killingly is a rural community with a population of 18,000 people and a median household income of \$77,000. Top industries include manufacturing and healthcare. The immediate neighborhood surrounding 304 Main Street is characterized by single-family residences, small local businesses, community services, schools, churches and municipal buildings, along with a few national retailers including Dunkin and Key Bank.

Bid Deadline: February 5, 2025



- + CBRE, Inc. represents a national bank with prime banking center properties available for purchase
- + Locations are sold via a modified bid process with no banking deed restrictions or minimum bids
- + Visit www.BankingCentersForSale.com to register to bid on this location, as well as view other available locations and receive email notifications about new banking center opportunities when they become available
- + **NOTE:** This sale is contingent upon a sale-leaseback of the property for continued operation and modifications to the drive-up ATM.



Bank Highlights

LOT SIZE:	2,309 acres
BUILDING SIZE:	4,616 SF plus ±2,300 SF Basement*
PARKING SPACES:	41 including 2 handicapped
DRIVE-THRU LANES:	Two (2)
YEAR BUILT:	1967
ZONING:	GC (General Commercial)

* Basement area not included in rentable SF total.

Neighboring Businesses

- + Killingly Public Library
- + Killingly Memorial School
- + Westcott Wilcox Elderly Residential Housing
- + Eversource
- + EASTCONN Northeast Regional Program
- + ARTicles Gallery
- + Laundry Xpress
- + Giant Pizza
- + Davis Place Nursing Home
- + Dunkin
- + Key Bank
- + Generations Family Health Center
- + Westfield Congregational Church

TRAFFIC COUNT (CTDOT 2024)

9,600 VPD on Town Street (Route 642)

NOTE: Seller intends to complete a short-term sale-leaseback of the property for continued operation, separation and modifications to the onsite ATM. Once modifications are completed, the Bank will revert to a long-term lease with Buyer for operation of the new ATM. Details regarding the Sale/Leaseback are included in the Purchase & Sale Agreement.

Regional Demographics

2024 ESTIMATED

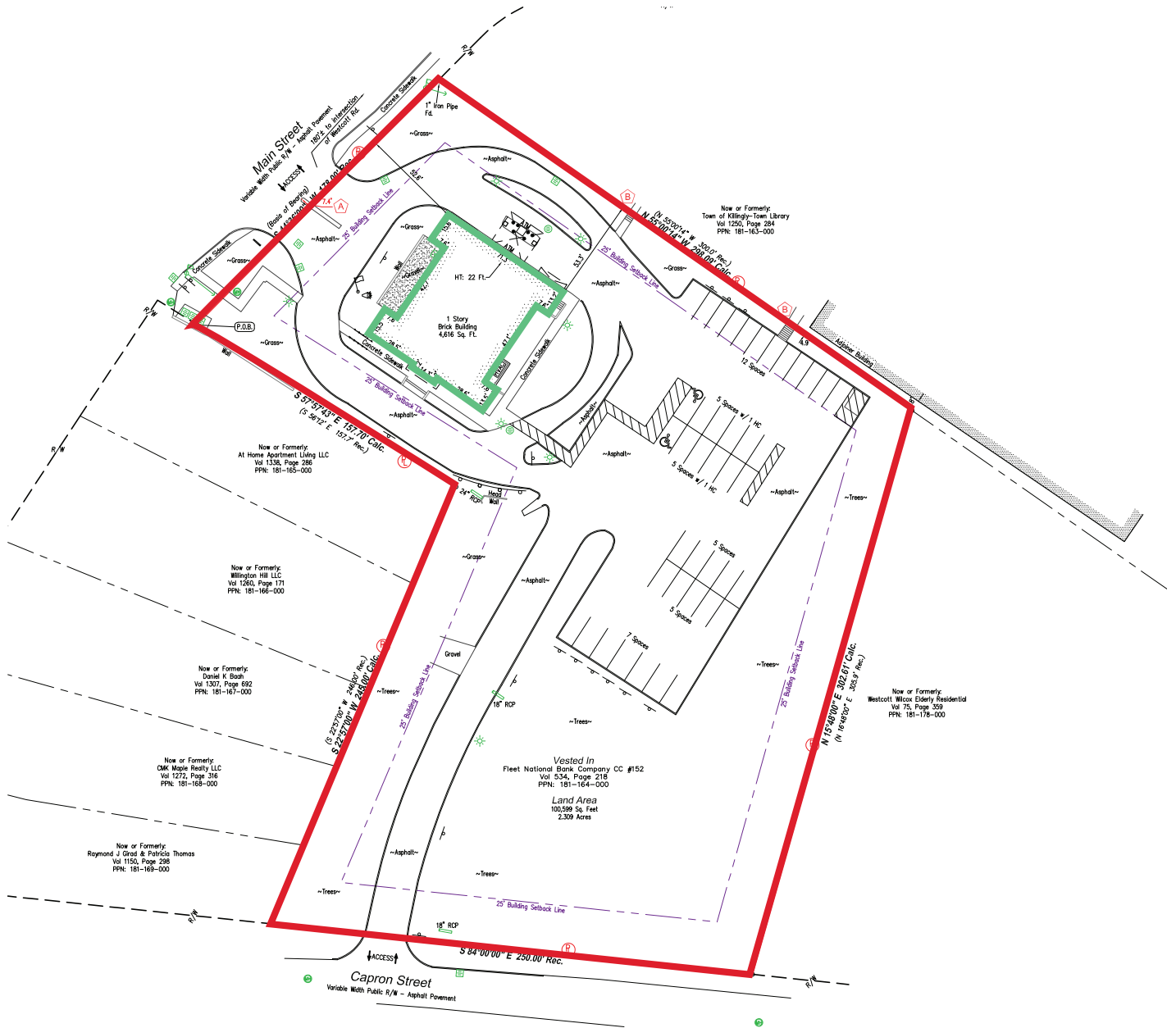
	1 mile	3 miles	5 miles	10 miles
Population	5,717	15,621	26,656	68,484
No. of Households	2,359	6,593	10,776	27,802
Average Household Income	\$77,310	\$101,715	\$110,851	\$113,879
Median Age	40.3	42.1	42.6	42.0

Trade Area Map

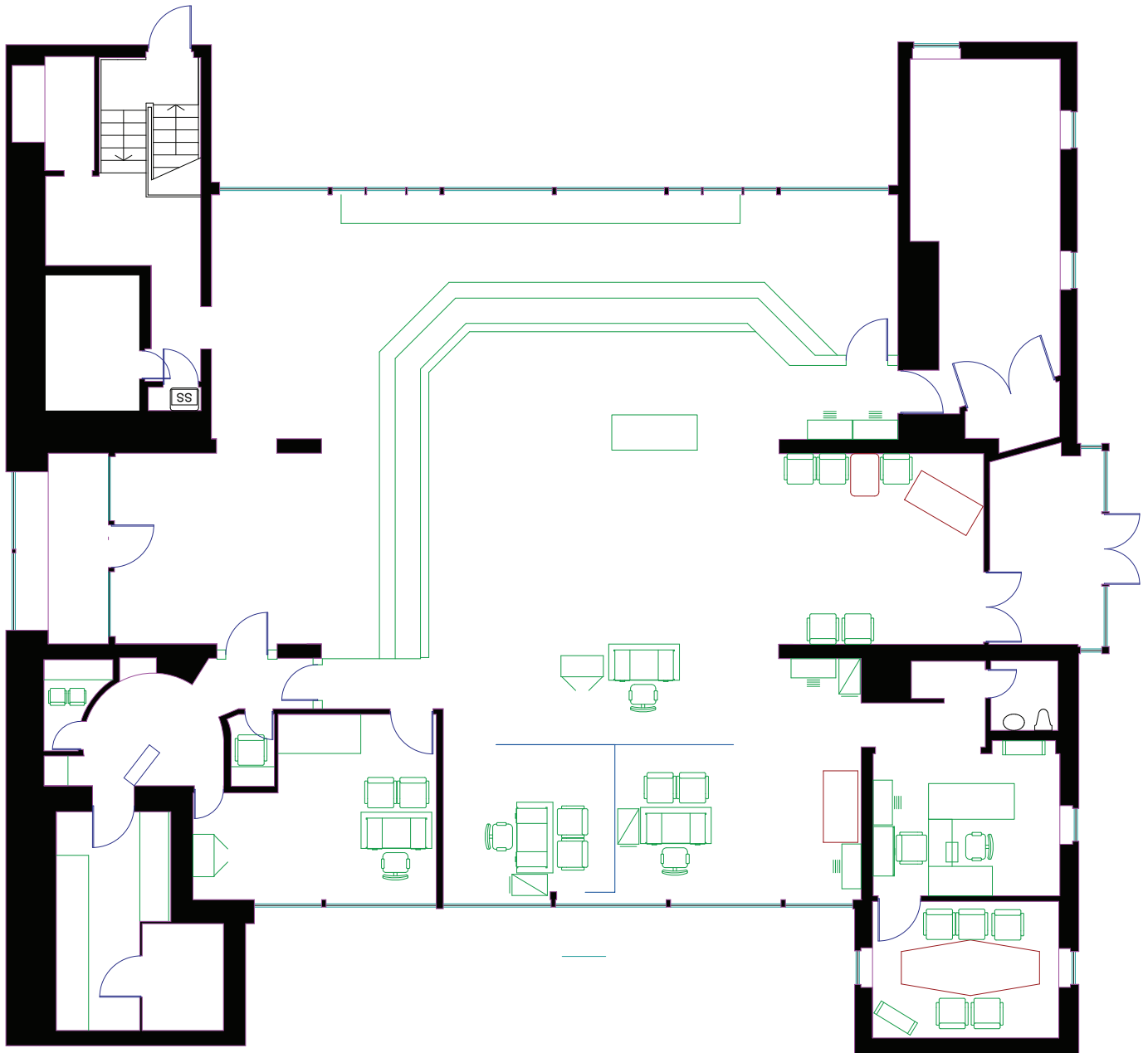


Site Plan/Survey

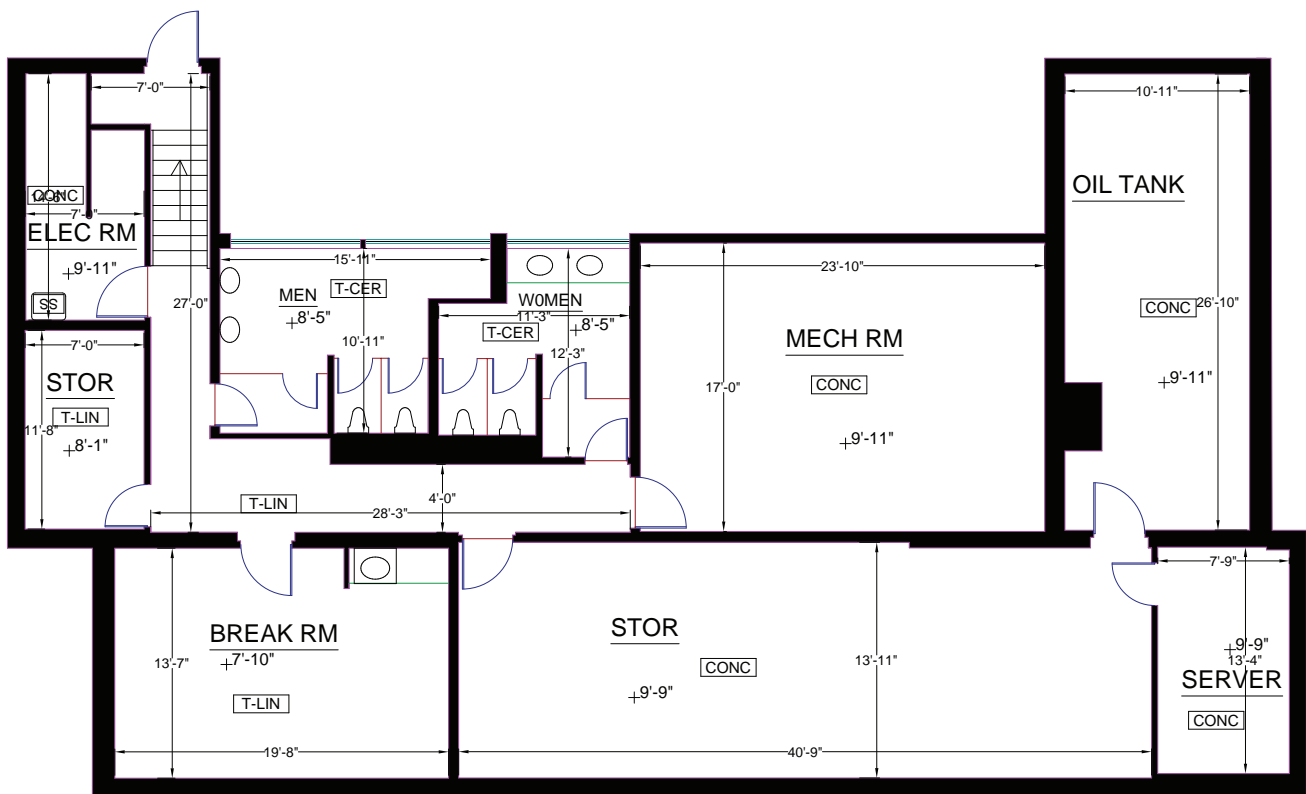
TOTAL LOT SIZE: 2.309 Acres



First Floor Plan



Basement/LL Floor Plan



Exterior Photos



View from Main St



Side View/Main Entrance



Rear View/Drive-Thru



Rear Parking

Contact Us

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