

±10,000 SF

369 West Main St.
Avon, CT 06001

Excellent Location on Route 44 | Potential Redevelopment Opportunity

CBRE is pleased to offer for lease ±10,000 SF of high-profile retail space at 369 West Main St. in Avon. Formerly occupied by Battiston's, 369 West Main St. is a single-story retail property boasting an excellent location and superior visibility on busy Route 44, with an average daily traffic count of approximately 24,000 VPD. The property offers convenient on-site parking, exterior pylon signage and immediate access to/from Route 44. The space can be leased as-is, or partially redeveloped for an alternative single-tenant pad site or multi-tenant use. Potential alternative uses include destination retail, restaurant, medical office, or professional services.

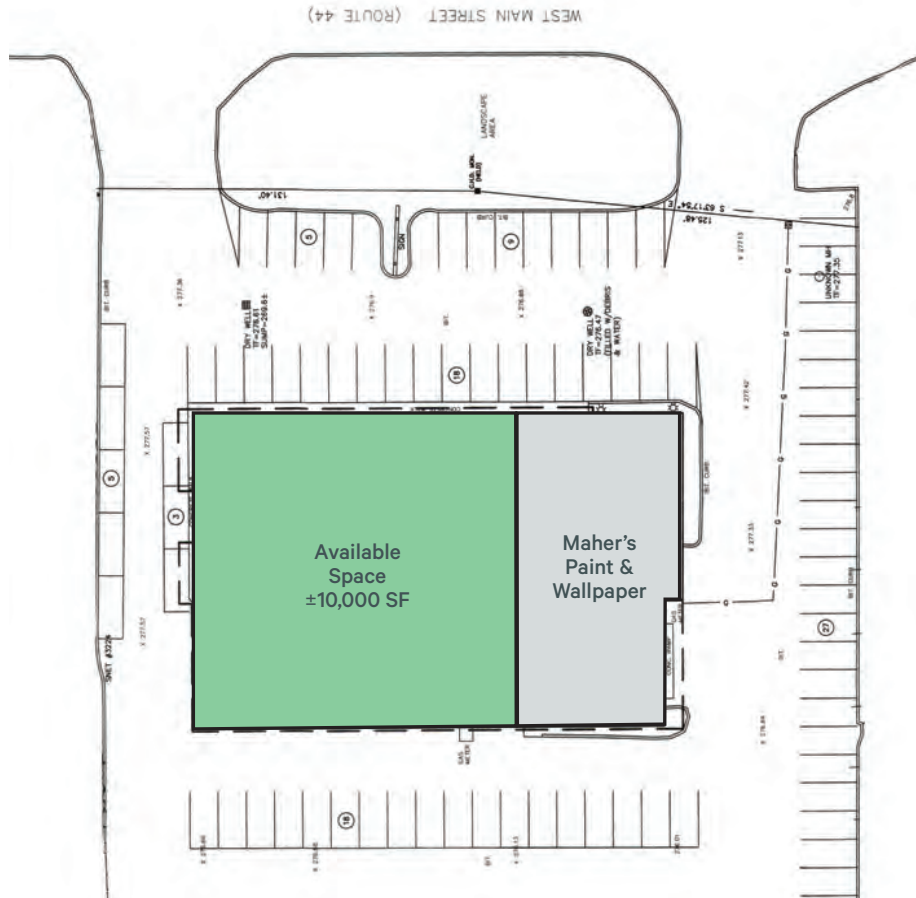
Route 44 is a heavily-trafficked retail corridor in Avon populated with numerous retail shopping, entertainment, restaurants, personal and professional services. Neighboring businesses include Mahers Paint, Walmart, Big Y, Walgreens, CVS, Starbucks, Chili's, Home Goods, Liberty Bank, Berkshire Bank, Town Fair Tire, Hoffman Auto and Hartford Healthcare.



±10,000 SF Available

369 West Main St. | Avon, CT

For Lease



Area Demographics

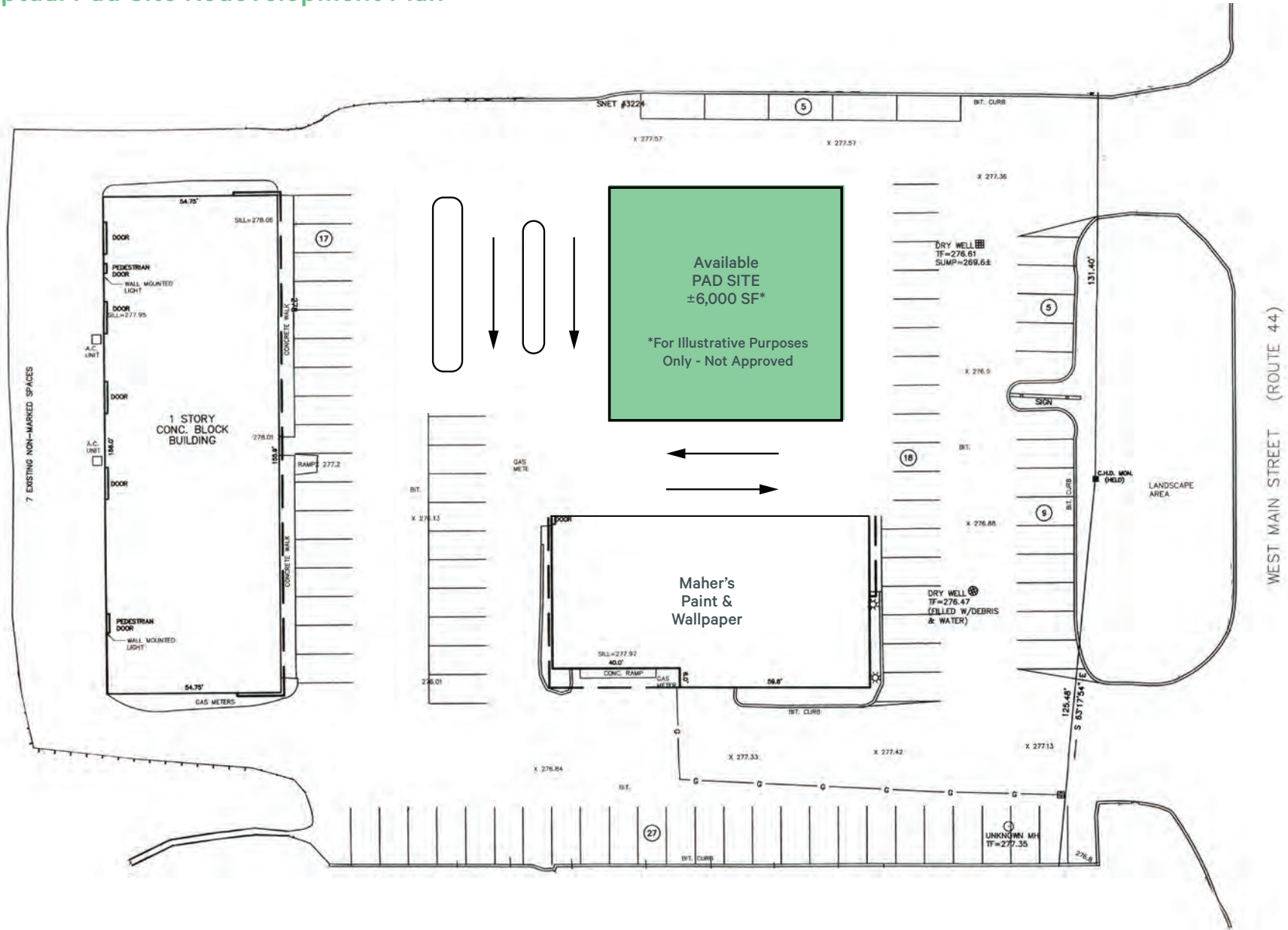
	1 mile	3 miles	5 miles
Population (2023)	3,168	26,450	54,079
Households	1,440	10,274	21,577
Average Household Income	\$158,224	\$186,556	\$184,295
Median Age	46.2	43.6	47.2

Property Details

Building Size	16,360 SF
Lot Size	2.2 Acres
Parking	5.0/1,000 SF
Zoning	CR (Commercial Retail)
Permitted Uses	Retail, Medical Office, Service, Professional Office



Conceptual Pad Site Redevelopment Plan



±10,000 SF Available

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For Lease



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