

SALE RETAIL DEVELOPMENT OPPORTUNITY AT TRAFFIC SIGNAL

330 S Main St Cheshire, CT 06410



PROPERTY DESCRIPTION

Coldwell Banker Commercial presents an opportunity to own this 8,054 SF commercial building, perfectly zoned for a restaurant or drive-thru. This versatile property features a flexible floor plan with ample parking and the potential for professional office space. Ideally located next to a brand-new 50,000 SF medical facility and at a signalized intersection, this property is positioned for high visibility in a highly affluent and densely populated community. Just minutes from I-691 and I-84, this prime location offers excellent accessibility and significant growth potential for your business.

OFFERING SUMMARY

Sale Price:	\$1,750,000
Available SF for Lease	6,400
Lease Rate:	\$20 / RSF
Lot Size:	2.3 Acres
Building Size:	8,054 SF

PROPERTY HIGHLIGHTS

- 8,054 SF building
- Zoned for restaurant or Drive-thru
- Ample parking
- Versatile floor plan
- Professional office space
- Located next to a brand new 50,000 sf Medical Facility
- Located at signalized light
- Highly affluent, densely populated community
- Close to I-691 and I-84

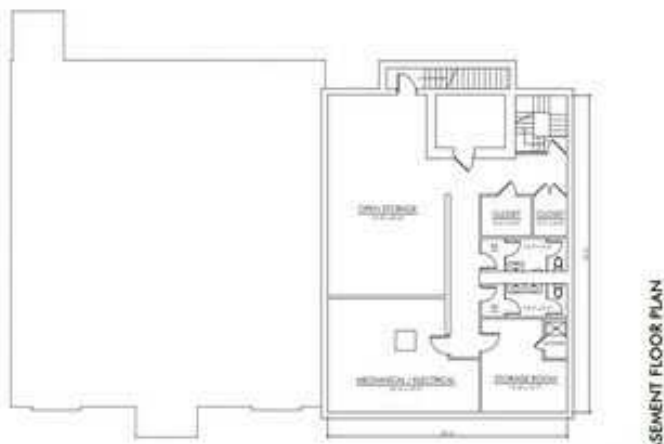
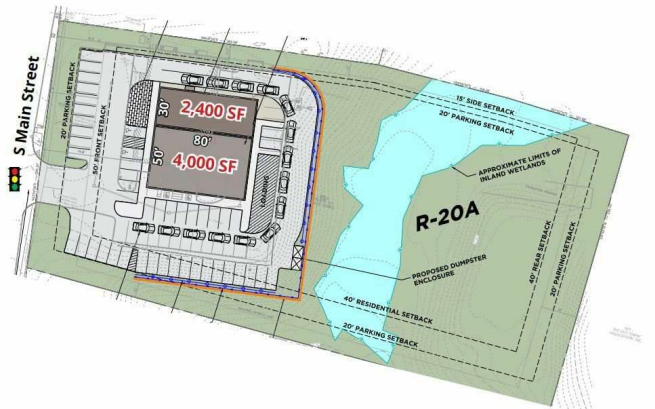
James McCall **Tom Scarmo**
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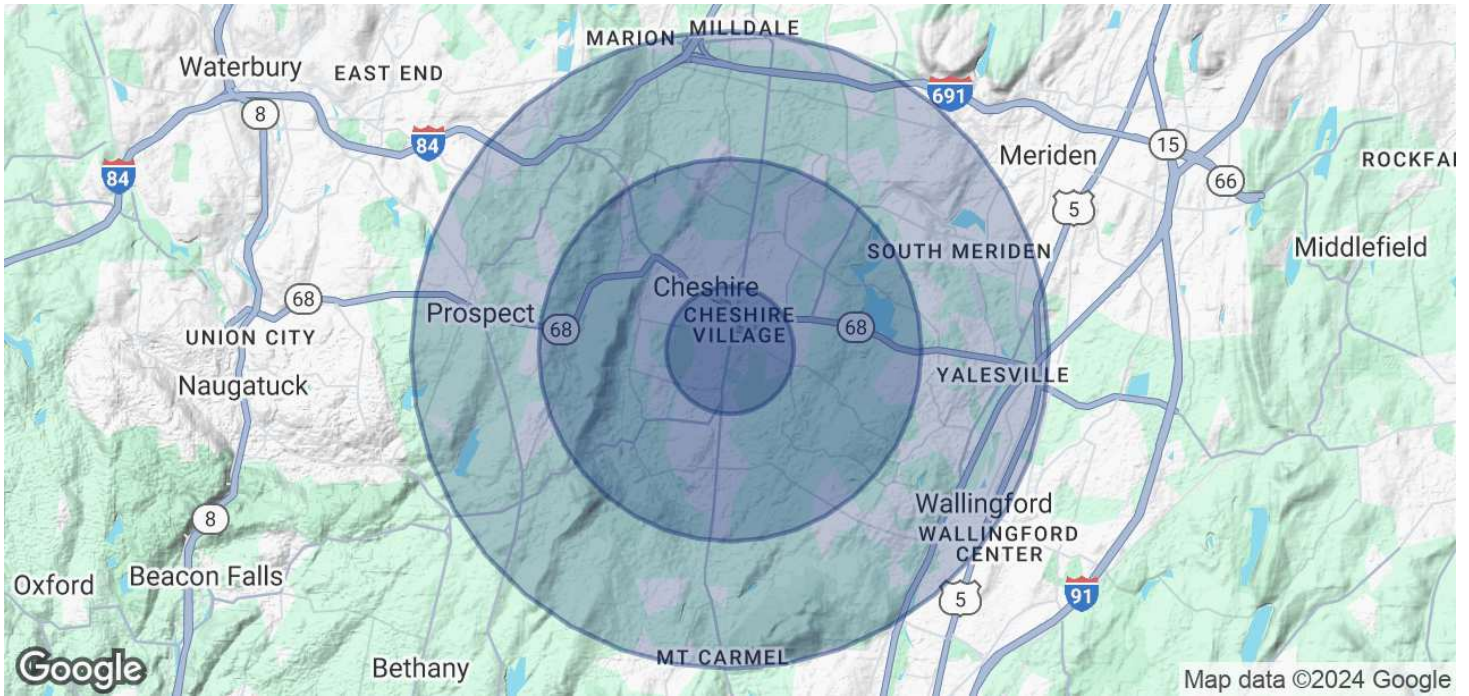


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,041	28,465	68,208
Average Age	43	44	44
Average Age (Male)	42	43	43
Average Age (Female)	45	46	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,909	10,104	25,770
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$170,584	\$176,464	\$153,043
Average House Value	\$470,391	\$468,496	\$413,534

Demographics data derived from AlphaMap

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