



175 Washington Street, Hartford, CT

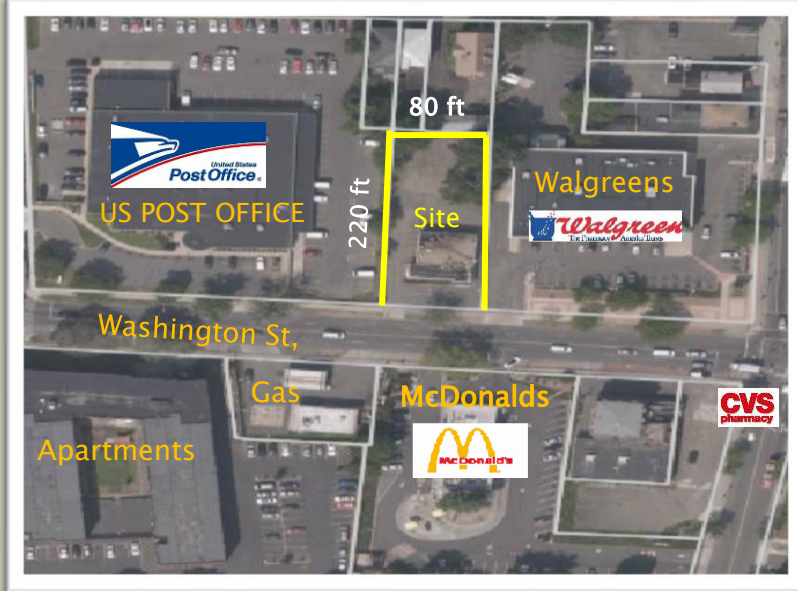
FOR LEASE / SALE OPTION

.41 ACRE DEVELOPMENT SITE:

Lot approx. 17,880 SF
(80' x 220')

Ideal Use: Fast Food, Retail, Medical, Bank.

Located in Down Town Hartford CT. Close proximately to Hartford/Children's Hospital, Trinity College, State Offices/ State Capitol and Hartford Court House. High Traffic Count.



Real Estate Services

***Commercial Services
45 CT Blvd, EH CT***

860-202-5145

John J. Vercelli, Broker
Francis M. Cosgrove, Broker

Gross Building Area	±3,884 SF (to be verified w/city)	Electric Service	(to be confirmed)
Rentable / Useable Sq FT	±2692 (town data to be confirmed)	Air condition	unknown
Year Built	1950	Heat Type	Gas (to be determined)
Lot Size/ Acres Land Area	.41 Acres 17,880 SF	City Water / Well	City Water (to be confirmed)
Frontage Side lot	80 feet on Washington St with 2 curb cuts 215 Feet	City Sewer / Septic Sprinkler System	City Sewer unknown
Construction Type	Concrete with Wood Structure & Brick exterior.	Seating: 134	Front - 52 Back - 82
Roof Type	Flat	Zoning	MS-1
Roof Age and Condition	To be determined (TBD)	Assessment	\$129,920
Ceiling Height & Type	TBD	Taxes	\$9,652
Basement (unfinished)	±892 SF – (to be confirmed)	Environmental Assessment	unknown
Bathrooms	2		
Parking Drive-thru	26 – TBD Pending verification with city	*Lease Offering	\$5,000 NNN – w/option
<u>Demographic Information</u>	<u>Population</u>	<u>Med House Hold Income</u>	Traffic Count
1 Mile	33,724	\$33,372	COMMENTS: Former Restaurant/Diner <i>*This offering is for lease with option to purchase.</i> •Offering Option Price: \$1,000,000
3 Mile	161,263	\$41,402	
5 Mile	276,393	\$52,818	

E. R. G. Commercial

Elite Realty Group LLC

John Vercelli, Broker

Phone: 860-202-5145

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Rear Lot Looking West Towards Back of Property



Front of Property



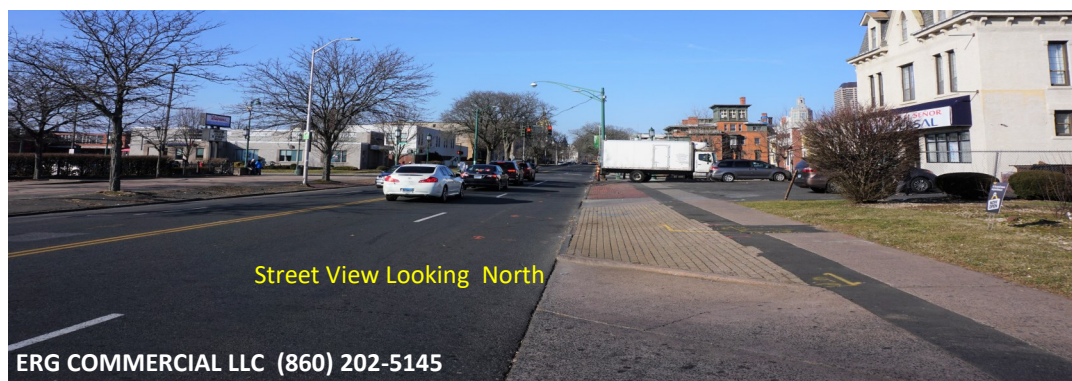
Street View Looking South



SW Side of Lot



Rear of Lot SW Corner Looking East Towards Front



Street View Looking North



Rear of Lot NW Corner Looking East Towards The Front

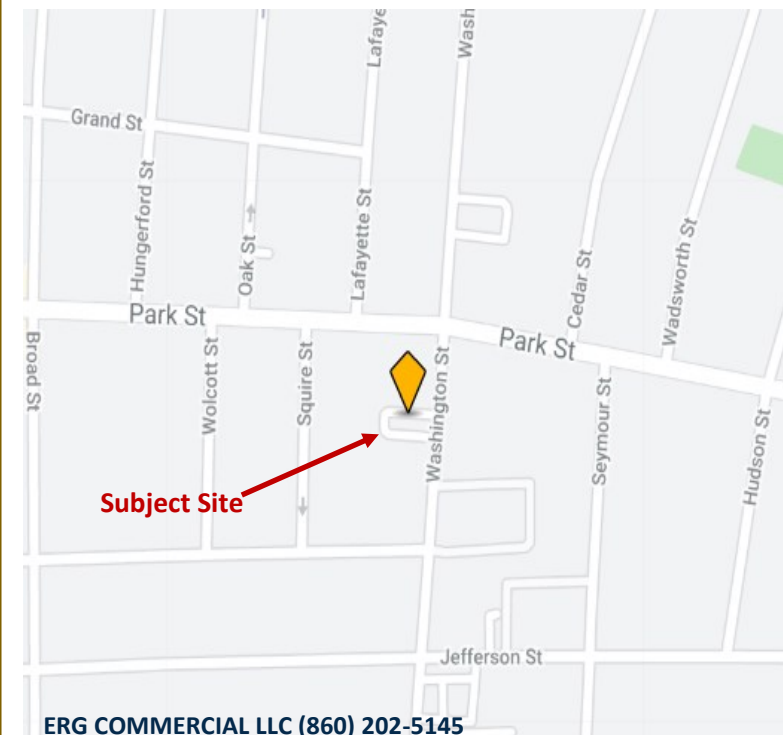
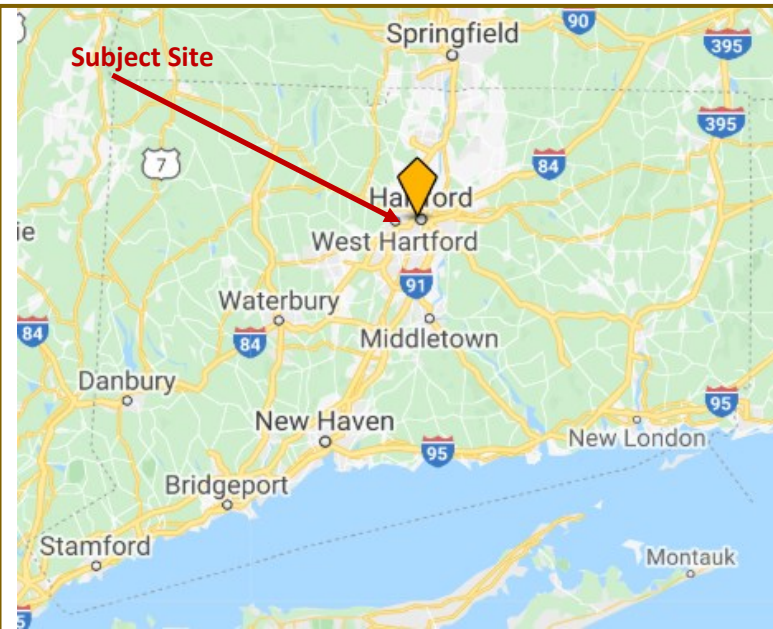
Subject Property

175 Washington St

SITE PLAN



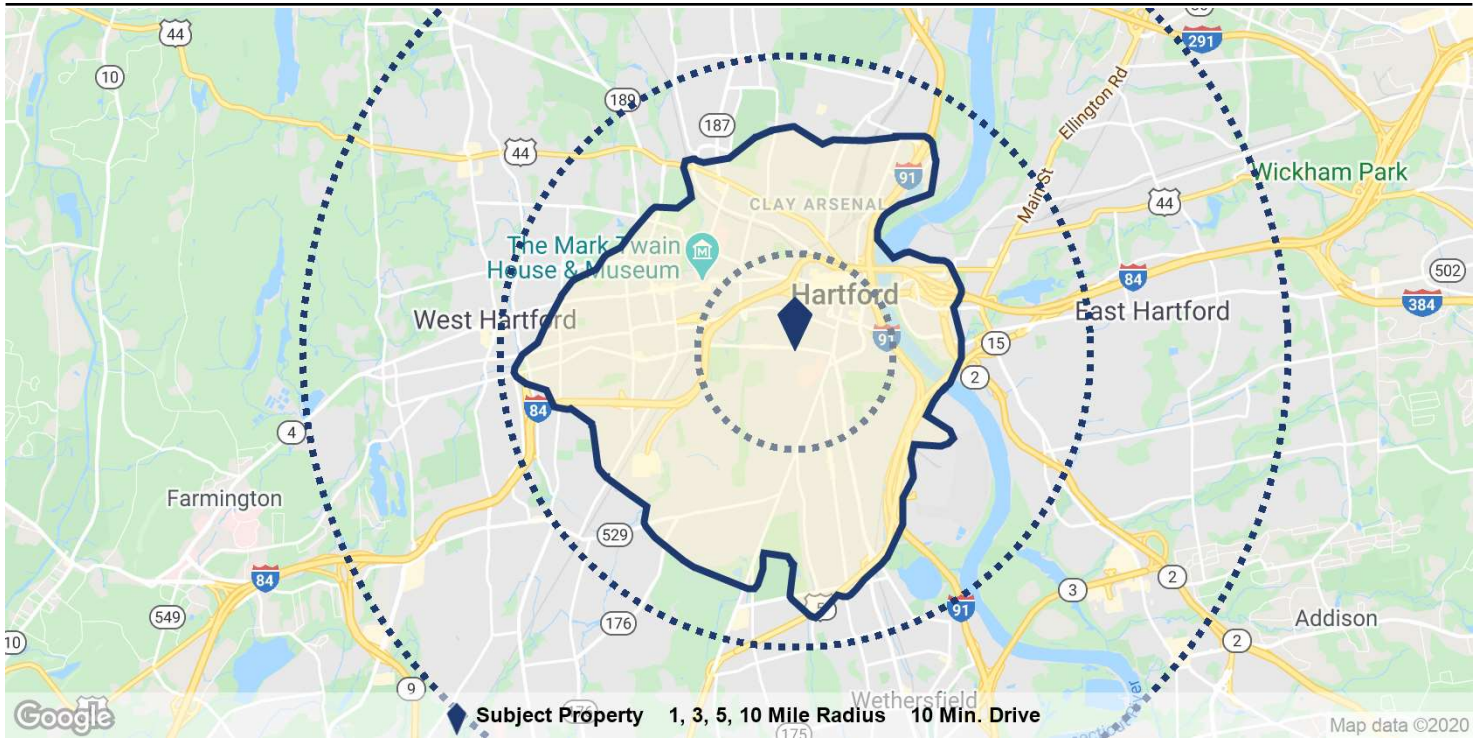
ERG COMMERCIAL LLC (860) 202-5145



Subject Property

175 Washington St

DEMOGRAPHICS

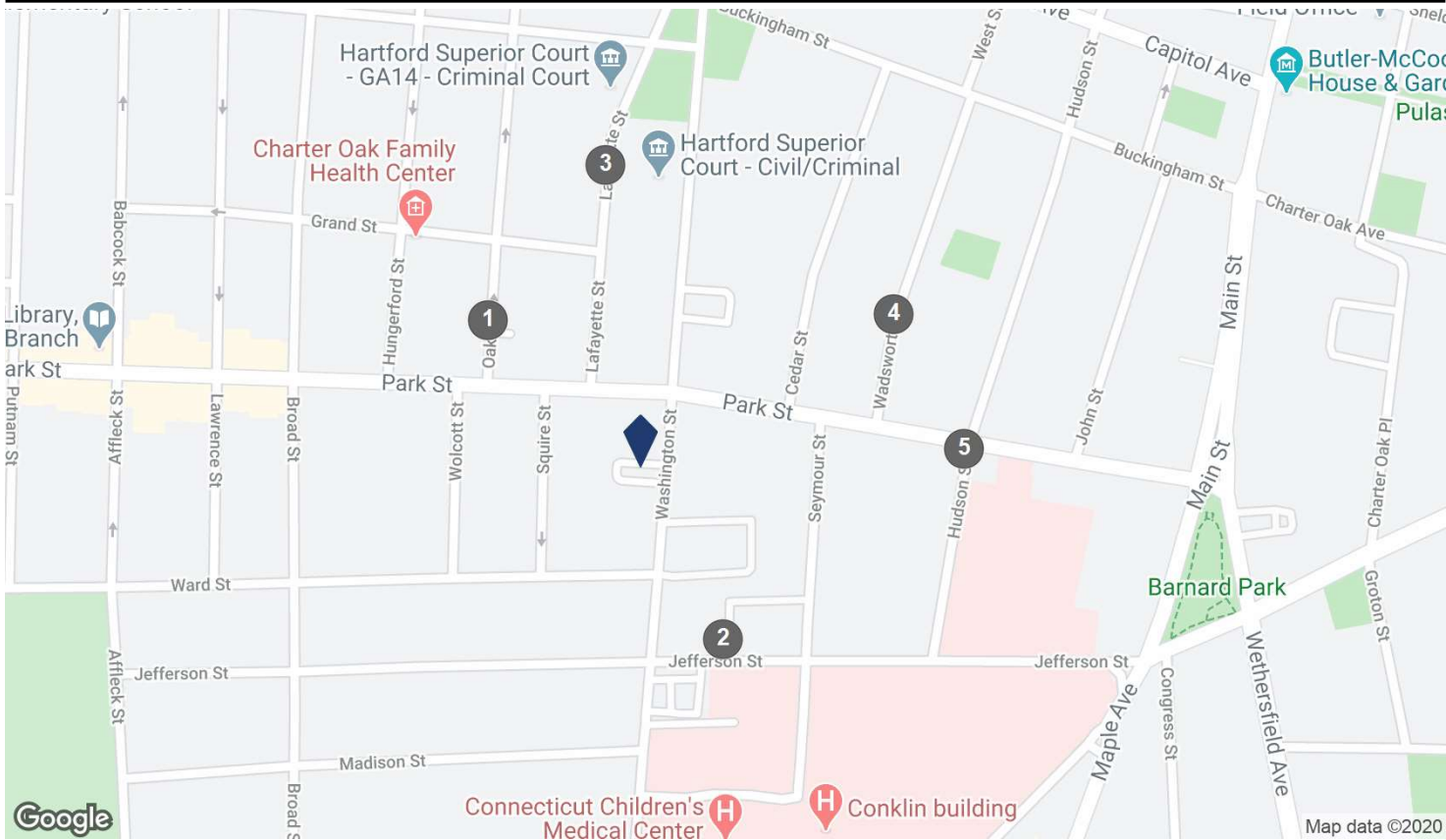


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	33,724	161,263	276,393	587,508	113,730
5 Yr Growth	1.5%	-0.4%	-0.5%	-0.2%	-0.8%
Median Age	32	34	37	39	34
5 Yr Forecast	34	36	38	40	36
White / Black / Hispanic	61% / 27% / 62%	55% / 35% / 44%	60% / 30% / 31%	68% / 21% / 24%	57% / 33% / 52%
5 Yr Forecast	61% / 27% / 64%	55% / 35% / 46%	59% / 30% / 33%	67% / 22% / 25%	57% / 33% / 54%
Employment	82,390	162,668	236,843	453,146	52,859
Buying Power	\$418.8M	\$2.5B	\$5.6B	\$15.1B	\$1.6B
5 Yr Growth	6.6%	2.1%	1.0%	1.3%	3.0%
College Graduates	19.6%	20.2%	26.9%	32.4%	20.5%
Household					
Households	12,548	61,392	106,089	231,935	43,872
5 Yr Growth	1.8%	-0.4%	-0.6%	-0.2%	-0.7%
Median Household Income	\$33,372	\$41,402	\$52,818	\$64,925	\$35,777
5 Yr Forecast	\$34,951	\$42,430	\$53,639	\$65,956	\$37,123
Average Household Income	\$49,216	\$59,746	\$76,116	\$88,422	\$54,695
5 Yr Forecast	\$51,061	\$60,900	\$77,262	\$89,617	\$56,244
% High Income (>\$75k)	20%	27%	37%	44%	23%
Housing					
Median Home Value	\$161,384	\$195,897	\$229,353	\$240,277	\$188,119
Median Year Built	1963	1954	1956	1962	1952
Owner / Renter Occupied	10% / 90%	30% / 70%	48% / 52%	57% / 43%	23% / 77%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Oak St	Park St - S	1,269	2018	0.13 mi
2 Jefferson St	Washington St - W	10,136	2018	0.14 mi
3 Lafayette St	Grand St - S	1,237	2018	0.18 mi
4 Wadsworth St	Park St - S	1,837	2018	0.18 mi
5 Hudson St	Park St - N	7,196	2018	0.21 mi

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AERIAL VIEW



175 Washington Street, Hartford CT

Development Opportunity

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