



Exclusive Agent = Associate Broker:
Kenneth R. Labbe - Cell-860-891-8551
Kenneth R. Labbe (203) 348-8566; Extension 805
EMail- klabbe@pyramidregroup.com



EXISTING BUILDING FOR SALE OR LEASE

Lease or Purchase = Reasonable offers will be considered

718 West Street, Southington, Connecticut

Asking Price \$Inquire Within or best offer

Offers to Lease – Lease Offerings Available on 3 floors with elevator access – 1,425 sf to 10,140 sf

MIXED-USE - RESTAURANTS, RETAIL, OFFICE SPACE on 2nd, Commercial Lower-Level Walk-out

HIGHEST AND BEST USE – REVIEW OF RESIDENTIAL RENTALS – UPPER FLOOR AND LOWER FLOOR

Lease Offering – Existing Property - Adaptive Reuse Plans

Upper Level Second Floor: 10,140 square feet - Elevator

Retail at Grade – 1st East: 12,054 square feet – Elevator

Lower-Level– LL 1st West: 9,324 square feet - Elevator

Existing Building – Total: 31,518 square feet

Lease Occupancy– Existing Property - Adaptive Reuse Plans

Existing Building – 2nd East: 0 square feet

Existing Building – 1st East: 8,725 square feet in

Existing Building – LL 1st West: 0 square feet

Existing Building – Total: 8,725 square feet

Occupancy of Upper Level 0.0 % this floor independently

Occupancy of Level 1 at Grade 72.4 % at grade; this floor independently

Occupancy of Lower Level 0.0 % this floor independently

Occupancy of Total Building Area 27.9 % total building

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General

The subject property 31,518 square feet of building built in 1969 consisting of a three-story building with two floors visible on the east side of the building and three-stories visible on the west or back side of the building. The building and site improvements have been renovated over the years. The building square footages tally as 10,140 square feet on the Upper Level, 12,054 at grade and 9,324 square feet on the Lower Level. The building and site improvements are in average to below average condition. The owner is in the process of work on the building, the site and the land. The building requires a new roof, the elevator requires repair, exterior walls require patching and paint and significant areas of the interior require renovation. The site consists of a terraced site sloping downward to the west, a 0.93-acre site. The site slopes downward from street grade to the retail suites and elevator entrance on the first floor. The elevator has stops at street grade, the upper level and the lower level. The occupied and vacant tenant suites are as follows:

<u>Tenancies – Upper Level</u>	<u>Square Footage</u>
Upper Level – Suite Vacancies	10,140 sf
<hr/>	
<u>Tenancies – 1st Floor</u>	<u>Square Footage</u>
Retail or Restaurant	1,100 sf
Liquor	1,600 sf
Retail or Restaurant	1,550 sf
Retail or Restaurant	1,300 sf
<u>Retail/Restaurant</u>	<u>3,175 sf</u>
At Grade - Occupancies	8,725 sf
At Grade – Suite Vacancy	1,904 sf
At Grade – Suite Vacancies	1,425 sf
At Grade – Total	12,054 sf
<hr/>	
<u>Tenant Suites – Lower Level</u>	<u>Square Footage</u>
Lower Level – Suite Vacancy:	9,324 sf
<hr/>	
<u>Tenant Suites</u>	<u>Square Footage</u>
Tenant Suites – Total:	31,518 sf

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PLAZA WEST - 714 West Street, Southington, CT – AERIAL PHOTO



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PLAZA WEST - 714 West Street, Southington, CT – AERIAL PHOTO



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TENANT AND PROPERTY TYPE MIX – RETAIL AT GRADE

PLAZA WEST - 714 West Street, Southington, CT



Front of the Property Facing West Street



Rear of the Property Facing Interstate 84

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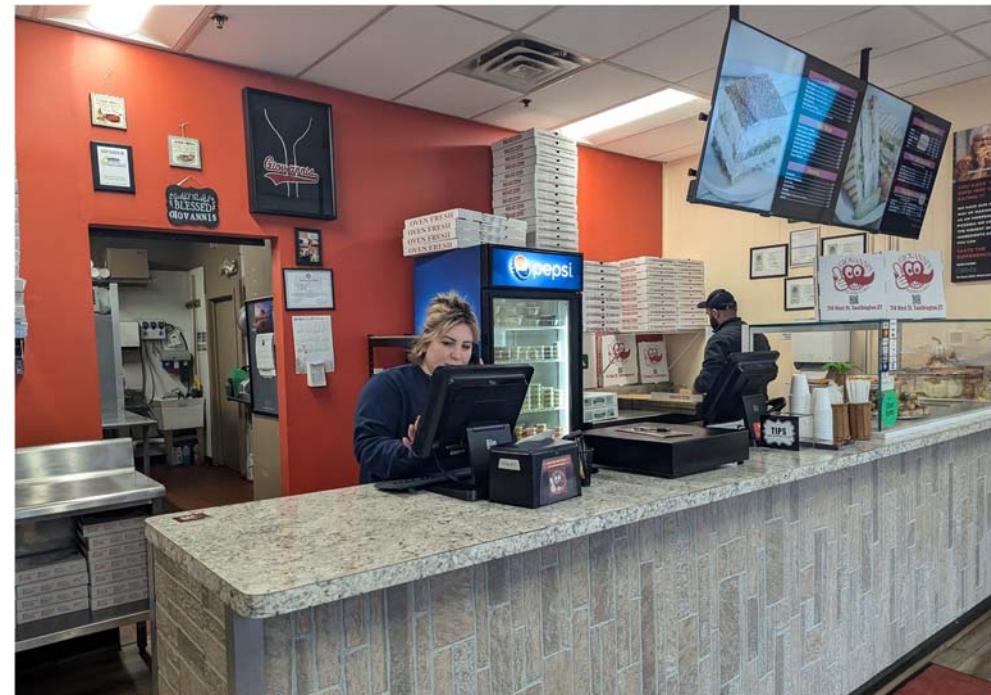
Street Grade Retail Suites

PLAZA WEST - EXISTING TENANT – RETAIL AND RESTAURANT TENANTS

Leased: Under New Management

714 West Street, Southington, Connecticut

Street Grade - 1st East: 1,100 square feet



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Street Grade Retail Suites

PLAZA WEST - EXISTING TENANT – LIQUOR STORE

Leased

714 West Street, Southington, Connecticut

Street Grade - 1st East: 1,600 square feet



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Street Grade Retail Suites and Elevator Entry

PLAZA WEST - EXISTING TENANT – RETAIL AND RESTAURANT TENANTS

Leased

714 West Street, Southington, Connecticut

Street Grade - 1st East: 1,550 square feet



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Street Grade Retail Suites and Elevator Entry

PLAZA WEST - VACANT SUITE – OFFICE BUILD-OUT OR RETAIL VANILLA BOX AVAILABLE

Available For Lease; Best Offer

714 West Street, Southington, Connecticut

Street Grade - 1st East: 1,904 square feet

Reference:	Sq. Ft.	\$/SF/YR Base	\$/Month
Retail/Office/Commercial Suites:	1,904 square feet	\$ Inquire pls	\$ Inquire

Benchmark Rate Base Rent: \$Inquire

Basis: NNN

Expense Pass-through: \$Inquire

Total Occupancy Cost: \$Inquire

Utilities: Pro-rata

Escalations: Annual escalation based on Index and Spread

Access: Elevator from 2nd Level

Elevator from front entrance at street grade

Elevator from Lower Level

Amenities: Views of nearby mountains

Tenant Improvement Allowance: Based on term, rate, credit and requirements; Paint, Carpet and Ceiling included in above rates; Negotiable

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Street Grade Retail Suites and Elevator Entry

PLAZA WEST - VACANT SUITE – OFFICE BUILD-OUT OR RETAIL VANILLA BOX AVAILABLE

Available For Lease; Best Offer

714 West Street, Southington, Connecticut

Street Grade:	1,425 square feet		
Reference:	Sq. Ft.	\$/SF/YR Base	\$/Month
Retail/Office/Commercial Suites:	1,425 square feet	\$Inquire	\$Inquire
Benchmark Rate Base Rent:	\$Inquire		
Basis:	NNN		
Expense Pass-through:	\$Inquire		
Total Occupancy Cost:	\$Inquire		
Utilities:	Pro-rata		
Escalations:	Annual escalation based on Index and Spread		
Access:	Elevator from 2 nd Level Elevator from front entrance at street grade Elevator from Lower Level		
Amenities:	Views of nearby mountains		
Tenant Improvement Allowance:	Based on term, rate, credit and requirements; Paint, Carpet and Ceiling included in above rates; Negotiable		

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PLAZA WEST - EXISTING TENANT – RETAIL AND RESTAURANT TENANTS

Leased

714 West Street, Southington, Connecticut

Street Grade:

1,300 square feet



Street Grade Retail Suites and Elevator Entry

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PLAZA WEST - EXISTING TENANT – RETAIL AND RESTAURANT TENANTS

Leased

714 West Street, Southington, Connecticut

Street Grade - 1st East: 1,525 square feet

Street Grade - 1st East: 1,650 square feet

Street Grade - 1st East: 3,175 square feet



Street Grade Retail Suites and Elevator Entry

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PLAZA WEST - EXISTING TENANT – RETAIL AND RESTAURANT TENANTS

Leased

714 West Street, Southington, Connecticut

Street Grade: 1,525 square feet

Street Grade: 1,650 square feet

Street Grade: 3,175 square feet



Street Grade Retail Suites and Elevator Entry

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RETAIL, UPPER-LEVEL OFFICE AND LOWER-LEVEL COMMERCIAL

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Vacancies - At Grade - 1,425 Square Foot Suite – Existing Floor Plan



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Vacancies – At Grade - 1,425 Square Foot Suite –

Existing Floor Plan



PLAZA WEST - VACANT SUITE – OFFICE BUILD-OUT OR RETAIL VANILLA BOX AVAILABLE

Available For Lease; Best Offer

714 West Street, Southington, Connecticut

Street Grade:	1,425 square feet		
Reference:	Sq. Ft.	\$/SF/YR Base	\$/Month
Retail/Office/Commercial Suites:	1,425 square feet	\$Inquire	\$Inquire
Benchmark Rate Base Rent:	\$Inquire		
Basis:	NNN		
Expense Pass-through:	\$Inquire		
Total Occupancy Cost:	\$Inquire		
Utilities:	Pro-rata		
Escalations:	Annual escalation based on Index and Spread		
Access:	Elevator from 2 nd Level Elevator from front entrance at street grade Elevator from Lower Level		
Amenities:	Views of nearby mountains		
Tenant Improvement Allowance:	Based on term, rate, credit and requirements; Paint, Carpet and Ceiling included in above rates; Negotiable		

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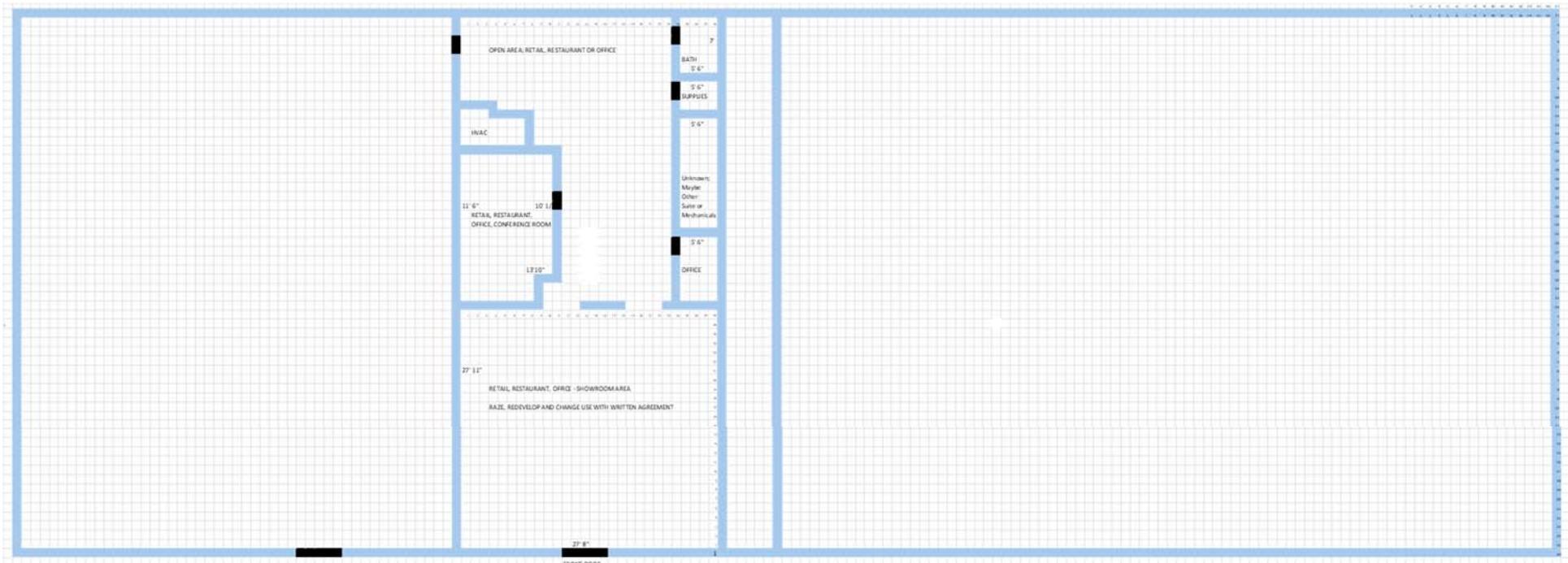
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Vacancies – At Grade - 1,425 Square Foot Suite – Existing Floor Plan = RETAIL, RESTAURANT, OFFICE, OTHER – CURRENT BUILD IS OFFICE; USE/BUILD CHANGE OK



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Vacancies – At Grade - 1,904 Square Foot Suite – Existing Floor Plan



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Vacancies – At Grade - 1,904 Square Foot Suite –
Existing Floor Plan



Street Grade Retail Suites and Elevator Entry

PLAZA WEST - VACANT SUITE – OFFICE BUILD-OUT OR RETAIL VANILLA BOX AVAILABLE

Available For Lease; Best Offer

714 West Street, Southington, Connecticut

Street Grade - 1st East: 1,904 square feet

Reference:	Sq. Ft.	\$/SF/YR Base	\$/Month
Retail/Office/Commercial Suites:	1,904 square feet	\$Inquire	\$Inquire
Benchmark Rate Base Rent:	\$Inquire		
Basis:	NNN		
Expense Pass-through:	\$Inquire		
Total Occupancy Cost:	\$Inquire		
Utilities:	Pro-rata		
Escalations:	Annual escalation based on Index and Spread		
Access:	Elevator from 2 nd Level Elevator from front entrance at street grade Elevator from Lower Level		
Amenities:	Views of nearby mountains		
Tenant Improvement Allowance:	Based on term, rate, credit and requirements; Paint, Carpet and Ceiling included in above rates; Negotiable		

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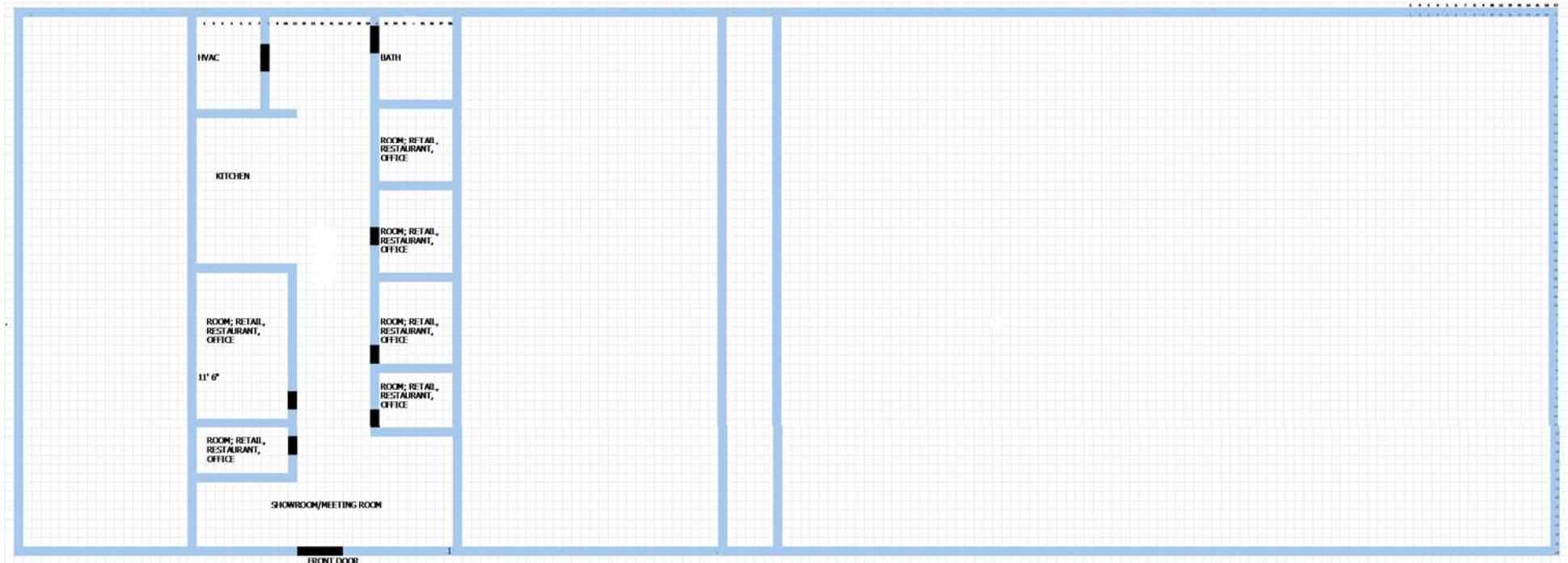
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Vacancies – At Grade - 1,904 Square Foot Suite – Existing Floor Plan; USE/BUILD CHANGE OK



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Vacancies – Upper Level - 10,140 Square Foot Suite – Existing Floor Plan



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Vacancies – Upper Level - 12,054 Square Foot Suite –
Existing Floor Plan



PLAZA WEST - VACANT SUITES – 714 West Street – Second Floor Office Suites

Available For Lease; Best Offers considered

714 West Street, Southington, Connecticut

Reference:	Sq. Ft.	\$/SF/YR	\$/Month
Second Level Offices:	3,000 square feet	\$Inquire	\$Inquire
Second Level Offices:	6,000 square feet	\$Inquire	\$Inquire
Second Level Offices:	9,000 square feet	\$Inquire	\$Inquire
Second Level Offices:	10,140 square feet	\$Inquire	\$Inquire
Benchmark Rate Base Rent:	\$ Inquire		
Basis:	NNN; All operating expenses passed through.		
Expense Pass-through:	None		
Total Occupancy Cost:	Inquire		
Utilities:	Pro-rata		
Escalations:	Annual escalation based on Index and Spread		
Access:	Elevator from 2 nd Level Elevator from front entrance at street grade Elevator from Lower Level		
Amenities:	Views of nearby mountains		
Tenant Improvement Allowance:	Based on term, rate, credit and requirements; None assumed in the above base rental rates.		

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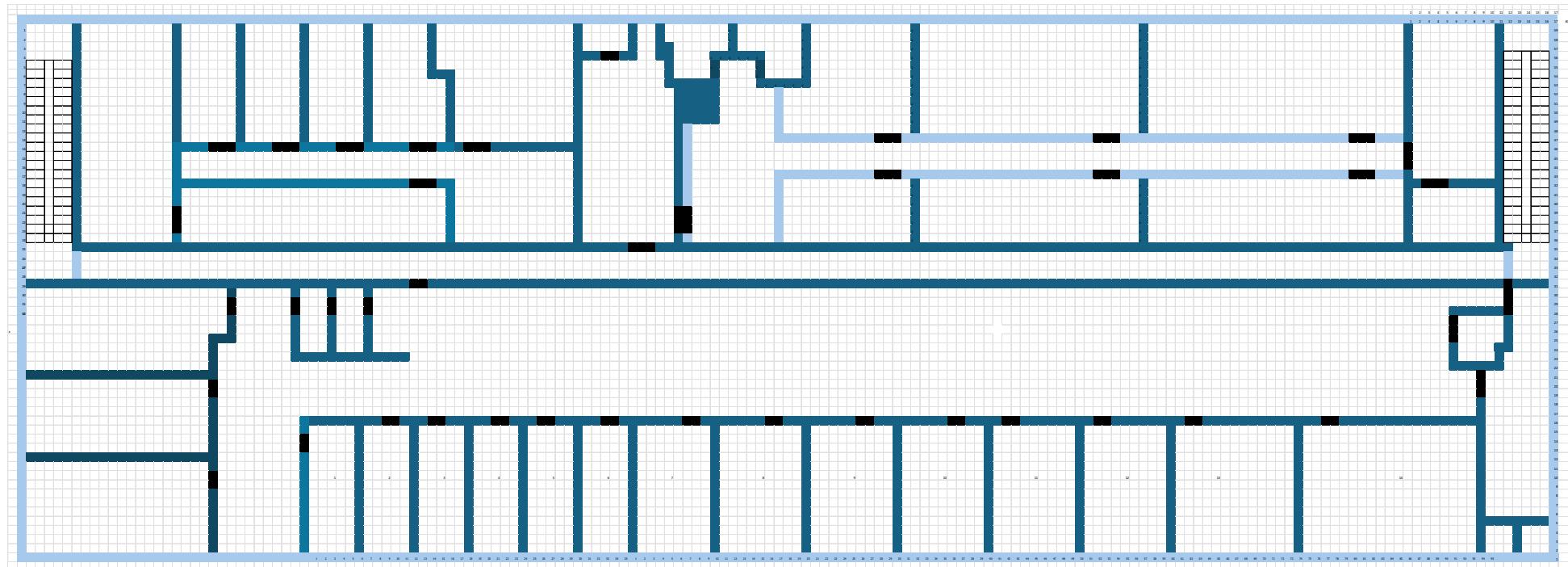
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Vacancies – Upper Level - 10,140 Square Foot Suite – Existing Upper Level Office/Classroom Floor Plan – Highest and Best Use - Alternative



Pyramid Real Estate Group

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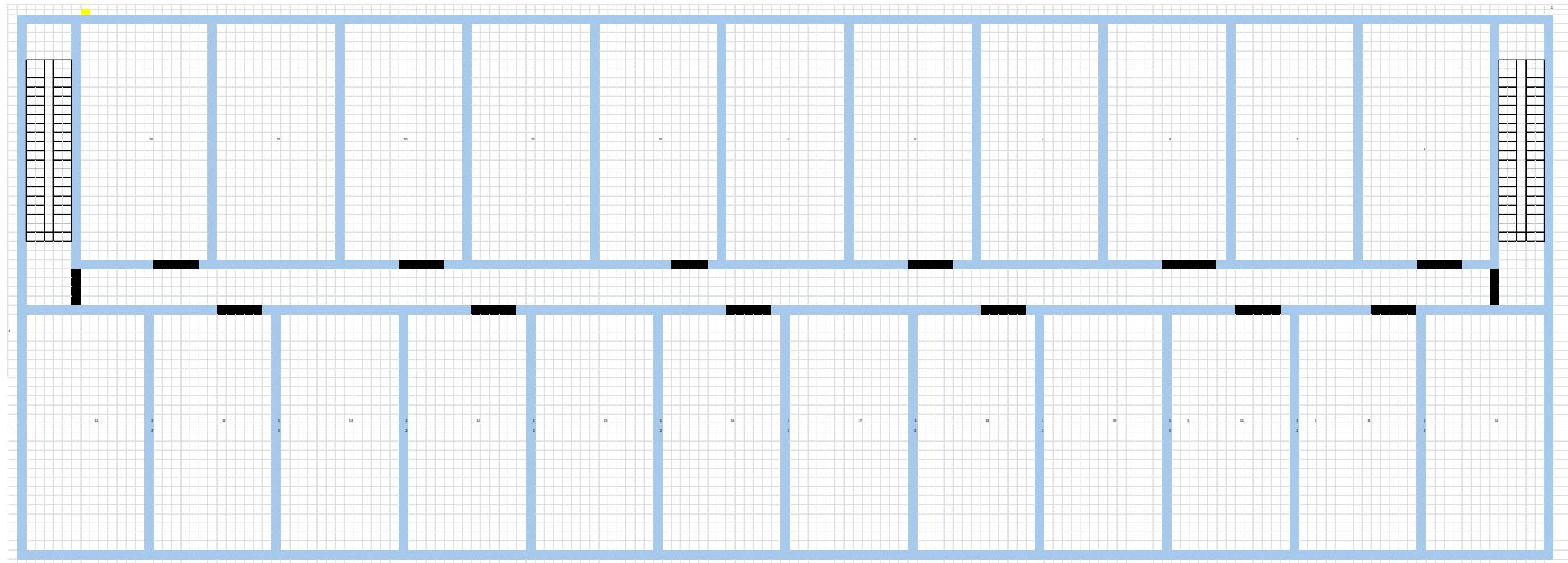
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Vacancies – Upper Level - 10,140 Square Foot Suite – Concept for Residential Floor Plan – 10 units shown – Highest and Best Use - Alternative



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Vacancies – Lower Level - 9,324 Square Foot Suite – Existing Floor Plan



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Vacancies – Lower Level - 9,324 Square Foot Suite –
Existing Floor Plan



PLAZA WEST - VACANT SUITES – 714 West Street – Lower Level - South

Available For Lease; Best Offers considered

714 West Street, Southington, Connecticut

Reference:	Sq. Ft.	\$/SF/YR	\$/Month
Lower Level Commercial Space:	4,600 square feet	\$ Inquire	\$Inquire
Lower Level Commercial Space:	9,324 square feet	\$ Inquire	\$Inquire
Benchmark Rate Base Rent:		\$Inquire	
Basis:		NNN; All expenses passed through	
Expense Pass-through:		None	
Total Occupancy Cost:		\$ Inquire	
Utilities:		Pro-rata	
Access:		Elevator from 2 nd Level	
		Elevator from front entrance at street grade	
		Elevator from Lower Level	
Amenities:		Views of nearby mountains	
Tenant Improvement Allowance:		Based on term, rate, credit and requirements; None assumed in the above base rental rates.	

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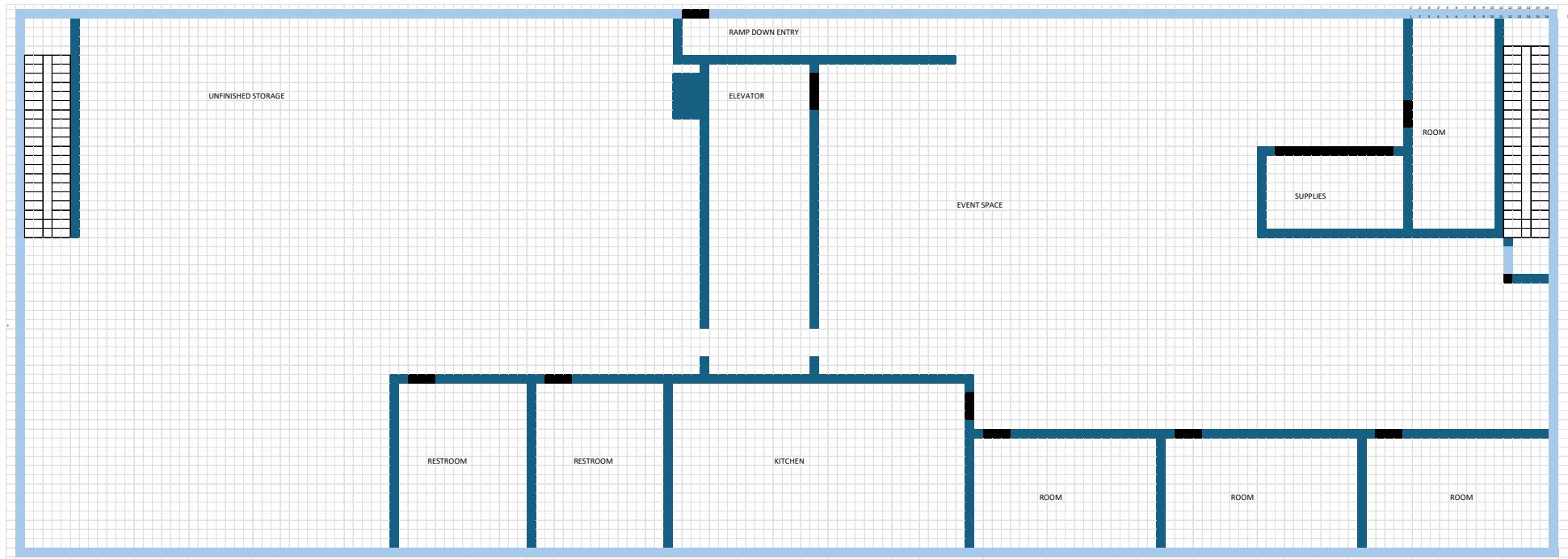
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Vacancies – Lower Level - 9,324 Square Foot Suite – Existing Floor Plan



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History of Tenancies

Community Residences, Inc ("CRI") - The subject property's high vacancy is due to the relocation of a major tenant that occupied the upper floor and the lower level, Community Residences, Inc ("CRI"). CRI is a non-profit organization that provides services for individuals with developmental disabilities, including residential services, employment & skill development, and foster care & adoption. They offer a variety of residential arrangements, day programs, and vocational support to help individuals with developmental disabilities thrive and live. The organization also provides services for children who have been abused, neglected, or experienced trauma, offering foster care and adoption services. CRI was a tenant in the property for well over 10 years but ultimately elected to move due to parking shortage during their hours of operation. We anticipate correcting the parking shortage during the day with a staggered parking demand approach. To date, an on-site and/or parking intensification plan has not yet been implemented. CRI, the anchor tenant for the property, relocated at 50 Rockwell Road, Newington, CT. CRI occupied the Upper Level offices at 12,054 square feet and 4,000 square feet of the Lower Level as an adult daycare facility with kitchen, a total of 16,054 square feet.

Bank of America – Was 1904 square feet. Bank of America was consolidated into branch network after occupying a suite at grade.

IMS Barter – Was 1,425 square feet. Relocated to Watertown, CT. The IMS Barter network has 14,000 member businesses, allowing your company to conduct business-to-business trading for goods and services outside of your normal markets. This gives you the opportunity to purchase goods and services for your business using IMS dollars, instead of cash. Which means your business can **save cash** on normal business expenses like advertising, printing, repairs and improvements, professional services, travel, office equipment, corporate gifts, company meetings, and much more, by spending your earned IMS dollars instead.

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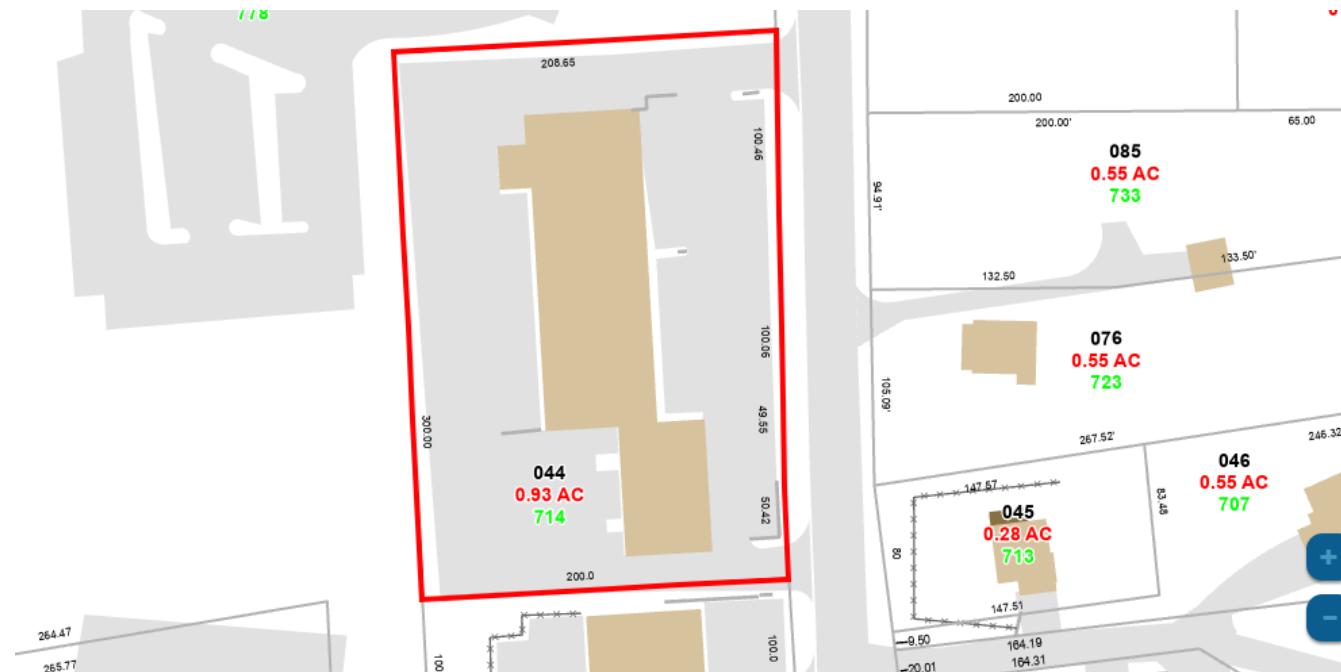
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Land Description – Frontages and Land Area

The site consists of a 0.89-acre site on the west side of West Street (CT Route 229) on a downward sloping site with views of the mountains in the distance. The subject property has two curb cuts on the west side of West Street, one for ingress and a second for egress. The total front footage of the site is 300.49 front feet on West Street. The land area is reported as 0.93-acres.

174 West Street, Southington, CT – Planimetric Map with Parcel Measurements and Land Area



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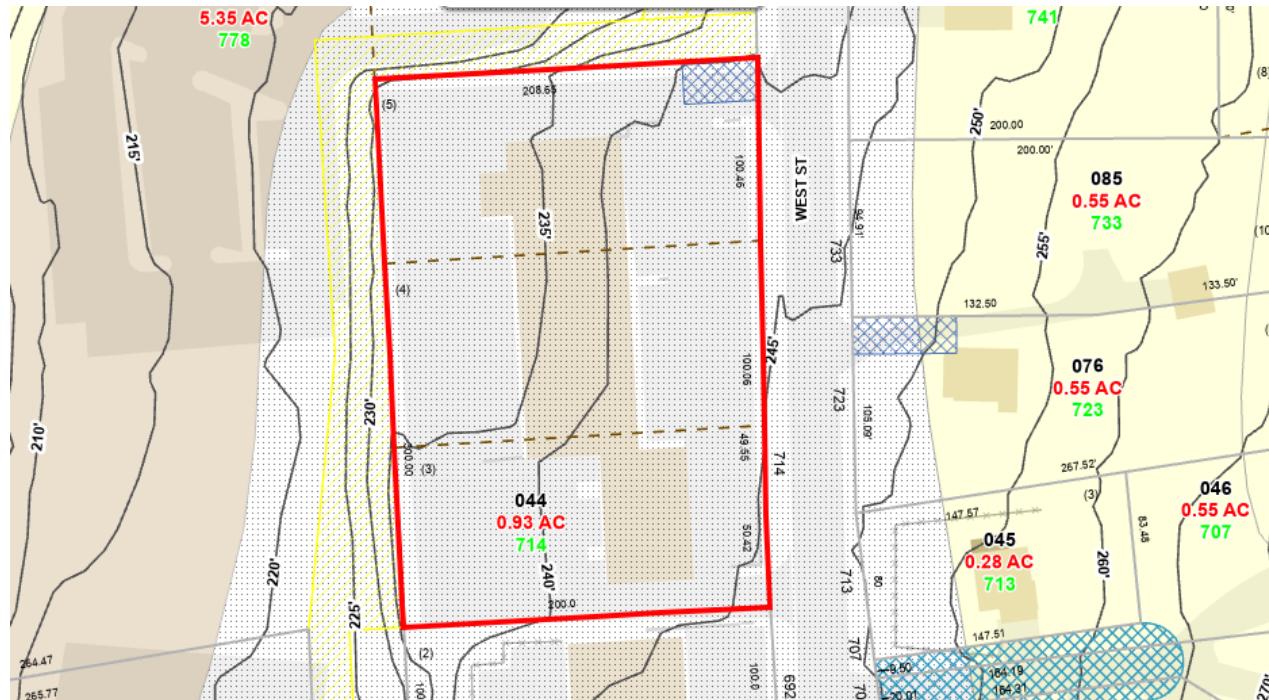
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Land Description – Topography

The elevation of the site at the frontage on West Street is about 245 feet dropping down to about 230 feet at the back of the site, a total elevation change of 15 feet. The site is bordered by highway barriers and for driver safety.

174 West Street, Southington, CT – Planimetric Map with Parcel Measurements and Land Area



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Off Street Parking

The property has an estimated total of 90 off-street parking spaces. The existing parking configuration equates to 2.86 parking spaces per 1,000 square feet of building area. The majority of the parking demand is from the retail at grade. The secondary demand is from the office or residential concept upstairs. The lowest demand, depending on use is the Lower Level. The parking is average for properties of this type and is to be managed based on occupancy and demand.



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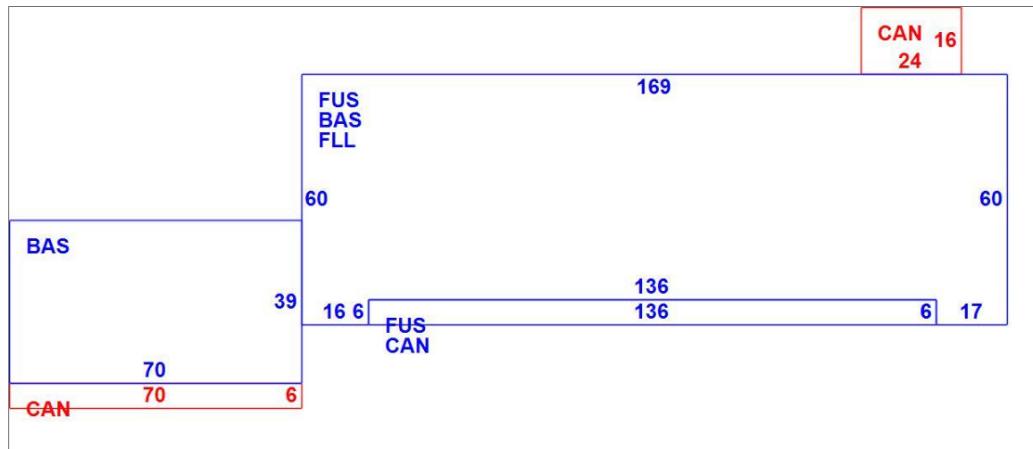
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Building Description

The building consists of a three-story building with one retail level at street grade, an upper level accessed by elevator and stairwells and a lower level accessed by elevator and stairwells. The building areas are based on the Assessor's measurements and reporting as follows:

Upper Level	10,140 square feet
At Grade	12,054 square feet
<u>Lower Level</u>	<u>9,324 square feet</u>
Estimate of Gross Building Area	31,518 square feet



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Capital Improvements Items

Roof - Roof repair and replacement is required which is in process by the owner.

Ceilings - Tile Replacement – Due to water leakage through the roof to the Upper Level, At Grade Level and the Lower Level has caused damage to the ceiling tiles many of which require replacement. Depending on the area of the building, whole sections of ceiling tiles. The ceiling tiles will be new or painted or both.

Walls – The walls will be painted or touched up before occupancy.

Mechanical, Electrical and Plumbing (MEP) – Maintained over years. All systems can be checked.

Floors – The floors will be redone prior to occupancy whether finished concrete, tile, carpet or other finished service.

Paving - The parking lots and entry and exit paving require repaving.

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Leasing Interest

Relisted – 4/15/2025 to now

Restaurant	1,425 square feet	At Grade
Office – Real Estate – Upper Level	4,000 square feet	Upper Level
Office – Medical – Upper Level	1,200 square feet	Upper Level
Executive Suites conversion of existing office space	12,054 square feet	Upper Level
Meeting Venue	4,662 square feet	Lower Level

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Real Estate Taxes – Entity Name – Southington West, LLC

Assessor - Estimate of Market Price Amount \$

Tax Year	2020
Buildings	\$ 1,284,360
Land	\$ 422,320
Assessor Estimate of Market Price	\$ 1,706,680

Assessor - Assessment Amount \$

Tax Year	2020
Buildings	\$ 899,050
Land	\$ 295,620
Assessor Estimate of Assessment	\$ 1,194,670

Factor	\$ 1,194.67
--------	-------------

Mil Rate	\$ 33.64
----------	----------

Real Estate Taxes	\$ 40,189
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Square Footage	31,518 sf
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Real Estate Taxes	\$ 1.28 per square foot per year
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Zoning

The land is zoned B Business with a land area of 0.93 acres.

Uses Permitted

Approved by Special Permit

Retail stores and shops including, for example, but not limited to:

- Groceries, food shops, bakeries, delicatessens
- Department stores, clothing stores, shoe stores
- Drugstores, hardware stores, bookstores, gift shops
- Furniture stores, home decorating stores, pet shops
- Florists, jewelry stores, opticians

Smoke shop/vape shop/tobacco retailer

Package store, wine store, liquor store in accordance with Section 5.06

Service Establishments

Approved by Special Permit

Personal service establishments including, for example, but not limited to:

- Gyms and fitness facilities
- Barber shop, beauty salon, manicure
- Custom tailoring, clothes making, shoe repair shops
- Laundry / dry cleaning (pick-up / drop-off only)
- Self-service launderettes

Banks and similar financial institutions

Printing, publishing and reproduction establishments

Adult day care establishment in accordance with Section 5.0.02

Laundries, dry cleaning and dyeing establishments (including on-site processing) – Special Site Plan with Site Plan

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PERMITTED USES

2.B Permitted Principal Uses & Structures

	CB	B	BOZ
1. GENERAL			
a) Notwithstanding other provisions of this Section, a change of occupant or a minor change of use (as defined in these Regulations) in an existing building.	ZP	ZP	ZP
b) Any development of a site 4 acres in size or larger, or with 60 or more parking spaces. ⁴	SPS	n/a	n/a
2. RETAIL ESTABLISHMENTS (see separate listing if alcohol-related)			
a) Retail stores and shops including, for example, but not limited to:	S	S	S
• Groceries, food shops, bakeries, delicatessens			
• Department stores, clothing stores, shoe stores			
• Drugstores, hardware stores, bookstores, gift shops			
• Furniture stores, home decorating stores, pet shops			
• Florists, jewelry stores, opticians			
b) Smoke shop/vape shop/tobacco retailer ²	x	S	x
c) Package store, wine store, liquor store in accordance with Section 5.D.6			
3. SERVICE ESTABLISHMENTS			
a) Personal service establishments including, for example, but not limited to:	S	S	S
• Gyms and fitness facilities			
• Barber shop, beauty salon, manicure			
• Custom tailoring, clothes making, shoe repair shops			
• Laundry / dry cleaning (pick-up / drop-off only)			
• Self-service launderettes			
b) Banks and similar financial institutions	S	S	S
c) Printing, publishing and reproduction establishments	S	S	x
d) Laundries, dry cleaning and dyeing establishments (including on-site processing)	x	S	x
e) Adult day care establishment in accordance with Section 5.D.2	SPS	SPS	x

Legend

A	ZP	S	SP	SPS	SE	x
Allowed	Zoning Permit	Site Plan	Special Permit	Special Permit + Site Plan	Special Exception	Not Permitted
Staff	PZC	PZC	PZC	ZBA		
See Section 8.A	See Section 8.C	See Section 8.D	See Section 8.D	See Section 8.E	See Section 8.G.4	

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4. OFFICE-RELATED	CB	B	BOZ
a) Business and professional offices	S	S	S
b) Real estate and insurance agencies	S	S	S
5. FOOD / DRINK ESTABLISHMENTS (see separate listing if alcohol-related)			
a) Restaurants and eating establishments without entertainment or sale or service of alcoholic beverages	S	S	S
b) Restaurants and eating establishments including sale or service of alcoholic beverages in accordance with the provisions of Section 5.D.6			See Section 5.D.6
c) Restaurants and eating establishments including sale or service of alcohol and entertainment	SE	SE	x
d) Brewery / distillery (including brew pub or distillery pub) in accordance with the provisions of Section 5.D.6			See Section 5.D.6
6. LODGING FACILITIES			
a) Hotels	S	S	x
b) Motels	x	S	x
7. ANIMAL-RELATED			
a) Facilities for the practice of veterinary medicine (including spay/neuter clinics and animal hospitals)	x	S	x
b) Animal groomer in accordance with Section 5.A.3	x	ZP	x
c) Animal trainer in accordance with Section 5.A.3	x	SPS	x
d) Animal day care facilities in accordance with Section 5.A.3	x	SPS	x
e) Animal boarding facilities in accordance with Section 5.A.3	x	SPS	x

Legend

A	ZP	S	SP	SPS	SE	X
Allowed	Zoning Permit	Site Plan	Special Permit	Special Permit + Site Plan	Special Exception	Not Permitted
Staff	PZC	PZC	PZC	ZBA		
	See Section 8.A	See Section 8.C	See Section 8.D	See Section 8.C	See Section 8.D	

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	CB	B	BOZ
a) Vehicle fueling facilities of any kind in accordance with the provisions of Section 5.D.4	x	SPS	x
b) Vehicle maintenance and/or repair facilities of any kind in accordance with the provisions of Section 5.D.4	x	ZP/ SPS	x
c) Vehicle sales and/or display of any kind (including new or used, interior, exterior, etc.) in accordance with the provisions of Section 5.D.4	x	SPS	x
d) Vehicle washing facilities of any kind (including car, truck, and/or bus) subject to Section 5.D.4	x	SPS	x
e) Truck service center in accordance with the provisions of Section 5.D.8	x	SPS	x
f) Parking areas as a principal use of property	S	S	SPS
g) Parking structures as a principal or accessory use of property	SPS	SPS	SPS
h) Bus passenger stations, taxi service, railroad stations	SPS	SPS	SPS
9. ENTERTAINMENT / RECREATION			
a) Lodges and/or private clubs, restricted to members only, and operated not for profit.	SPS	SPS	SPS
b) Movie houses and/or theaters in accordance with the provisions of Section 5.D.7	S	S	x
c) Bowling alleys, billiard parlors, dance halls, assembly halls, drive-in theaters	x	S	x
d) Indoor recreation facilities including, for example, but not limited to:	SPS	SPS	SPS
• Tennis, squash, racquetball, pickleball, etc.			
• Soccer, lacrosse, football, etc.			
e) Outdoor recreation facilities including, for example, but not limited to:	SPS	SPS	SPS
• Golf courses and ski areas.			
• Riding academies.			
• Playfields, playgrounds, and similar recreational areas operated on a profit or non-profit basis.			
• Camps subject to Section 5.H.2 .			
f) Recreation/Amusement Park subject to Section 5.D.9 .	SPS	SPS	SPS
g) Community theater buildings of a duly incorporated non-profit body.	SPS	SPS	SPS

Legend

A	ZP	S	SP	SPS	SE	X
Allowed	Zoning Permit	Site Plan	Special Permit	Special Permit + Site Plan	Special Exception	Not Permitted
	Staff	PZC	PZC	PZC	ZBA	
	See Section 8.A	See Section 8.C	See Section 8.D	See Section 8.D	See Section 8.G.4	

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	CB	B	BOZ
10. RESIDENTIAL			
a) Conversion of an existing dwelling to a two-family or three-family subject to the following conditions:	SE	SE	x
• The use shall be served by public water and sewer.			
• The minimum land area shall be 8,000 SF per dwelling unit.			
• Exterior stairs shall be enclosed.			
b) Housing for the elderly, subject to Section 5.B.1	SPS	SPS	x
c) Multi-family dwellings up to 5.4 units/acre subject to Section 5.B.2	SPS	x	SPS
d) Planned Unit Development subject to Section 5.B.4	SPS	SPS	SPS
e) Managed residential communities operated by an assisted living services agency.	SPS	SPS	SPS
f) Conversion of existing nursing homes subject to Section 5.B.6¹	S	S	S
g) Redevelopment of existing nursing home subject to Section 5.B.6²	SPS	SPS	SPS
11. MIXED USE			
a) Conversion of a residential wood-frame structure which was in existence on March 30, 1982 to a mixed-use buildings (both residential and business), provided:	S	S	S
• The standards of the State Fire and Building Codes shall be met.			
• The structure is designed to be not more than two stories in height.			
• The commercial use is limited to the ground floor and the residential use is limited to the upper floor.			
b) Mixed use (both commercial and residential) subject to Section 5.J.1	SPS	x	x
c) Conversion of existing industrial buildings to a mixed-use development subject to Section 5.G	SPS	SPS	x
12. INSTITUTIONAL			
a) Town, State and Federal facilities and uses	SPS	SPS	SPS
b) Churches, synagogues, and other places of worship subject to Section 5.H.1³	SPS	SPS	SPS
c) Private schools and colleges.	SPS	SPS	SPS
d) Business colleges and secretarial schools	SPS	x	x
e) Hospitals, convalescent, and nursing homes.	SPS	SPS	SPS
f) Community center buildings	S	S	S

Legend

A	ZP	S	SP	SPS	SE	x
Allowed	Zoning Permit	Site Plan	Special Permit	Special Permit + Site Plan	Special Exception	Not Permitted
Staff	PZC	PZC	PZC	PZC	ZBA	
	See Section 8.A	See Section 8.C	See Section 8.D	See Section 8.C	See Section 8.G.4	

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Zoning - Off-street Parking

In total, we count 93 off-street parking spaces at the subject property or 2.86 parking spaces per 1,000 square feet of building area. The parking spaces are balanced in the front and back of the building due to the heavier traffic for the suites in front.

Our counts indicate 26 parking spaces at the West Street curb and 20 spaces along the front of the suites that face West Street. The total count of parking spaces on the front of the building to mainly serve the east facing suites at grade counts out at 46 parking spaces primarily for 12,054 square feet of retail and restaurant suites or 3.82 spaces per 1,000 square feet. The parking on the west side or back of the building totals 44 spaces, bringing the total parking count to 90 parking spaces. When blended with the front lot, the overall parking ratio indicated is 2.86 parking spaces per 1,000 square feet.

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Market Review

This submarket has undergone a continuous transformation now going on the say 10 years and it continues to do so but has left the subject property behind. The catalysts to the transformation include the near vacancy of 300,000 square feet of office space that was then returned to lease-up by Black & Decker on the north side of the interstate. The interchange properties north of Interstate 84 has added Lowe's, Target, Home Goods, Michael's, Long Horn Steakhouse and a list of smaller retailers. Noticeable has been the on-going turn-over of smaller retailers indicating sales are lower than average for the smaller inline stores. Also added to the area from the Interstate 84 to Bristol are five large hotels, all new.

The subject property was built in 1959 and has not materially changed since its construction. The dated design, small suites, lack of constant maintenance and unusual upper floor and lower-level layouts had placement have contributed to softer than average absorption, rent levels and overall demand. The subject property requires more intensive management and/or adaptive reuse and/or redevelopment business plans along with restoration.

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Highest and Best Use

Our review of the subject property and the assemblage potentials indicate that there is a Highest and Best Use question to be applied to the subject property. In the subject property's current form, the yield to the land is limited some by the design of the improvements. Alternate uses, such as gas convenience and a branded global or national brand could materially improve the underlying yield to the land. This is one of many questions we will consider in our marketing, lease-up and hold/sell decisions, all part of Highest and Best Use.

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Best Offer

The owners will consider offers to purchase, lease including continued use, adaptive reuse or redevelopment. The owners current focus is leasing and working with owner users that can occupy and thus attribute value to the current vacant suites. The owner is most likely to take time to lease-up the vacancy or work with a buyer who has tenants and/or users coming with in a prospective purchase. The successful purchase offer will attribute market cap rates for existing occupied space as well as attribute value to the remaining bricks and mortar currently vacant and in place.

Call us

We welcome your phone call or email to discuss. Kenneth Labbe – 860-891-8551; klabbe@pyramidregroup.com.

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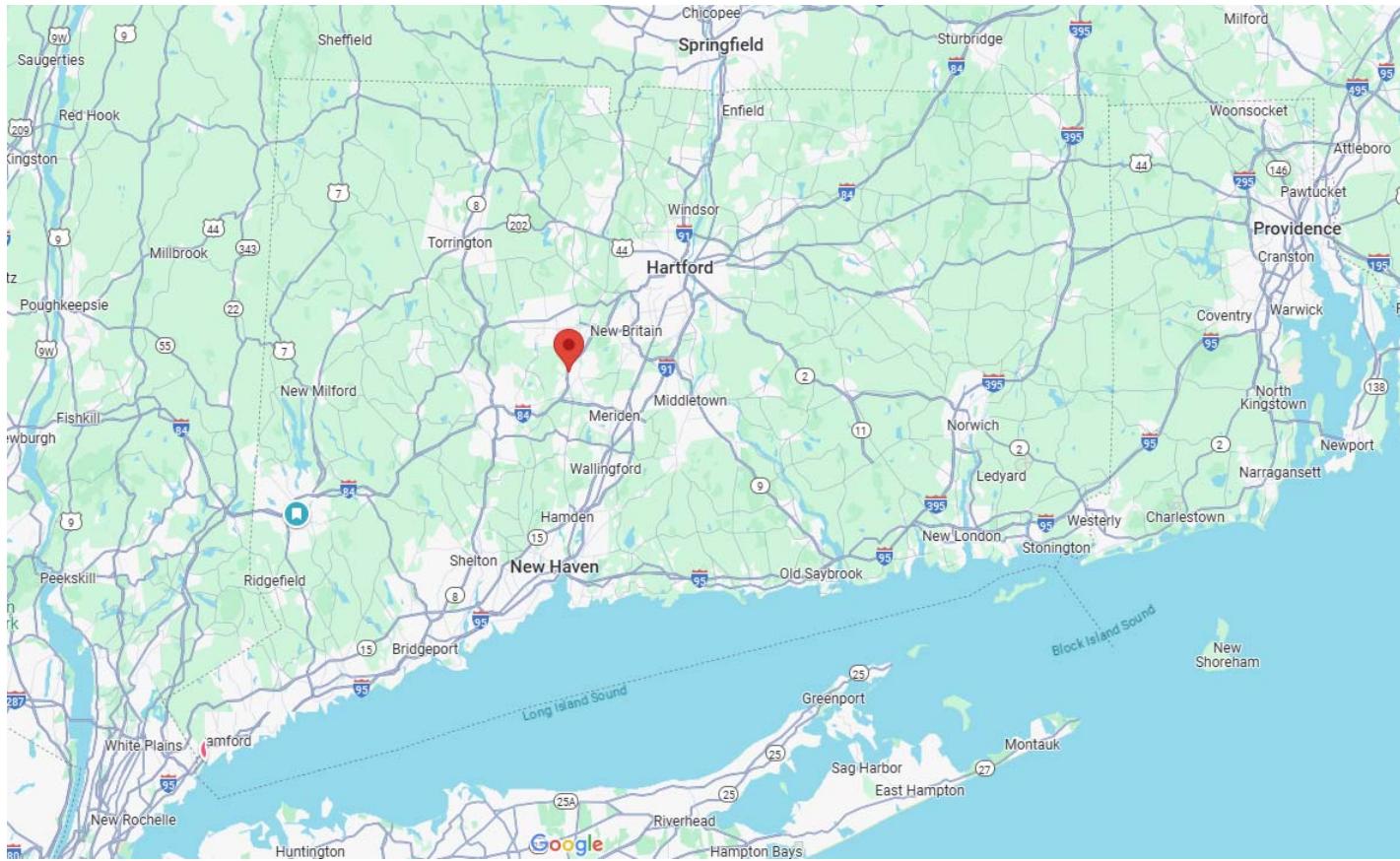
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Regional Map
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SING-035 - Combined - n/s

Route 229 - 0.23 mi North of I-84 WB Off Ramp (Exit 31)

Town.....Southington
 Station.....35
 Location.....41.61411, -72.899044
 2015-Principal Arterial - Other 3...2015-Urban
 Start Report.....06-Aug-2024 01:00PM
 End Report.....09-Aug-2024 09:00AM
Annualized ADT.....22500
 24-Hour Count.....24078 * G4(0.92) = 22151.8
 Day 1.....+24890 * G4(0.92) = 45050.6
 Day 2.....+24562 * G4(0.92) = 67647.6
 UnRounded AADT.....67647.6 / 3 = 22549.2
 OK 2024 Tue 06-Aug -this report-.....22500
 OK 2021 Tue 31-Aug20000
 OK 2020 Tue 15-Sep21200
 OK 2015 Tue 06-Oct24100
 OK 2013 Thu 14-Mar23500
 OK 2009 Mon 14-Dec24900
 OK 2006 Mon 17-Jul26400
 Dataset Details.....2

	06-Aug Tue	07-Aug Wed	08-Aug Thu	09-Aug Fri
12:00am	106	117	132	
01:00am	89	116	96	
02:00am	54	66	60	
03:00am	75	94	83	
04:00am	184	213	173	
05:00am	578	582	547	
06:00am	1027	1048	919	
07:00am	1364	1434	1223	
08:00am	1649	1726	1419	
09:00am	1451	1480	x	
10:00am	1276	1331		
11:00am	1447	1482		
12:00pm	x	1566	1554	
01:00pm	1573	1507	1472	
02:00pm	1438	1679	1653	
03:00pm	1938	1873	1839	
04:00pm	2094	2066	1910	
05:00pm	1923	2066	1836	
06:00pm	1420	1571	1439	
07:00pm	1029	1077	1033	
08:00pm	732	915	850	
09:00pm	474	587	576	
10:00pm	344	422	424	
11:00pm	247	261	287	
Totals	13212	24890	24562	4652

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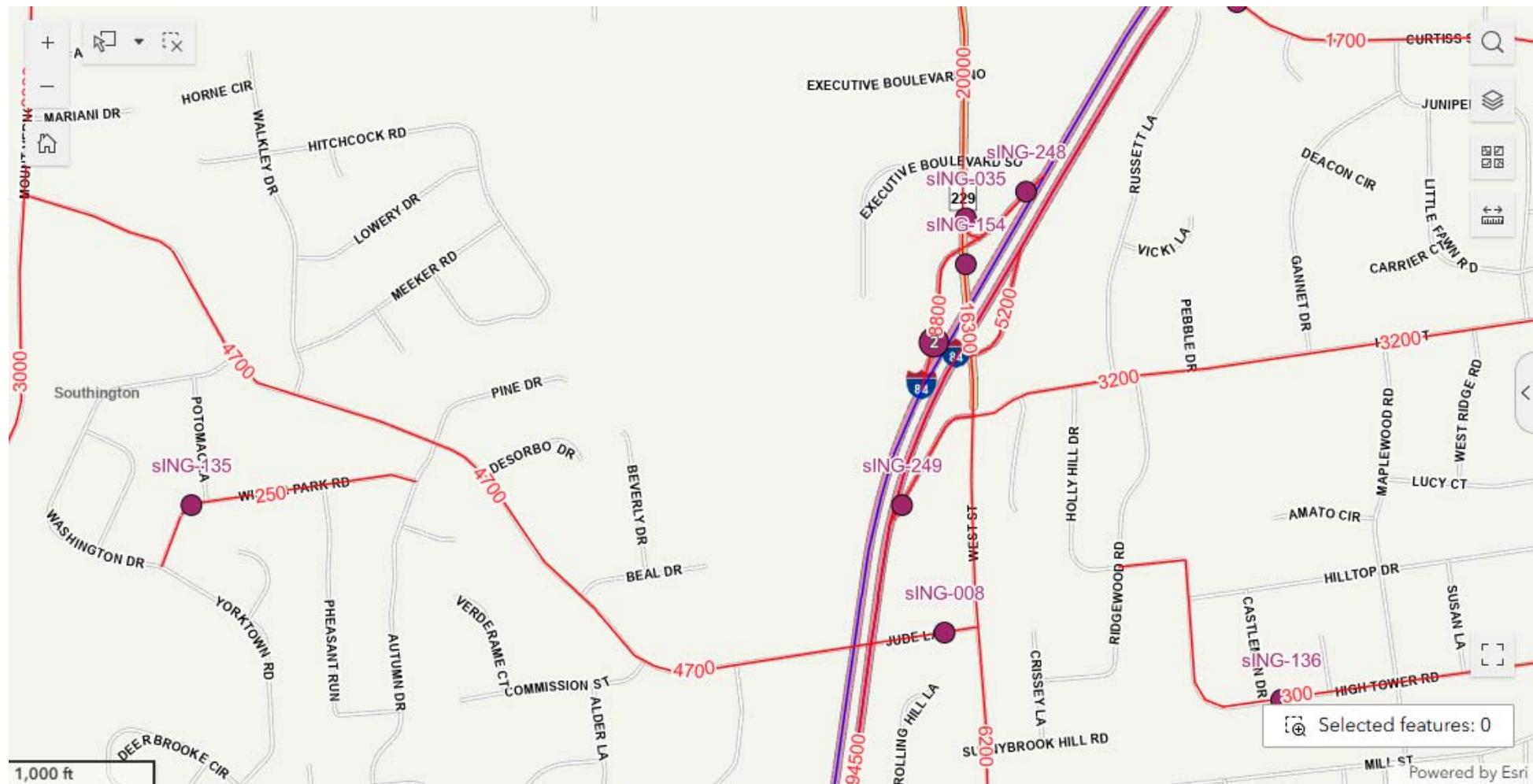
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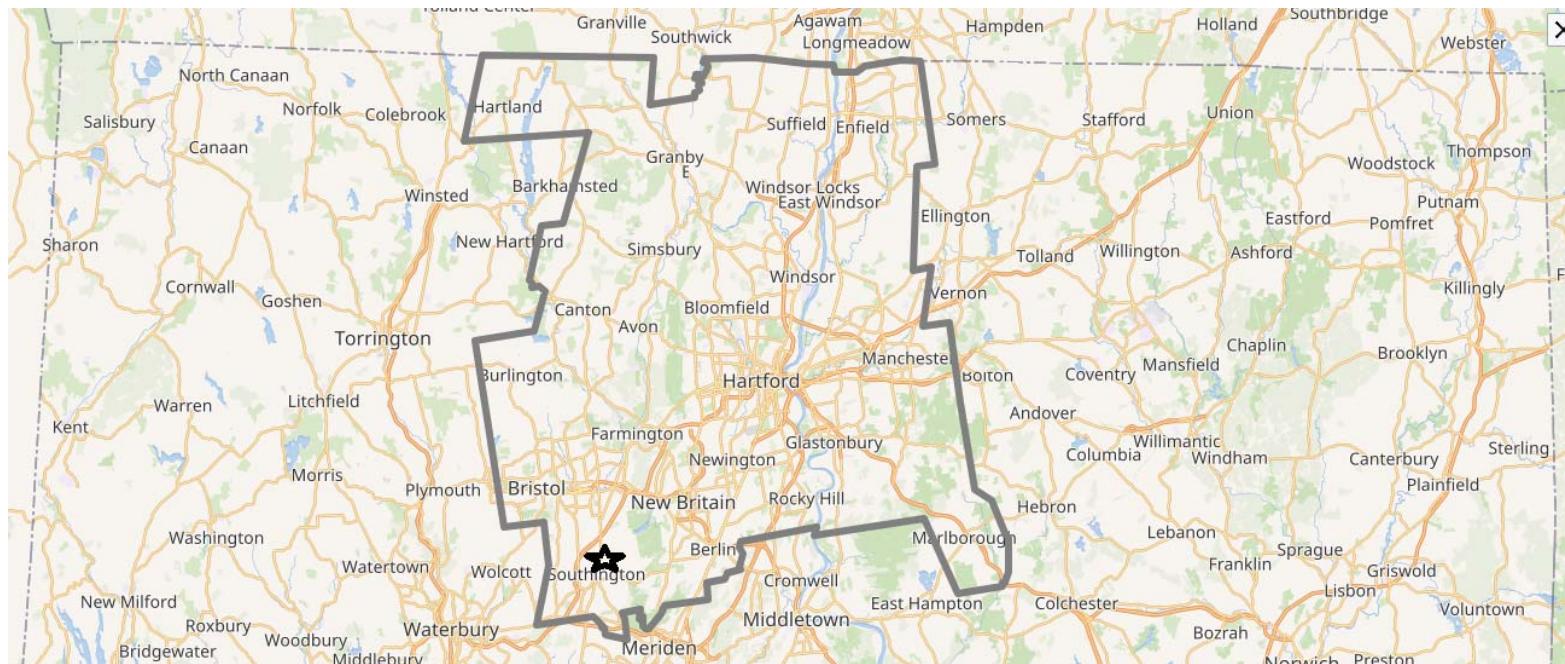
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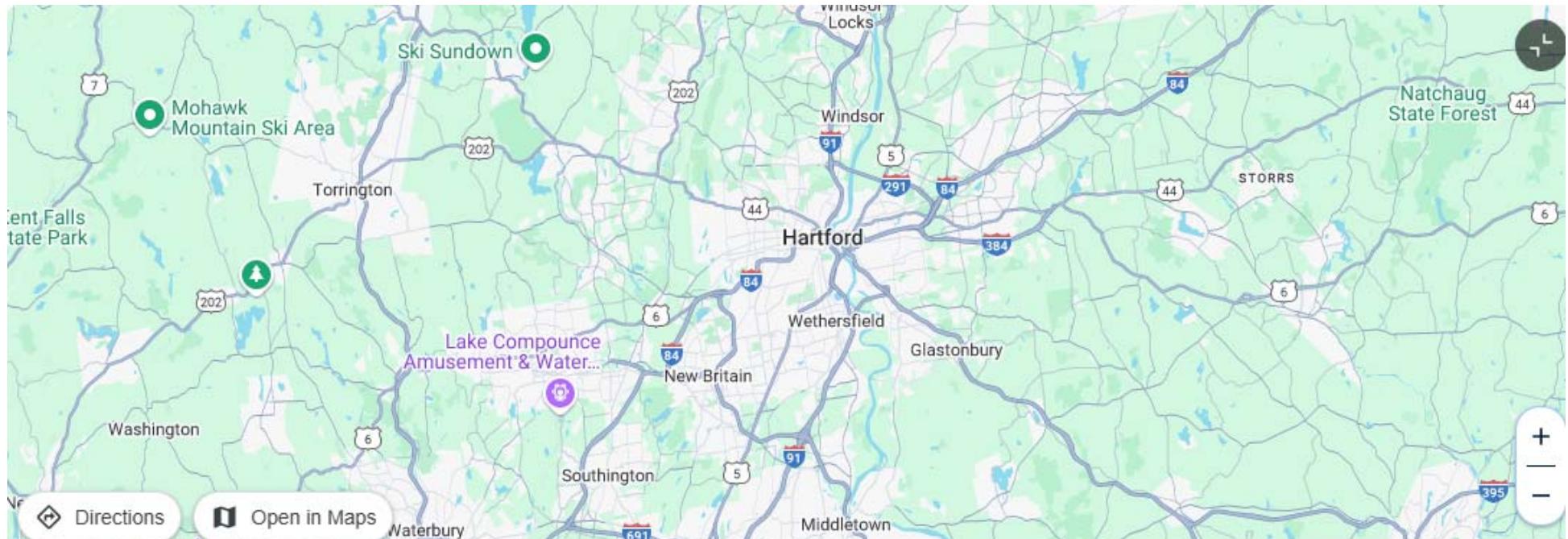
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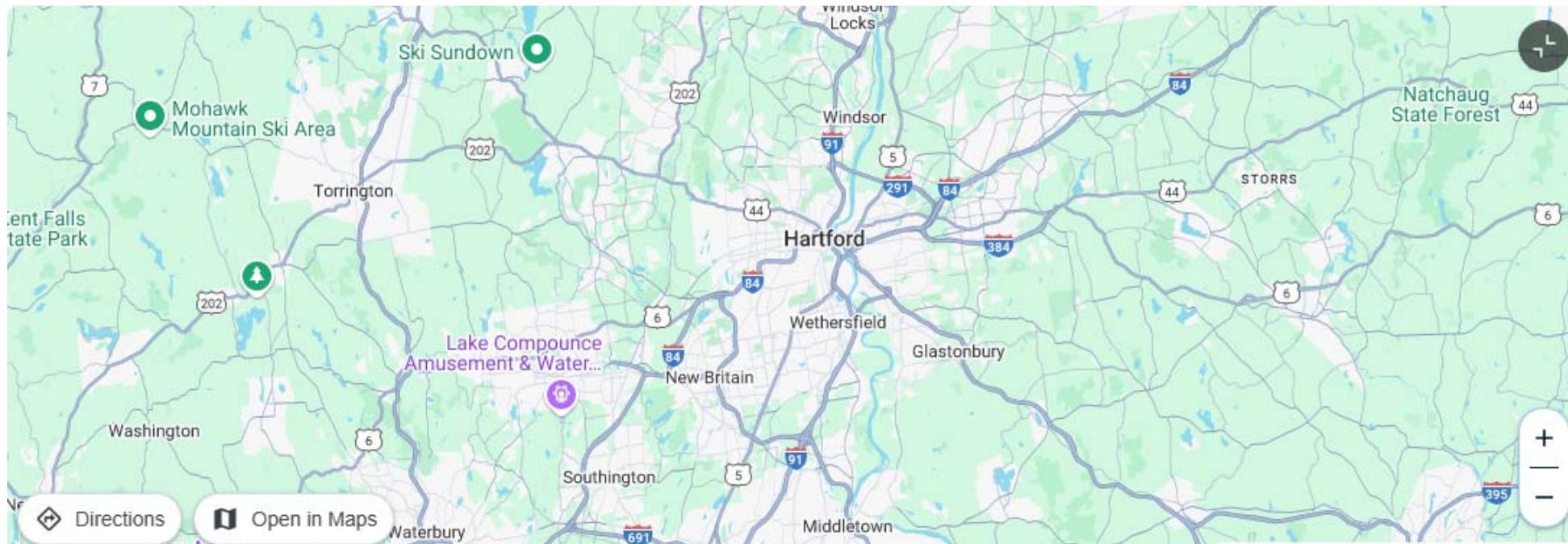
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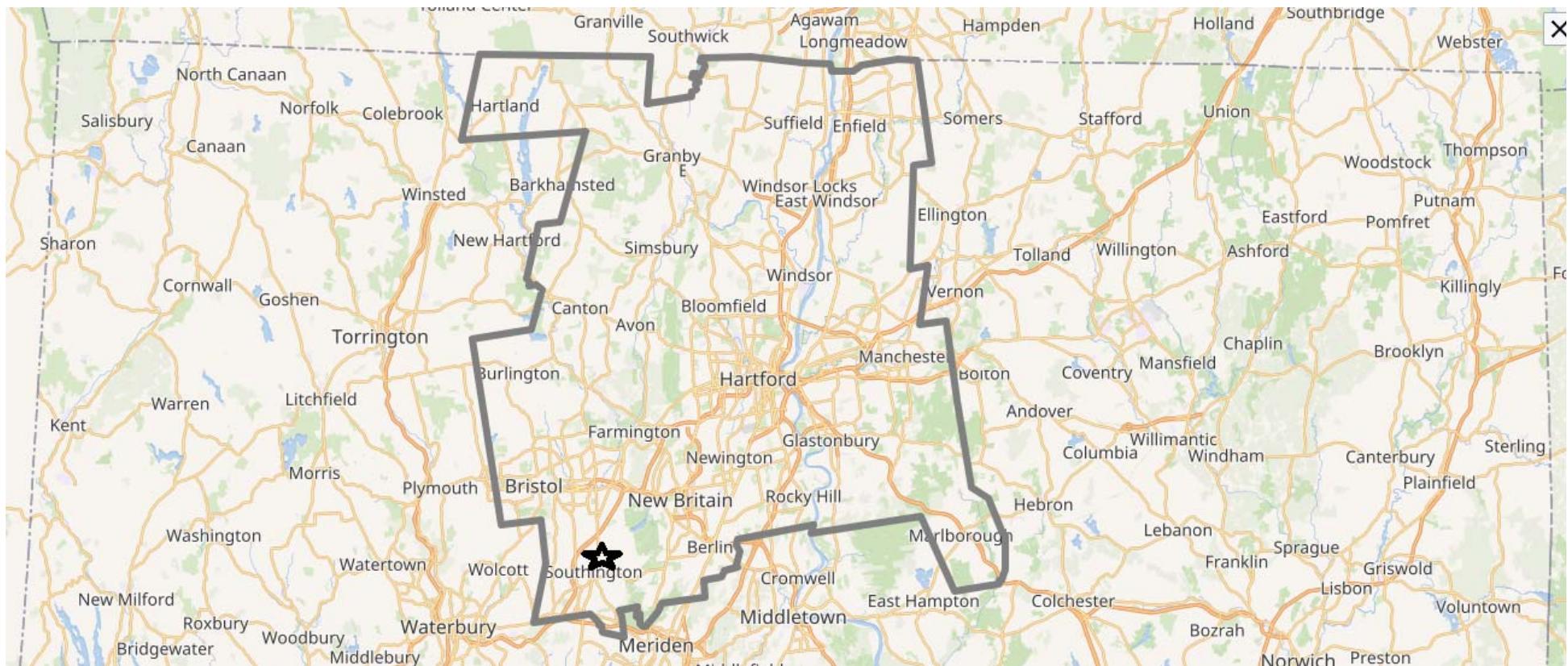
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Subject Property – Retail at Grade, Office for Lease Second Floor and Walk out Lower Level

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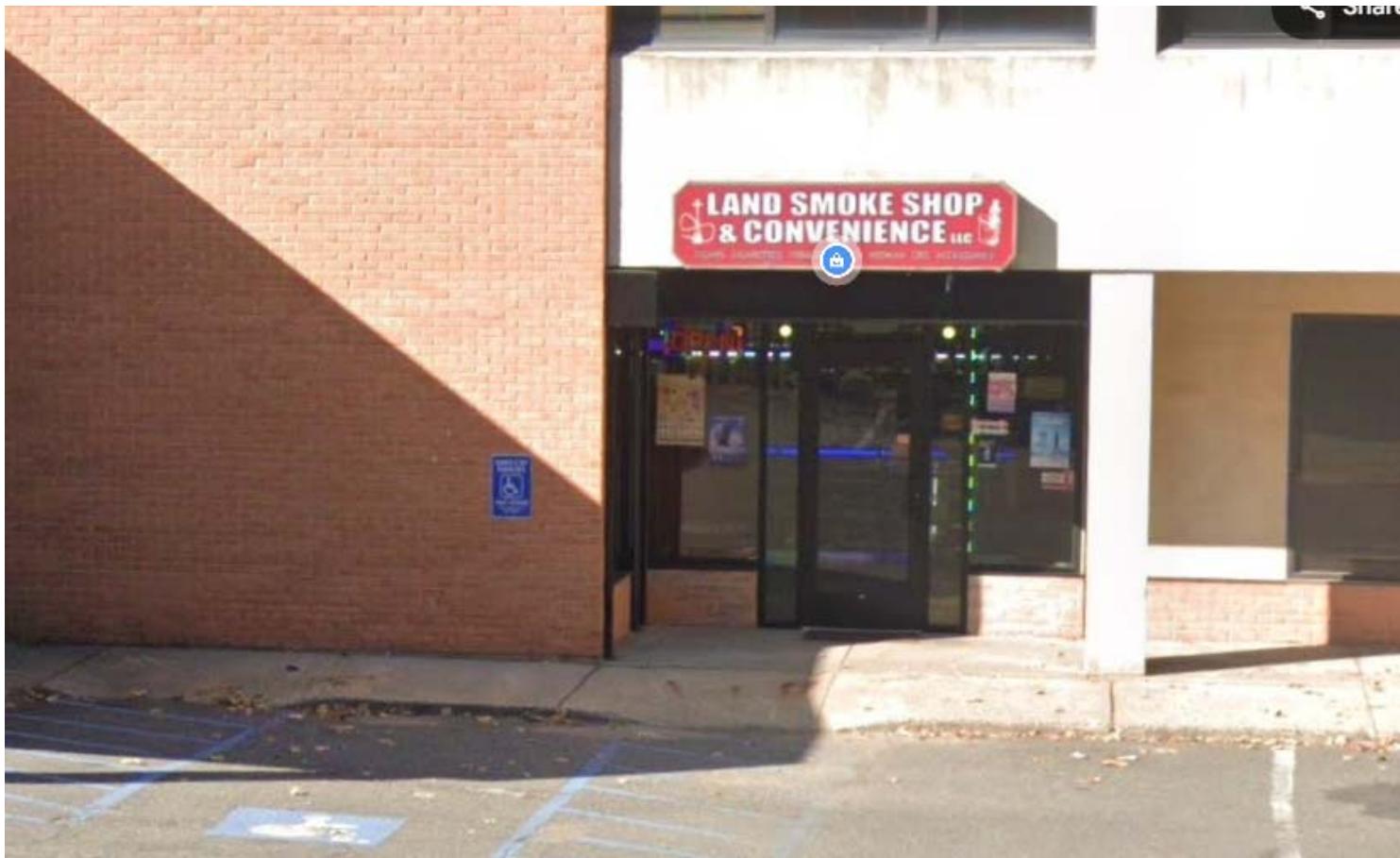
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714 West Street, Southington, CT – Building Back



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Due Diligence – Sales Comparison – Sold Properties

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Due Diligence – Sales Comparison – Sold Properties

550 N Main St

★★★★★

Storefront Retail/Office (Strip Center) - Southington Submarket
Southington, CT 06489

Jan 2, 2025
Sale Date \$1.55M
Sale Price \$86.91
Price/SF 7.6%
Cap Rate 100 days
On Market 17,824 SF GLA
1984 Built

[Summary](#) | [Property](#) | [Lease](#) | [Sale Comps](#) | [Analytics](#) | [Tenant](#) | [Public Record](#) | [Demographics](#) | [Contacts](#) | [Images](#) | [Map](#)

Buyer

Recorded Buyer
True Buyer
Mian Bros Management Llc
Ishfaq Ahmed
329 Agur St
Hamden, CT 06517
(203) 287-0902 (p)

Buyer Contacts
Ishfaq Ahmed
(203) 287-0902 (p)

Country of Origin
Buyer Origin
Buyer Type
Secondary Type
Activity (Last 5 Yrs)

United States
National
Private
Individual
\$1.5M (Acquisitions)

Seller

Recorded Seller
True Seller
550 Southington Llc
1001 Rogers Ave Llc
1001 Rogers Ave
Brooklyn, NY 11226
(646) 675-3354 (p)

Seller Contacts
Ascher Berkowitz
(646) 675-3354 (p)

Country of Origin
Seller Origin
Seller Type
Secondary Type
Activity (Last 5 Yrs)

United States
National
Private
Individual
\$4.3M (Acquisitions) / \$1.5M (Dispositions)

Transaction Details

Sale Date	Jan 2, 2025	On Market	100 Days
Sale Price	\$1,549,000	Price/AC Land	\$922,021
Price/SF	\$86.91	Price/SF Land	\$21.17
Price Status	Confirmed		
Asking Price	\$1,595,000		
Price Discount	\$46,000 (3%)		
Actual Cap Rate	7.60%		
Hold Period	34 Months		
Sale Type	Investment		
Comp Status	Research Complete		

[Public Record >](#)

Sale Notes

550 Southington LLC sold this 17,824 square foot retail building to an undisclosed entity for a total price of \$1,549,000, or \$86.91 per square foot. The date sold, price, size, and building were verified by the listing broker.

Buyer Broker

No Buyer Broker on Deal

Listing Broker

Sandy Strickling
Director of Real Estate Investment Sales



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12-22 E Main St

★★★★★

Storefront Retail (Strip Center) - Southwest Outlying Submarket
Bristol, CT 06010

Jul 9, 2024
Sale Date
\$875K
Sale Price
\$99.43
Price/SF
462 days
On Market
8,800
SF GLA
1954
Built

[Summary](#) | [Property](#) | [Lease](#) | [Sale Comps](#) | [Analytics](#) | [Tenant](#) | [Public Record](#) | [Demographics](#) | [Contacts](#) | [Images](#) | [Map](#)

Buyer

Recorded Buyer
True Buyer
12-20 E MAIN REALTY LLC
Ton Rrapi
228 Purdy Hill Rd
Monroe, CT 06468
(845) 826-5235 (p)

Buyer Contacts
Ton Rrapi
(845) 826-5235 (p)

Country of Origin
Buyer Origin
Buyer Type
Secondary Type
Activity (Last 5 Yrs)

United States
National
Private
Individual
\$875K (Acquisitions)

Seller

Recorded Seller
True Seller
Ok Homes LLC
Chris' Car Clinic
16 Forestville Ave
Plainville, CT 06062
(860) 747-6016 (p)

Seller Contacts
Christopher Pio 
(860) 747-6016 (p)
(860) 883-0573 (m)

Country of Origin
Seller Origin
Seller Type
Secondary Type
Activity (Last 5 Yrs)

United States
Local
Private
Individual
\$875K (Dispositions)

Transaction Details

Sale Date	Jul 9, 2024	On Market	462 Days
Sale Price	\$875,000	Price/AC Land	\$1,590,009
Price/SF	\$99.43	Price/SF Land	\$36.52
Price Status	Confirmed		
Asking Price	\$989,000		
Price Discount	\$114,000 (12%)		
Hold Period	69 Months		

Sale Notes

A private seller divested of this 8,800 square foot retail building to a private investor for \$875,000 or \$99.43 per square foot.

The property was listed for 9 months with an asking price of \$989,000.

The buyer acquired this property because of the location and the opportunity it presented.



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35 N Main St - Abby South (Part of a Portfolio)

★★★★★

Medical Office - Southington Submarket
Southington, CT 06489
Entire Portfolio of 3 Properties

May 9, 2023
Sale Date
\$3.95M
Sale Price
\$68.13
Price/SF
3,285
SF RBA
1920
Built

[Summary](#) | [Property](#) | [Lease](#) | [Sale Comps](#) | [Analytics](#) | [Tenant](#) | [Public Record](#) | [Demographics](#) | [Contacts](#) | [Images](#) | [Map](#)

Buyer

Recorded Buyer
True Buyer
Crescent Holdings Llc
Equity Advisory Group
845 Main St
East Greenwich, RI 02818
(401) 885-8888 (p)
(401) 885-7859 (f)

Buyer Contacts
Antonio Cassisi 
(401) 885-8888 (p)
(401) 300-8003 (m)

Country of Origin
Buyer Origin
Buyer Type
Secondary Type
Activity (Last 5 Yrs)

United States
National
Private
Individual
\$4M (Acquisitions) / \$4.3M (Dispositions)

Seller

Recorded Seller
True Seller
Abby Park Inc
Abby Park Inc
51 N Main St
Southington, CT 06489

Seller Contacts
Jack Alkon 
(860) 449-9049 (p)
(860) 559-5775 (m)

Country of Origin
Seller Origin
Seller Type
Secondary Type
Activity (Last 5 Yrs)

United States
Local
Private
Other - Private
\$4M (Dispositions)

Transaction Details

Sale Date
Sale Price
Price Status
Leased at Sale
Hold Period
Sale Type
Comp Status

May 9, 2023
Not Disclosed
Confirmed
100%
20+ Years
Investment
Research Complete

Sale Notes

On May 9th, 2023, the 3 properties consisting of 29 N Main St, 35 N Main St and 51 N Main St were sold in a portfolio sale for a total price of \$3,950,000. The three properties combine for a total of 57,977 square feet. The deed was unavailable at the time of publication. The date sold, properties, price and sizes were verified with the listing and buyer brokers.

Buyer Broker

Vinny Valentino
Broker

(203) 996-1506 (p)
(203) 996-1506 (m)
(203) 996-1506 (p)



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Photograph



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51 N Main St - Abby Park (Part of a Portfolio)



Storefront Retail/Office - Southington Submarket
Southington, CT 06489 • [Website](#)
[Entire Portfolio of 3 Properties](#)

May 9, 2023
Sale Date \$3.95M
Sale Price \$68.13
Price/SF 29,748
SF GLA 1920
Built

[Summary](#) | [Property](#) | [Lease](#) | [Sale Comps](#) | [Analytics](#) | [Tenant](#) | [Public Record](#) | [Demographics](#) | [Contacts](#) | [Images](#) | [Map](#)



Photograph



Photograph



Photograph



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132 Main St

★★★½

Bank - Southington Submarket
Southington, CT 06489

Apr 6, 2023
Sale Date

\$1.85M
Sale Price

\$127.78
Price/SF

8.61%
Cap Rate

283 days
On Market

14,478
SF GLA
1940
Built

Summary | Property | Lease | Sale Comps | Analytics | Tenant | Public Record | Demographics | Contacts | Images | Map



Primary Photo



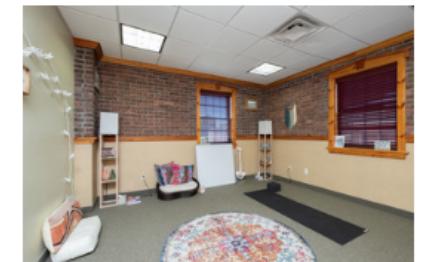
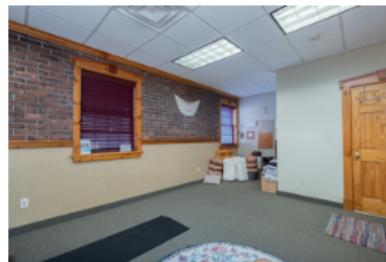
Building Photo



Building Photo



Building Photo



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Due Diligence – Sales Comparison – Active Listings

News Properties **Leasing** Sales Owners Tenants Directory Markets Public Record Marketing Center Benchmark

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1395 Middletown Rd ★★★★★

Freestanding Retail - Branford Submarket
Northford, CT 06472

10,440 SF GLA	2.6 AC Lot	2002 Built	10,440 Available SF	\$14.00 NNN Asking Retail Rent	\$1.95M Sale Price	\$186.78 Price/SF
---------------	------------	------------	---------------------	--------------------------------	--------------------	-------------------

[Summary](#) | [Lease](#) | [Lease Analysis](#) | [Peers](#) | [Sale](#) | [Tenant](#) | [Analytics](#) | [Loan](#) | [Financials](#) | [Changes](#) | [Demographics](#) | [Public Record](#) | [Contacts](#) | [Images](#) | [Map](#) | [My Data](#) | [News](#)

Sale >>

For Sale \$1,950,000 (\$186.78/SF)
Sale Type Investment or Owner User Status **Active**
Sold Price \$2,325,000 (\$222.70/SF)
Date Jun 2012 Cap Rate 8.67%
Sale Type Investment
Financing Down Payment of \$824,861 (35.48%)
1st Mortgage
Bal/Pmt: \$1,500,000/-

Sale Highlights >>

- 10,440 SF Retail Building for Sale or Lease
- Located on 2.6 Acres in B-2 Zone (Central Business District)
- Located in Northford's Center
- Existing Drive-thru
- ADT: 16,800 on Route 17

Building

Type	3 Star Retail Freestanding		
Location	Suburban		
GLA	10,440 SF	Tenancy	Owner Occup
Stories	1	Single No	
Typical Floor	10,440 SF	Wet	
Class	C		
Construction	Steel		
Construction Event	Date 2002		
Year Built	2002		

For Lease >>

Smallest Space	10,440 SF	Retail Avail	10,440 SF
Max Contiguous	10,440 SF		
# of Spaces	1		

Space >>

Floor	Available	Use	Rent	Services
E 1st	10,440 SF	Retail	\$14.00	NNN

Leasing Highlights >>

- 10,440 SF Retail Building on 2.6 Acres for Lease
- Former Rite-Aid with Drive-thru
- Located in Northford's town center in B2 Zone - Central Business District
- ADT: 16,800 vehicles per day on Route 17
- Wide variety of permitted uses

Market Conditions >>

Vacancy Rates <small>①</small>	Current 100.0%	YOY Change ↑ 100.0%
Subject Property Submarket 2-4 Star	2.5%	↔ 0.0%
Market Overall	6.6%	↑ 1.6%

Market Asking Rent Per Area <small>①</small>	Subject Property \$14.00/SF	↓ -18.7%
--	-----------------------------	----------




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Due Diligence – Sales Comparison – Active Listings

830 Farmington Ave

★★★★★

Freestanding Retail - West Hartford Submarket West Hartford, CT 06119	29,568 SF GLA	0.68 AC Lot	1947 Built	5,000 - 29,568 Available SF	\$8 - 9 CoStar Est. Retail Rent	Not Disclosed Sale Price
--	------------------	----------------	---------------	--------------------------------	------------------------------------	-----------------------------

Summary | [Lease](#) | [Lease Analysis](#) | [Peers](#) | [Sale](#) | [Data Room](#) | [Tenant](#) | [Analytics](#) | [Loan](#) | [Financials](#) | [Changes](#) | [Demographics](#) | [Public Record](#) | [Contacts](#) | [Images](#) | [Map](#) | [My Data](#) | [News](#)

Sale >>

For Sale	Price Not Disclosed	
Sale Type	Investment	
Status		Active

Data Room [e](#)

<input type="checkbox"/> Operating and Financials	<input type="checkbox"/> Purchase Agreement
<input type="checkbox"/> Third Party Reports	<input type="checkbox"/> Title and Insurance
<input type="checkbox"/> Investigations	<input type="checkbox"/> Financing Available

Sale Highlights >>

- Connecticut Home Interiors, a successful, stable business that has been a tenant for 45 years.
- Prime placement on a primary retail corridor at West Hartford Center, featuring Whole Foods and other upscale retailers.
- Opportunity to subdivide the retail spaces and lease out at market rates of \$40+ per square foot, NNN.
- Rare opportunity to secure a lucrative investment in a prime retail asset situated in one of the most coveted locations in West Hartford.
- Area demographics are noteworthy with average household incomes in a 2-mile radius ringing in at \$108,020 and consumer spending over \$879 million.

Building >>

Type	2 Star Retail Freestanding
Location	Suburban
GLA	29,568 SF
Stories	3

Tenancy	Multi
Owner Occup	Yes

For Lease >>

Smallest Space	5,000 SF	Retail Avail	29,568 SF
Max Contiguous	29,568 SF		
# of Spaces	1		
Vacant	29,568 SF		
% Leased	0%		
Rent	Withheld - CoStar Est. Rent \$8 - 9 (Retail) i		

Space >>

Floor	Available	Use	Rent	Services
E 1st	5,000 - 29,568 SF	Retail	Withheld	-

Market Conditions >>

Vacancy Rates i	Current	YOY Change
Subject Property	100.0%	↑ 100.0%
Submarket 1-3 Star	5.1%	↓ -1.8%
Market Overall	4.2%	↑ 0.1%

Market Asking Rent Per Area i	Subject Property	\$9.85/SF	↓ -0.9%
	Submarket 1-3 Star	\$25.26/SF	↓ -1.8%
	Market Overall	\$17.39/SF	↓ -2.0%

Submarket Leasing Activity i	12 Mo. Leased	79,651 SF	↑ 48.8%
	Months on Market	14.7	↓ -0.1 mo

Submarket Sales Activity i	12 Mo. Sales Volume	Current	Prev Year
	Market Sale Price Per Area	\$13.28M	\$12.51M
		\$173/SF	\$179/SF





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Due Diligence – Land Sales - 500 Queen Street, Southington, CT

500 Queen St - 7-11

GROUND LEASE (LEASED FEE)



Convenience Store - Southington Submarket
Southington, CT 06489

Aug 19, 2024
Sale Date \$5.75M
Sale Price \$1,219.77
Price/SF 4.78%
Cap Rate 649 days
On Market 4,714 SF GLA
2022 Built 100% Leased at Sale

[Summary](#) | [Property](#) | [Lease](#) | [Sale Comps](#) | [Analytics](#) | [Tenant](#) | [Public Record](#) | [Demographics](#) | [Contacts](#) | [Images](#) | [Map](#)

Buyer

Recorded Buyer **CJC Enterprises, LLC**
True Buyer **CJC Enterprises, LLC**
2969 Whitney Ave
Hamden, CT 06518
(203) 415-8516 (p)

Buyer Contacts Joe Moruzzi [✉](#)
(203) 415-8516 (p)
(203) 415-8516 (m)

Country of Origin United States
Buyer Origin National
Buyer Type Private
Secondary Type Individual
Activity (Last 5 Yrs) \$38.3M (Acquisitions) / \$16.8M (Dispositions)

Seller

Recorded Seller **R A P Properties LLC**
True Seller **R A P Properties LLC**
13123 56th Court East
Parrish, FL 34219
(203) 272-2355 (p)

Seller Contacts Roy Pavacich [✉](#)
(203) 430-1680 (p)
(203) 430-1680 (m)

Country of Origin United States
Seller Origin Local
Seller Type Private
Secondary Type Individual
Activity (Last 5 Yrs) \$5.8M (Dispositions)

Transaction Details

Sale Date	Aug 19, 2024	On Market	649 Days
Sale Price	\$5,750,000	Price/AC Land	\$2,613,609
Price/SF	\$1,219.77	Price/SF Land	\$60.00
Price Status	Confirmed		
Asking Price	\$6,470,589		
Price Discount	\$720,589 (11%)		

Sale Notes

A private individual sold this 4,714 SF retail and service station building to another private individual for \$5,750,000 or \$1,220 per SF. At the time of sale this property was fully leased by 7-11. The NOI was reported to be \$275,000, yielding a cap rate of 4.78%.

This property first appeared on market in November 2022 with an original listing price of \$6,470,589.



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Due Diligence – Land Sales - 500 Queen Street, Southington, CT

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500 Queen St - 7-11 GROUND LEASE (LEASED FEE) ★★★★★

Convenience Store - Southington Submarket Southington, CT 06489	Aug 19, 2024	\$5.75M	\$1,219.77	4.78%	649 days	4,714 SF GLA	2022 Built	100% Leased at Sale
Sale Date Sale Price Price/SF Cap Rate On Market SF GLA Built Leased at Sale								

Summary | Property | Lease | Sale Comps | Analytics | Tenant | Public Record | Demographics | Contacts | Images | **Map**

492 Queen St
Southington, Connecticut
View on Google Maps

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Due Diligence – Land Sales - 500 Queen Street, Southington, CT

Parking Type Spaces
Surface 16

Land

Land Acres 2.20 AC
Bldg FAR 0.05
Zoning B

Market at Sale >

Vacancy Rates ①
Subject Property 0.0% YOY Change
Submarket 2-4 Star 2.6% ↑ 0.3%
Market Overall 4.0% ↓ -0.3%

Market Asking Rent Per Area

Subject Property \$16.43/SF ↑ 1.3%
Submarket 2-4 Star \$18.98/SF ↑ 0.8%
Market Overall \$17.63/SF ↑ 0.7%

Submarket Leasing Activity

12 Mo. Leased 95,145 SF ↑ 25.4%
Months on Market 9.3 ↓ -8.4 mo

Submarket Sales Activity

12 Mo. Sales Volume \$5.12M
Market Sale Price Per Area \$274/SF \$7.13M
\$112/SF

Tenants at Sale >

Name 7-11
Exp Date Mar 2038
Source: CoStar Research

Median HH Income
Daytime Employees
Population Growth '24 - '29
Household Growth '24 - '29

↓ -0.29% ↓ -0.24%
↓ -0.27% ↓ -0.25%

Traffic >

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Queen St	Laning St S	29,013	2022	0.05 mi
Queen St	I- 84 N	26,084	2022	0.08 mi
Yankee Expressway	Queen St E	37,864	2022	0.09 mi
I- 84	Queen St E	74,042	2022	0.09 mi
Laning St	Queen St W	2,516	2022	0.09 mi
Queen St	Laning St N	25,244	2022	0.10 mi
Queen Street	I- 84 N	24,500	2020	0.11 mi
Queen Street	Laning St N	24,100	2020	0.13 mi
Queen St	I- 84 E	7,610	2020	0.15 mi
E Hayestown Rd	Sherry Ln N	7,974	2022	0.19 mi

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Sources & Research

Last Updated Sep 30, 2024
Publication Date Aug 19, 2024
Verification Sources Listing Broker



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Senior Research Consultant
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Nearby Development - West Side of Interstate 84



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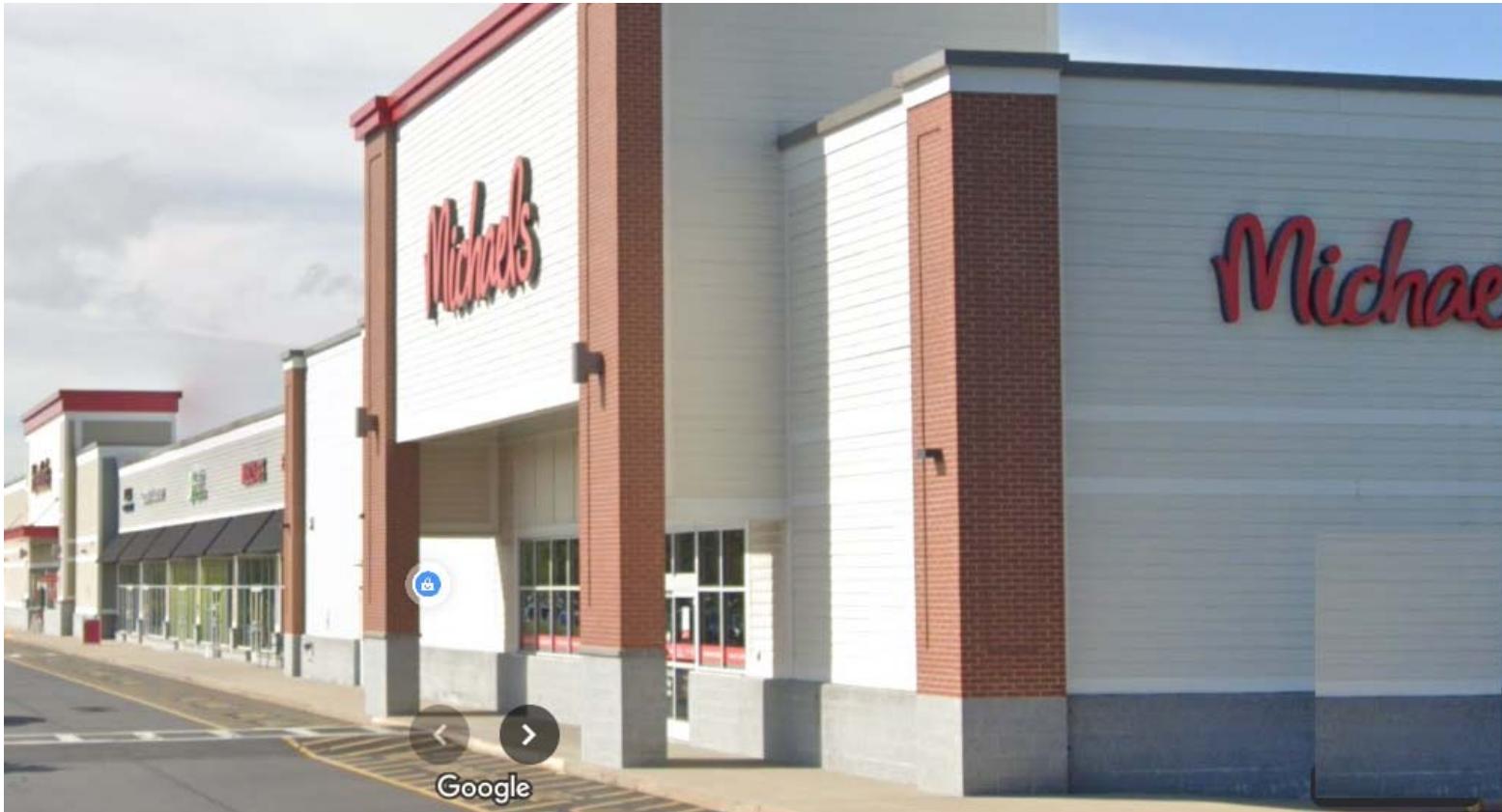
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Nearby Development – Strip Center in Front of newer Lowe's and Target Stores



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Lowes



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Longhorn Steakhouse



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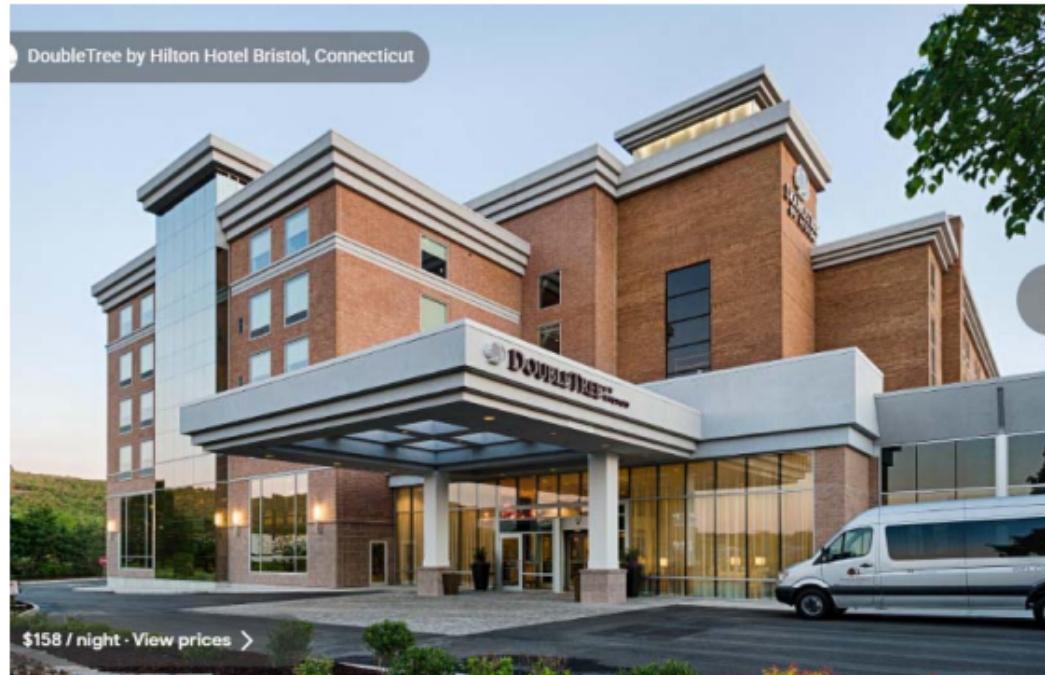
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Hotels

Hotel Competitive Set – 1 - Home 2 Suites by Hilton -90 Century Drive, Bristol, CT



Rate Check - Thursday-Friday - 2/27/2025-2/28/2025 - \$196 plus fees - \$226.

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Hotels

Hotel Competitive Set – 2 - Doubletree Suites - 42 Century Dr, Bristol, CT 06010



Rate Check - Thursday-Friday - 2/27/2025-2/28/2025 - \$159 plus fees - \$183

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Hotels

Hotel Competitive Set – 3 - Homewood Suites by Hilton® Southington, CT - 1096 West St
Southington, CT 06489



Rate Check - Thursday-Friday - 2/27/2025-2/28/2025 - \$176 plus fees - \$203.00

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Hotels

Hotel Competitive Set – 4 - Courtyard by Marriott - 1073 West St, Southington, CT



Rate Check - Thursday-Friday - 2/27/2025-2/28/2025 - \$259 plus fees - \$298.

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Hotels

Hotel Competitive Set – 5 - Residence Inn by Marriott - 778 West Street, Southington, CT



Rate Check - Thursday-Friday - 2/27/2025-2/28/2025 - \$161 plus fees - \$198.

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RESTAURANTS, RETAIL AND OFFICE MIXED-USE
GROSS LEASABLE AREA – 31,518 SQUARE FEET

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Financial Information released on request.

Your time is appreciated.

Prepared by:

Kenneth R. Labbe

Business Development Manager (BDM)/Owner's Rep

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State of Connecticut #0795117

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