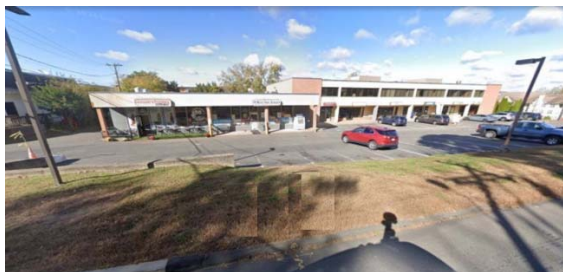


# PYRAMID

- Real Estate Group



Exclusive Agent = Associate Broker:  
Kenneth R. Labbe - Cell-860-891-8551  
Kenneth R. Labbe (203) 348-8566; Extension 805  
EMail- [klabbe@pyramidregroup.com](mailto: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 2<sup>nd</sup>, 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 1<sup>st</sup> West: 9,324 square feet - Elevator

Existing Building – Total: 31,518 square feet

## Lease Occupancy– Existing Property - Adaptive Reuse Plans

Existing Building – 2<sup>nd</sup> East: 0 square feet

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

Existing Building – LL 1<sup>st</sup> 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

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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

<u>Tenancies – 1<sup>st</sup> 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
Retail/Restaurant	3,175 sf
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

<u>Tenant Suites – Lower Level</u>	<u>Square Footage</u>
Lower Level – Suite Vacancy:	9,324 sf

<u>Tenant Suites</u>	<u>Square Footage</u>
Tenant Suites – Total:	31,518 sf

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)



## PLAZA WEST - EXISTING TENANT – RETAIL AND RESTAURANT TENANTS

Leased: Under New Management

714 West Street, Southington, Connecticut

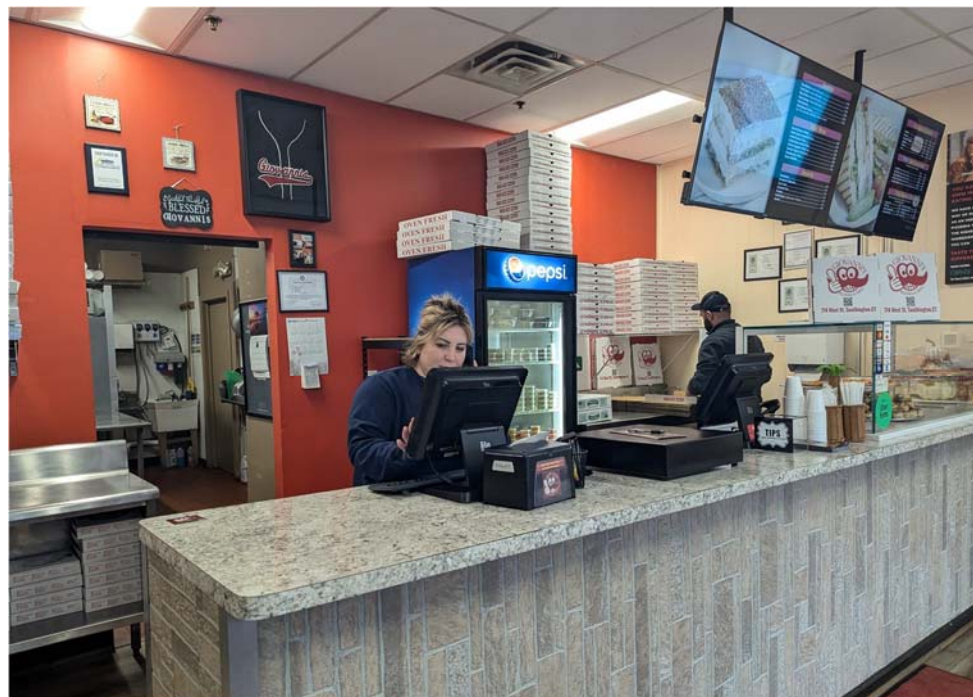
Street Grade - 1st East:

1,100 square feet

C



Street Grade Retail Suites



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, INC. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)



## PLAZA WEST - EXISTING TENANT – LIQUOR STORE

Leased

714 West Street, Southington, Connecticut

Street Grade - 1st East:

1,600 square feet



Street Grade Retail Suites



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com



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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, INC. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)



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 2 <sup>nd</sup> 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
-------------------------------	---

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com



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<sup>nd</sup> 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

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com



## 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

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)



## 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

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)



## 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

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

AVAILABLE VACANCIES FOR LEASE

RETAIL, UPPER-LEVEL OFFICE AND LOWER-LEVEL COMMERCIAL

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

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



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

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



ZZ

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<sup>nd</sup> 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

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

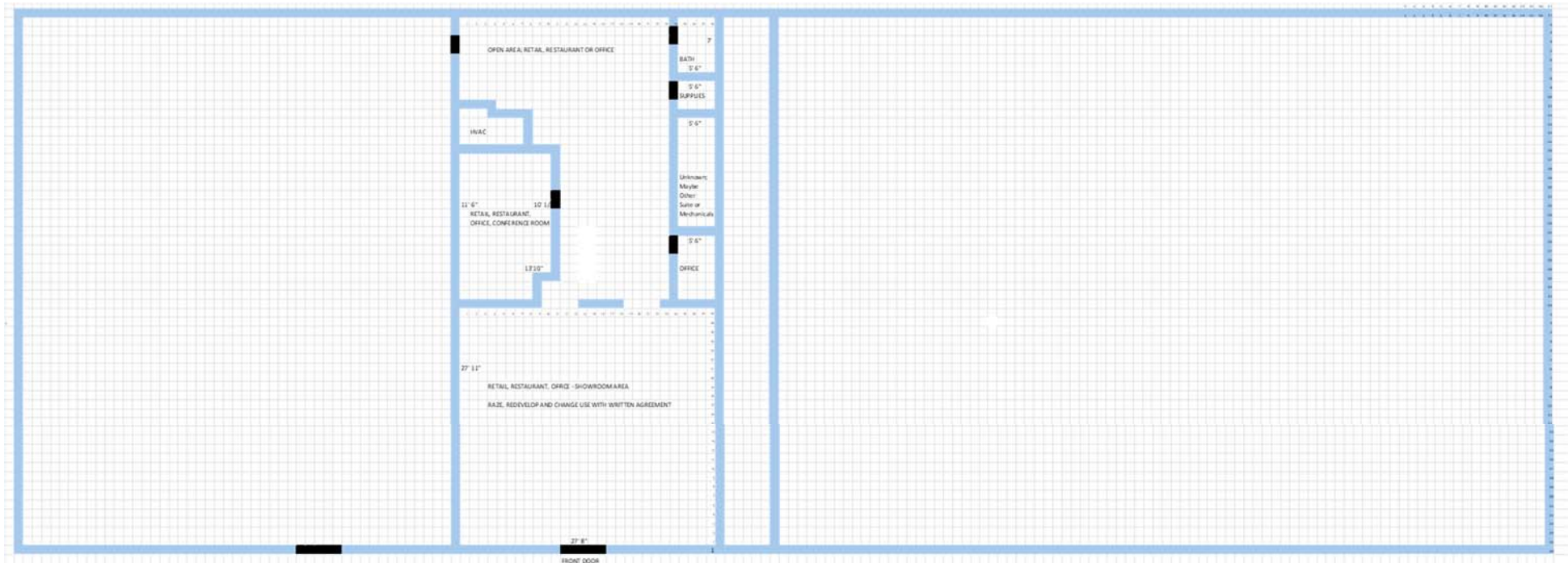
Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

# PYRAMID

- Real Estate Group

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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

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



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

• **Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

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<sup>nd</sup> 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

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
 Real Estate Group

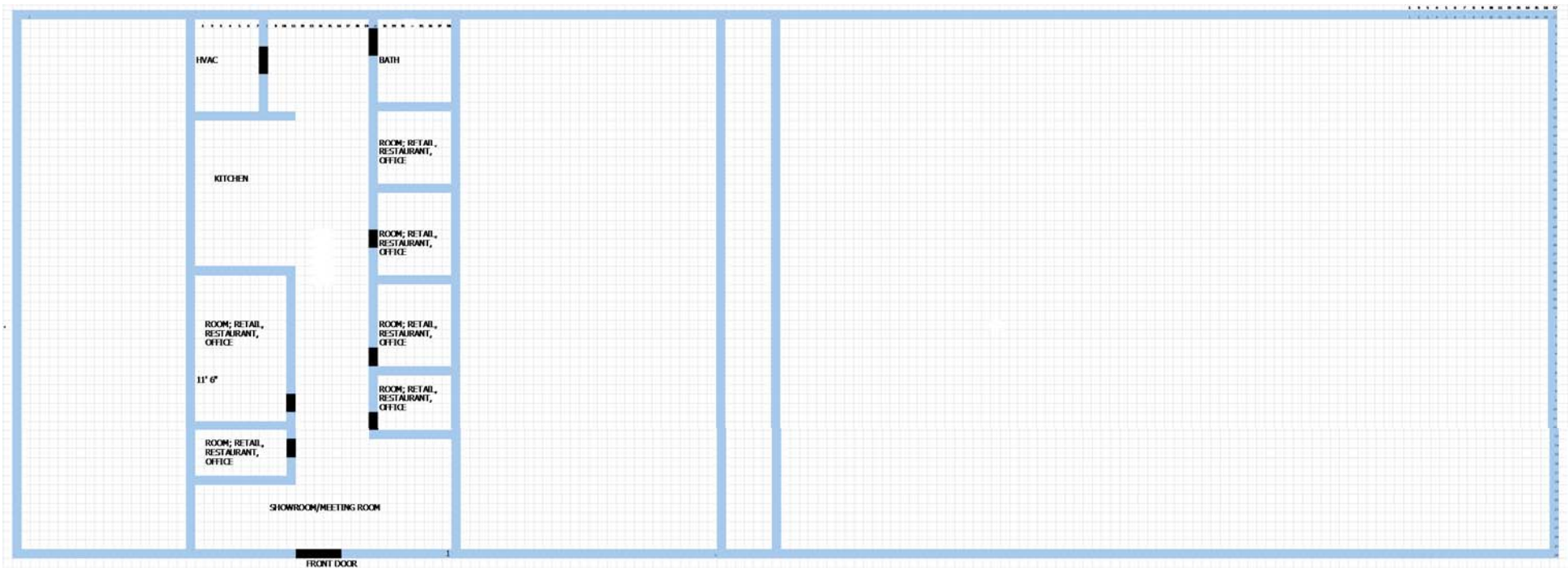
Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

# PYRAMID

- Real Estate Group

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



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

**• Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

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



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

**• Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

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 <sup>nd</sup> 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.
-------------------------------	--

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

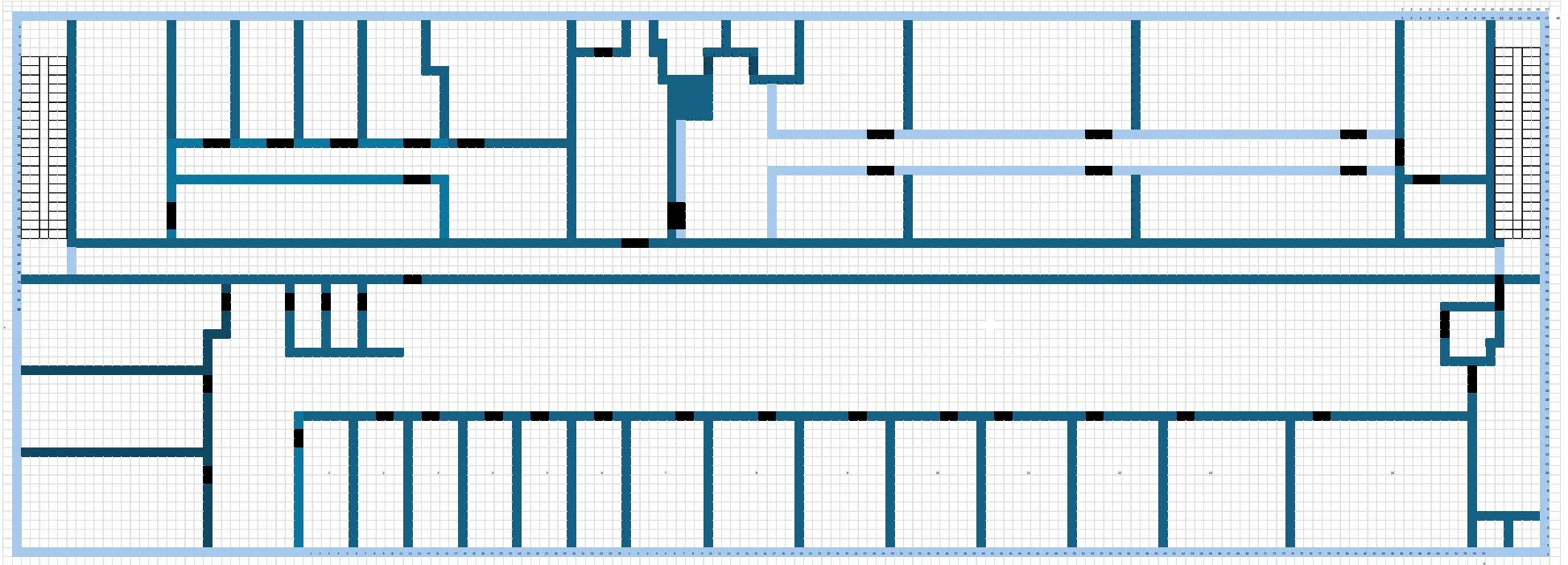
Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

# PYRAMID

- Real Estate Group

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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

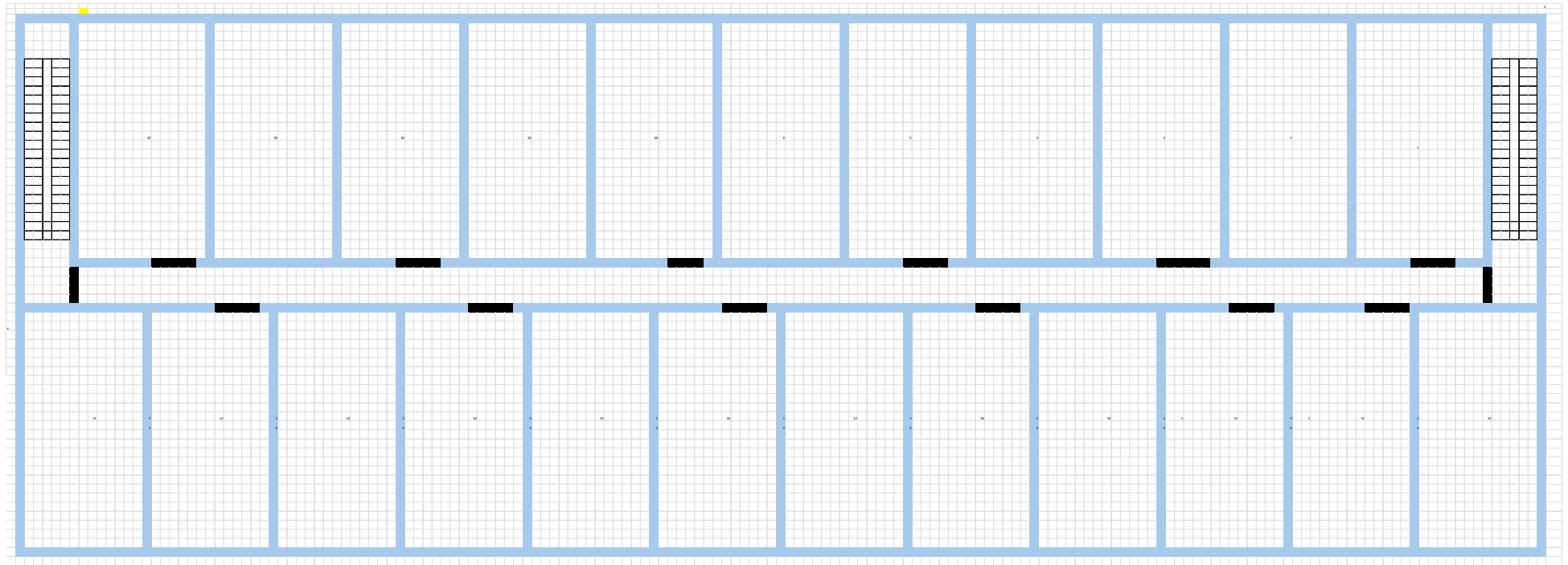
2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

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



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

**• Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

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



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

## 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 <sup>nd</sup> 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.
-------------------------------	--

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

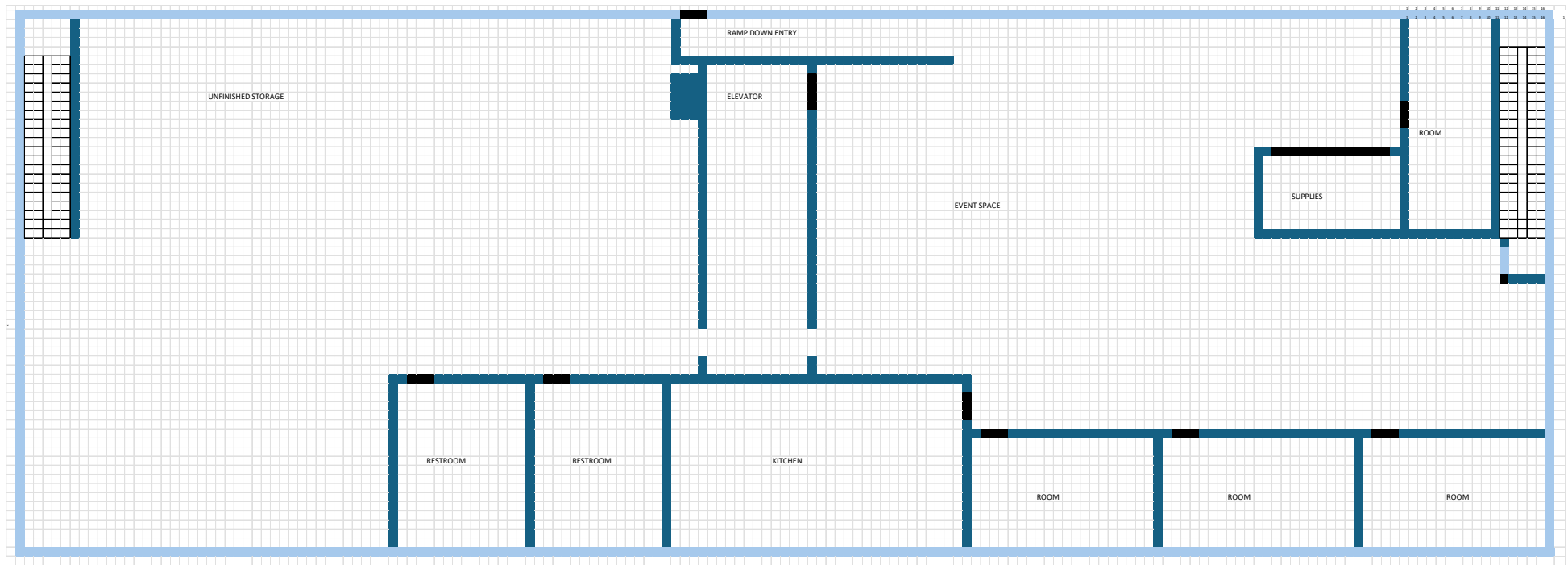
2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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.

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

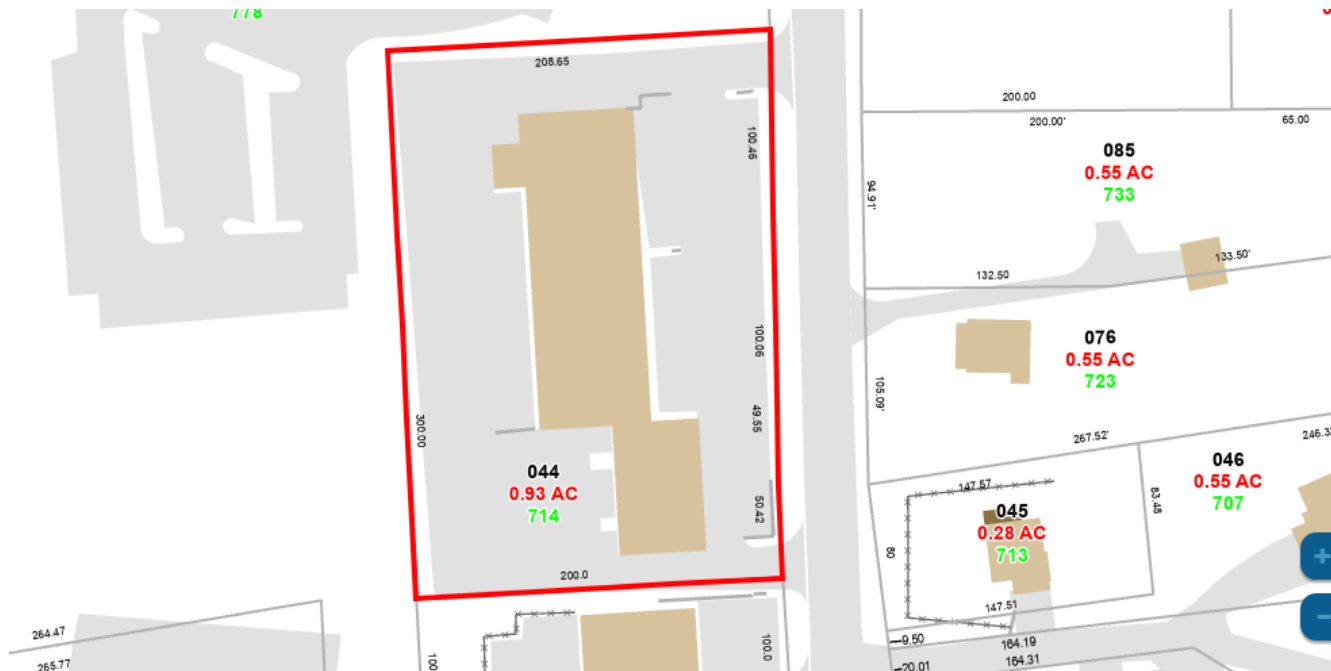
Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

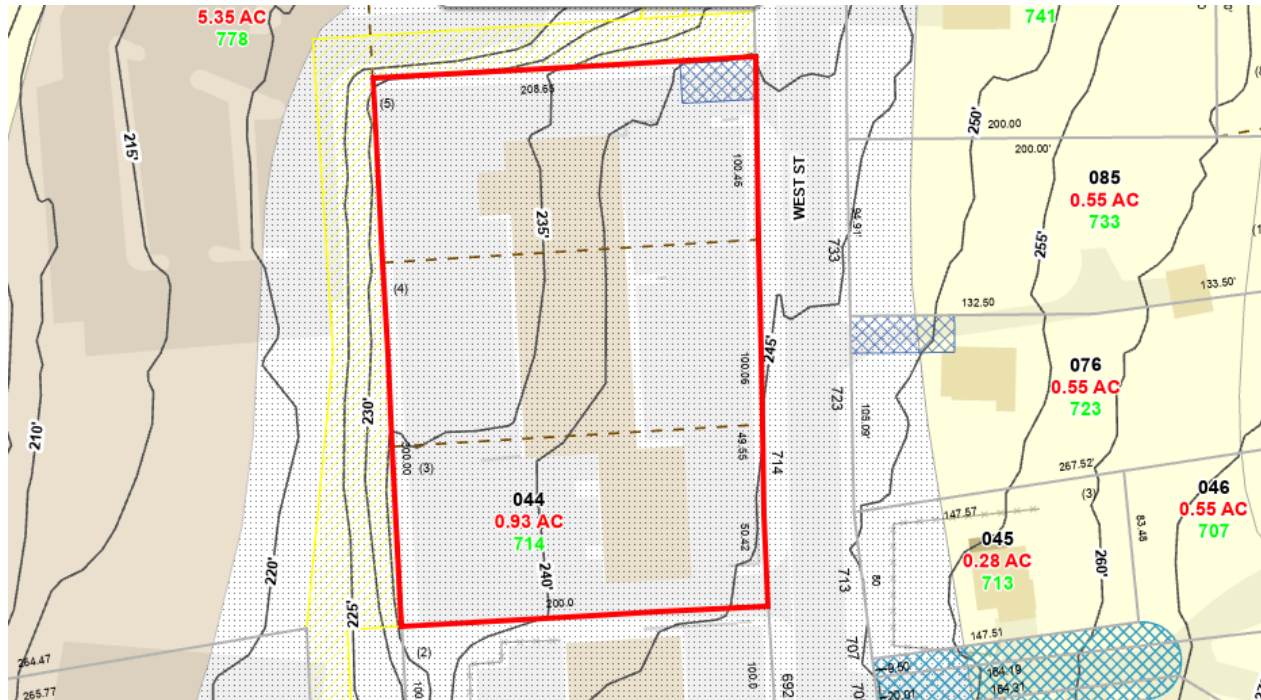
Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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 is bordered by highway barriers and for driver safety.

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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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.



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

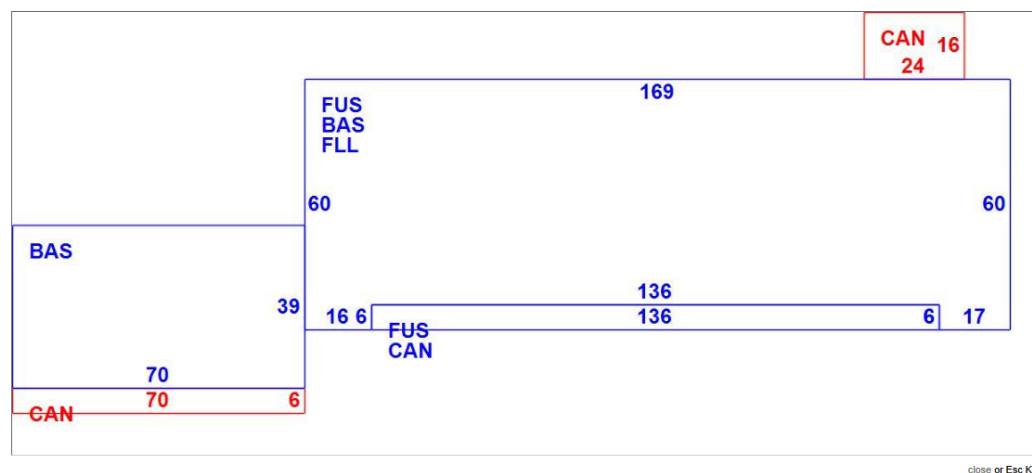
[www.pyramidregroup.com](http://www.pyramidregroup.com)



## 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



close or Esc Key

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PREM, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)



### 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.

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

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

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## **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 laundrettes

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

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

PERMITTED PR

## 2.B Permitted Principal Uses & Structures

1. GENERAL	CB	B	BOZ
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. <sup>1</sup>	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: <ul style="list-style-type: none"> <li>Groceries, food shops, bakeries, delicatessens</li> <li>Department stores, clothing stores, shoe stores</li> <li>Drugstores, hardware stores, bookstores, gift shops</li> <li>Furniture stores, home decorating stores, pet shops</li> <li>Florists, jewelry stores, opticians</li> </ul>	S	S	S
b) Smoke shop/vape shop/tobacco retailer <sup>2</sup>	x	S	x
c) Package store, wine store, liquor store in accordance with <a href="#">Section 5.D.6</a>	See Section 5.D.6		
3. SERVICE ESTABLISHMENTS	CB	B	BOZ
a) Personal service establishments including, for example, but not limited to: <ul style="list-style-type: none"> <li>Gyms and fitness facilities</li> <li>Barber shop, beauty salon, manicure</li> <li>Custom tailoring, clothes making, shoe repair shops</li> <li>Laundry / dry cleaning (pick-up / drop-off only)</li> <li>Self-service laundrettes</li> </ul>	S	S	S
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 <a href="#">Section 5.D.2</a>	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	
	<a href="#">See Section 8.A</a>	<a href="#">See Section 8.C</a>	<a href="#">See Section 8.D</a>	<a href="#">See Section 8.D</a> <a href="#">See Section 8.C</a>	<a href="#">See Section 8.G.6</a>	

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

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 <a href="#">Section 5.D.6</a>	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 <a href="#">Section 5.D.6</a>	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 <a href="#">Section 5.A.3</a>	X	ZP	X
c) Animal trainer in accordance with <a href="#">Section 5.A.3</a>	X	SPS	X
d) Animal day care facilities in accordance with <a href="#">Section 5.A.3</a>	X	SPS	X
e) Animal boarding facilities in accordance with <a href="#">Section 5.A.3</a>	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	
	<a href="#">See Section 8.A</a>	<a href="#">See Section 8.C</a>	<a href="#">See Section 8.D</a>	<a href="#">See Section 8.D</a> <a href="#">See Section 8.C</a>	<a href="#">See Section 8.G.4</a>	

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. This information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

8. VEHICLE-RELATED	CB	B	BOZ
a) Vehicle fueling facilities of any kind in accordance with the provisions of <a href="#">Section 5.D.4</a>	x	SPS	x
b) Vehicle maintenance and/or repair facilities of any kind in accordance with the provisions of <a href="#">Section 5.D.4</a>	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 <a href="#">Section 5.D.4</a>	x	SPS	x
d) Vehicle washing facilities of any kind (including car, truck, and/or bus) subject to <a href="#">Section 5.D.4</a>	x	SPS	x
e) Truck service center in accordance with the provisions of <a href="#">Section 5.D.8</a>	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 <a href="#">Section 5.D.7</a>	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: <ul style="list-style-type: none"> <li>Tennis, squash, racquetball, pickleball, etc.</li> <li>Soccer, lacrosse, football, etc.</li> </ul>	SPS	SPS	SPS
e) Outdoor recreation facilities including, for example, but not limited to: <ul style="list-style-type: none"> <li>Golf courses and ski areas.</li> <li>Riding academies.</li> <li>Playfields, playgrounds, and similar recreational areas operated on a profit or non-profit basis.</li> <li>Camps subject to <a href="#">Section 5.H.2</a>.</li> </ul>	SPS	SPS	SPS
f) Recreation/Amusement Park subject to <a href="#">Section 5.D.9</a> .	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	
	<a href="#">See Section B.A</a>	<a href="#">See Section B.C</a>	<a href="#">See Section B.D</a>	<a href="#">See Section B.D</a> <a href="#">See Section B.C</a>	<a href="#">See Section B.G.4</a>	

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

10. RESIDENTIAL		CB	B	BOZ
a)	Conversion of an existing dwelling to a two-family or three-family subject to the following conditions: • 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.	SE	SE	x
b)	Housing for the elderly, subject to <a href="#">Section 5.B.1</a>	SPS	SPS	x
c)	Multi-family dwellings up to 5.4 units/acre subject to <a href="#">Section 5.B.2</a>	SPS	x	SPS
d)	Planned Unit Development subject to <a href="#">Section 5.B.4</a>	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 <a href="#">Section 5.B.6<sup>1</sup></a>	S	S	S
g)	Redevelopment of existing nursing home subject to <a href="#">Section 5.B.6<sup>2</sup></a>	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: • 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.	S	S	S
b)	Mixed use (both commercial and residential) subject to <a href="#">Section 5.J.1</a>	SPS	x	x
c)	Conversion of existing industrial buildings to a mixed-use development subject to <a href="#">Section 5.G</a>	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 <a href="#">Section 5.H.1.<sup>1</sup></a>	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	ZBA	
	<a href="#">See Section B.A</a>	<a href="#">See Section B.C</a>	<a href="#">See Section B.D</a>	<a href="#">See Section B.D</a> <a href="#">See Section B.C</a>	<a href="#">See Section B.G.4</a>	

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## **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.

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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.

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)



### 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.

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)



### 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](mailto:klabbe@pyramidregroup.com).

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

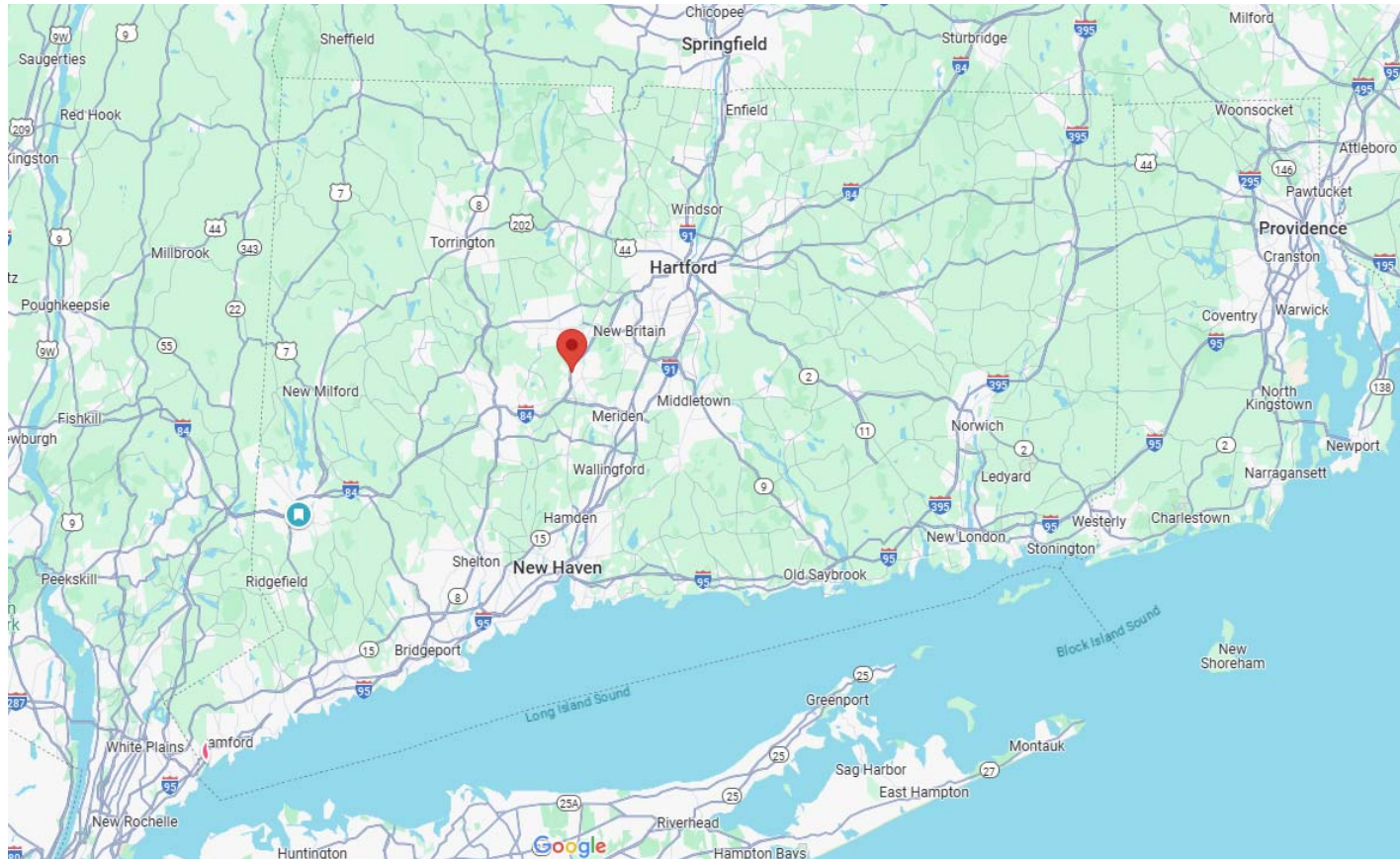
2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

Regional Map  
714 West Street, Southington, CT  
State of Connecticut



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

**• Telephone: (203) 348-8566 • Fax (203) 358-9763**

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

## SING-035 - Combined - n/s

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

Town.....		Southington		06-Aug Tue	07-Aug Wed	08-Aug Thu	09-Aug Fri	
Station.....		35						
Location.....		41.61411,-72.899044		12:00am	106	117	132	
2015-Principal Arterial - Other 3...2015-Urban				01:00am	89	116	96	
Start Report.....		06-Aug-2024 01:00PM		02:00am	54	66	60	
End Report.....		09-Aug-2024 09:00AM		03:00am	75	94	83	
Annualized ADT.....		22500		04:00am	184	213	173	
24-Hour Count.....		24078 * G4(0.92) = 22151.8		05:00am	578	582	547	
Day 1.....		+24890 * G4(0.92) = 45050.6		06:00am	1027	1048	919	
Day 2.....		+24562 * G4(0.92) = 67647.6		07:00am	1364	1434	1223	
UnRounded AADT.....		67647.6 / 3 = 22549.2		08:00am	1649	1726	1419	
OK	2024 Tue 06-Aug -this report-.....	22500		09:00am	1451	1480	x	
OK	2021 Tue 31-Aug .....	20000		10:00am	1276	1331		
OK	2020 Tue 15-Sep .....	21200		11:00am	1447	1482		
OK	2015 Tue 06-Oct .....	24100		12:00pm	x	1566	1554	
OK	2013 Thu 14-Mar .....	23500		01:00pm	1573	1507	1472	
OK	2009 Mon 14-Dec .....	24900		02:00pm	1438	1679	1653	
OK	2006 Mon 17-Jul .....	26400		03:00pm	1938	1873	1839	
Dataset Details.....		2		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

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

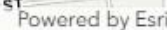
© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or statistics used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

- Real Estate Group



• Telephone: (203) 348-8566 • Fax (203) 358-9763

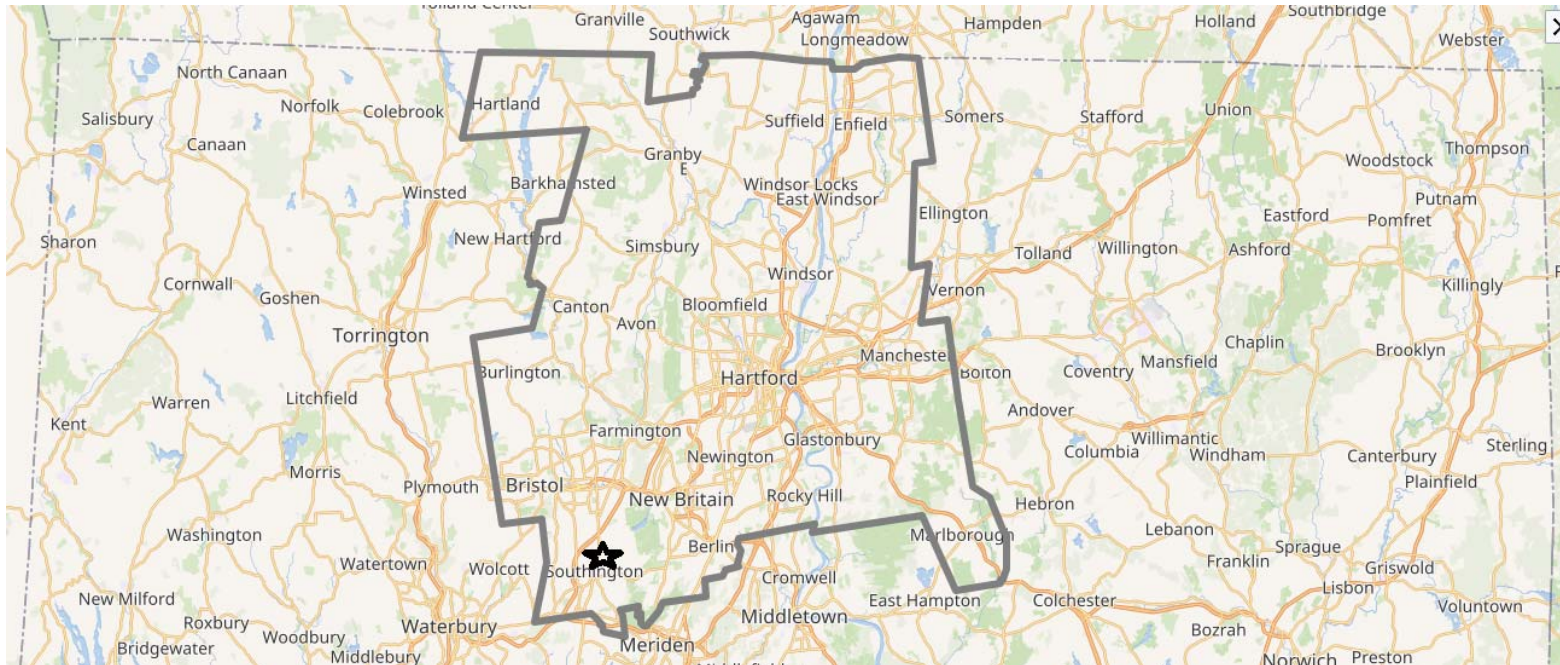
© 2002 PRM, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**PYRAMID**  
Real Estate Group

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## County of Hartford



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

**• Telephone: (203) 348-8566 • Fax (203) 358-9763**

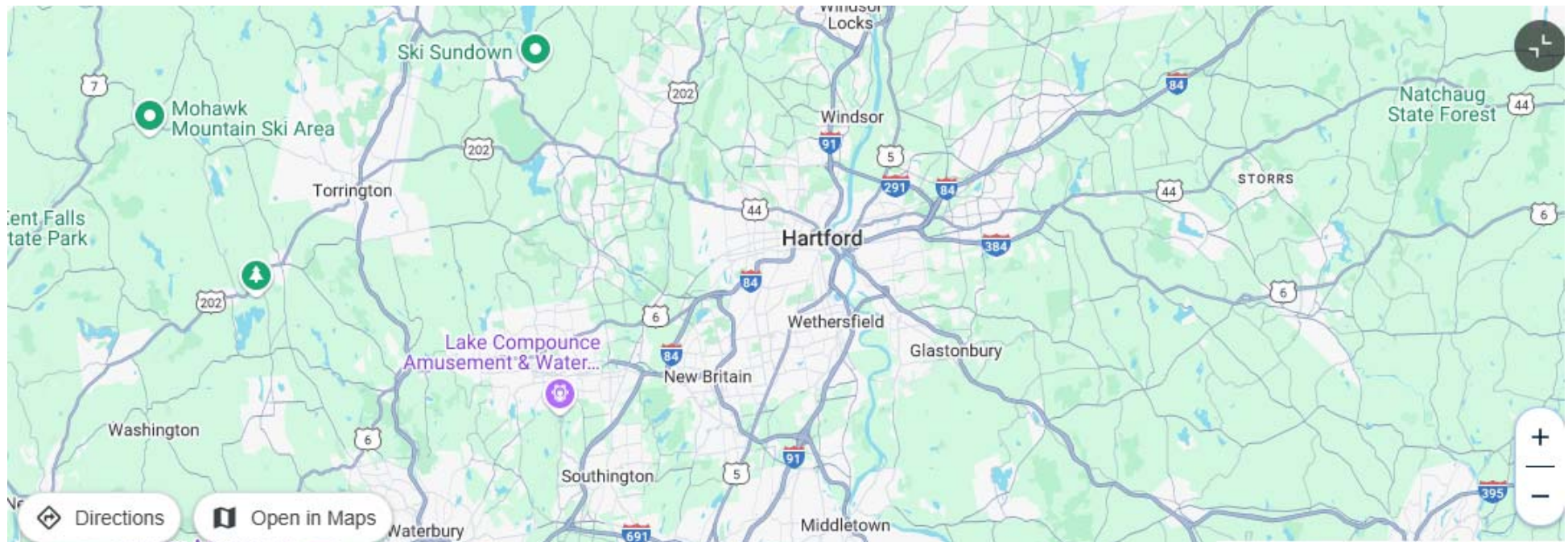
© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

**[www.pyramidregroup.com](http://www.pyramidregroup.com)**

## Town of Southington. CT



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

**• Telephone: (203) 348-8566 • Fax (203) 358-9763**

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

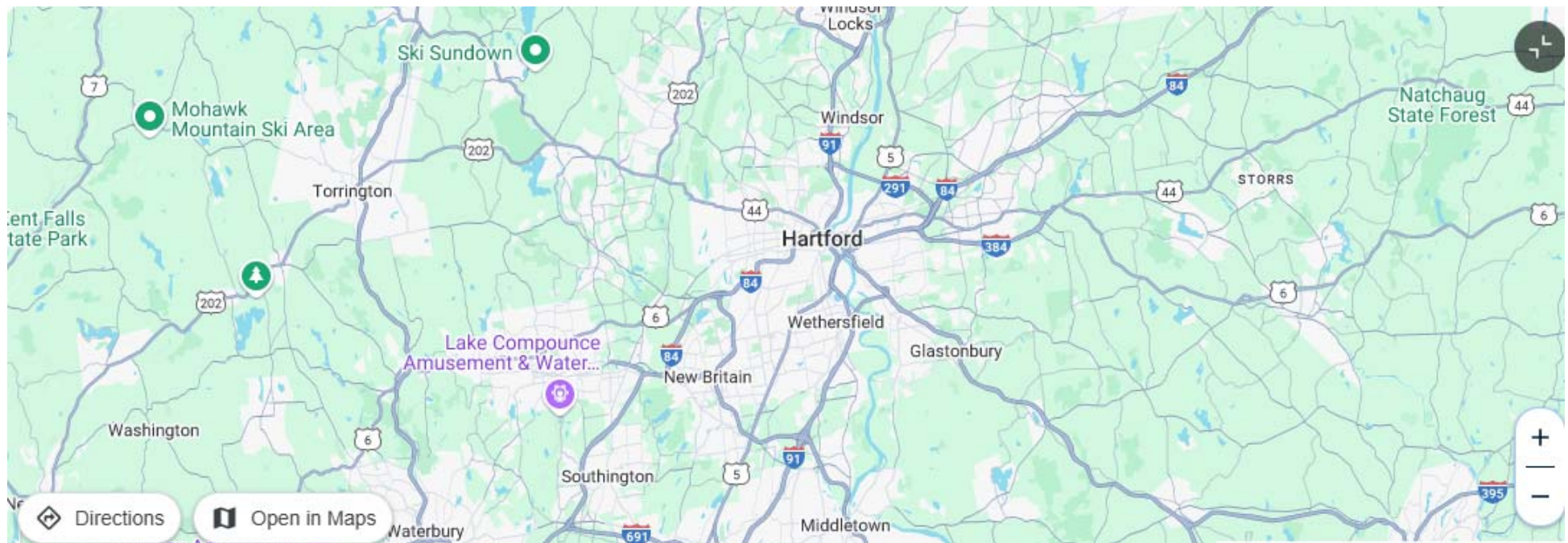
**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

## County of Hartford



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

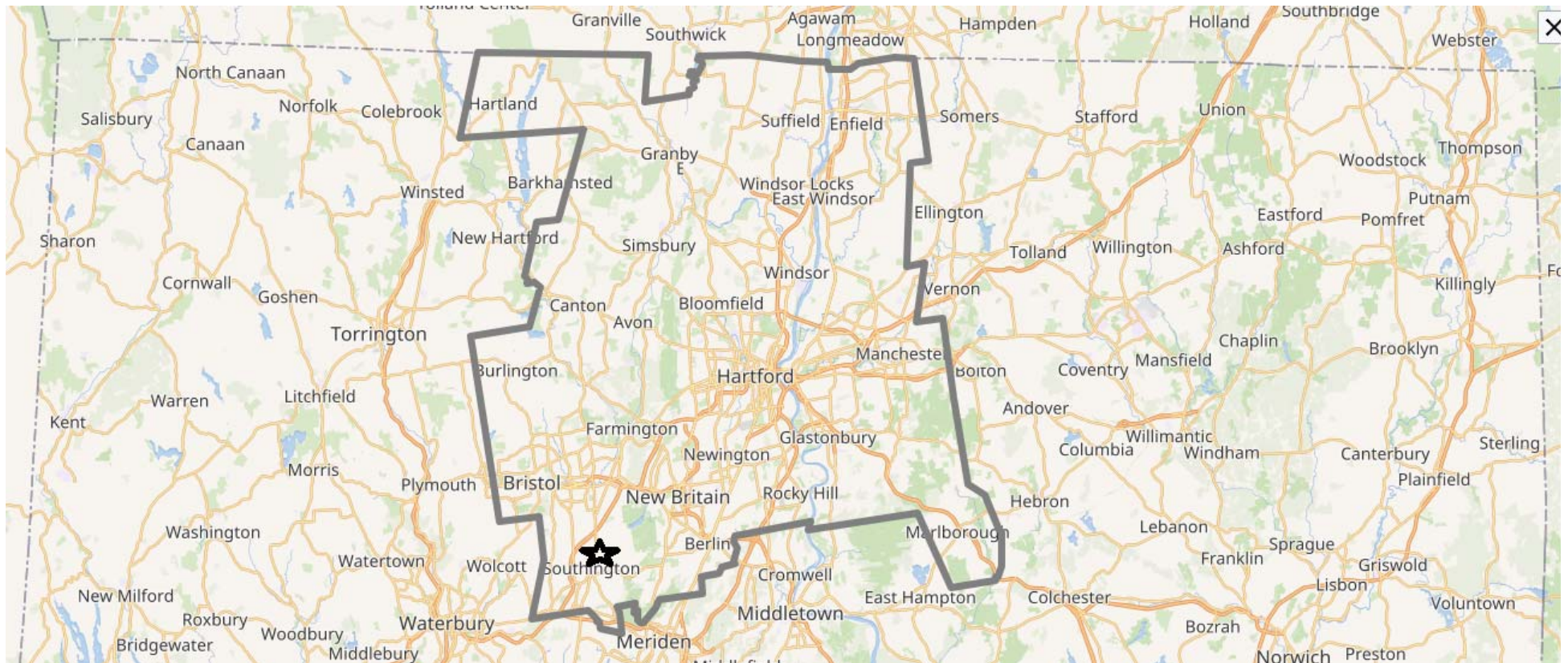
© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## Town of Southington



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

**• Telephone: (203) 348-8566 • Fax (203) 358-9763**

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

**[www.pyramidregroup.com](http://www.pyramidregroup.com)**

# PYRAMID

- Real Estate Group

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

718 West Street, Southington, CT



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

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

718 West Street, Southington, CT



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

714 West Street, Southington, CT – Liquor Store



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

714 West Street, Southington, CT



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

714 West Street, Southington, CT



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

**• Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

714 West Street, Southington, CT – Classroom



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

714 West Street, Southington, CT = Second Level



714 West Street, Southington, CT = Second Level

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

**• Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

714 West Street, Southington, CT = Parking Lot and Landscape Median



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

714 West Street, Southington, CT = Building Front



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

714 West Street, Southington, CT = Building Front



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

714 West Street, Southington, CT = Font Parking Lot



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

715 West Street, Southington, CT – Building Front



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

# PYRAMID

- Real Estate Group

715 West Street, Southington, CT – Building Front



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

714 West Street, Southington, CT – Building Back



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## Due Diligence – Sales Comparison – Sold Properties

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## Due Diligence – Sales Comparison – Sold Properties

550 N Main St

★★★★★

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

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

### 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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2 002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

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)

## Transaction Details

Sale Date	Jul 9, 2024	On Market	462 Days
Sale Price	\$875,000	Price/AC Land	\$1,590,909
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		

## Seller

Recorded Seller  
True Seller

**Ok Homes LLC**  
**Chris' Car Clinic**  
18 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)

## 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.



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

## 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    \$3.95M    \$68.13    3,285    1920  
Sale Date    Sale Price    Price/SF    SF RBA    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    United States  
Buyer Origin    National  
Buyer Type    Private  
Secondary Type    Individual  
Activity (Last 5 Yrs)    \$4M (Acquisitions) / \$4.3M (Dispositions)

### Transaction Details

Sale Date    May 9, 2023  
Sale Price    Not Disclosed  
Price Status    Confirmed  
Leased at Sale    100%  
Hold Period    20+ Years

Sale Type    Investment  
Comp Status    Research Complete

### Building

### 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    United States  
Seller Origin    Local  
Seller Type    Private  
Secondary Type    Other - Private  
Activity (Last 5 Yrs)    \$4M (Dispositions)

### 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)



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

# PYRAMID

- Real Estate Group



Photograph



Photograph



Photograph



Photograph



Photograph



Photograph



Photograph



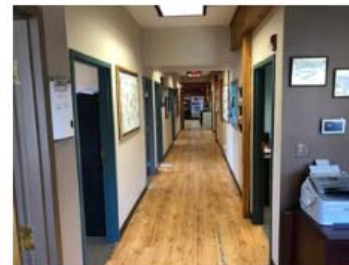
Photograph



Photograph



Photograph



Photograph



Photograph

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

**• Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

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



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

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

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



Photograph



Photograph



Photograph



Photograph



Photograph



Photograph



Photograph



Photograph

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
 Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

132 Main St



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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

## Due Diligence – Sales Comparison – Active Listings

1395 Middletown Rd

5 of 30 Properties

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

< Back

Save Reports More 5 of 30 Properties

### 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)	Status	Active
Sale Type	Investment or Owner User		
Sold Price	\$2,325,000 (\$222.70/SF)	Cap Rate	8.87%
Date	Jun 2012		
Sale Type	Investment		
Financing	Down Payment of \$824,881 (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: 16,600 on Route 17

#### Building

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

#### For Lease >>

Smallest Space	10,440 SF	Retail Avail	10,440 SF
Max Contiguous	10,440 SF		
# of Spaces	1		
Vacant	10,440 SF		
% Leased	0%		
Rent	\$14.00		
Service Type	Triple Net		

#### Space >>

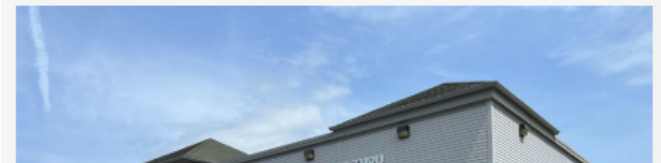
Floor	Available	Use	Rent	Services
E 1st	10,440 SF	Retail	\$14.00	NNN

#### 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: 16,600 vehicles per day on Route 17
- Wide variety of permitted uses

#### Market Conditions >>

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	↑ 100.0%
Submarket 2-4 Star	2.5%	↔ 0.0%
Market Overall	6.6%	↑ 1.6%
Market Asking Rent Per Area	Subject Property	
	\$14.00/SF	↓ -18.7%



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PYRAMID  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

## 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

Operating and Financials

Third Party Reports

Investigations

Purchase Agreement

Title and Insurance

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

### Space >>

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

### Market Conditions >>

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	↑ 100.0%
Submarket 1-3 Star	5.1%	↓ -1.9%
Market Overall	4.2%	↑ 0.1%

### Market Asking Rent Per Area

Subject Property	\$9.85/SF	↓ -0.9%
Submarket 1-3 Star	\$25.28/SF	↓ -1.9%
Market Overall	\$17.39/SF	↓ -2.0%

### Submarket Leasing Activity

12 Mo. Leased	79,651 SF	↑ 46.8%
Months on Market	14.7	↓ -0.1 mo

### Submarket Sales Activity

12 Mo. Sales Volume	\$13.26M	↑ \$12.51M
Market Sale Price Per Area	\$173/SF	↑ \$179/SF



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

## 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  
True Buyer

**CJC Enterprises, LLC**  
**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)

### 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%)		

### Seller

Recorded Seller  
True Seller

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

Seller Contacts

Roy Pavacich ✉  
(203) 430-1660 (p)  
(203) 430-1660 (m)

Country of Origin

United States

Seller Origin

Local

Seller Type

Private

Secondary Type

Individual

Activity (Last 5 Yrs)

\$5.8M (Dispositions)

### 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.



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2024 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

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

Costar™ Add a Listing

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

[Back](#) ✓ ⊖ ♥ Save Reports More 8 of 106 Records < >

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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

www.pyramidregroup.com

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

Parking Type Spaces  
Surface 16

### Land

Land Acres 2.20 AC Land SF 95,833 SF

Bldg FAR 0.05

Zoning B

### Market at Sale >>

Vacancy Rates ①	2024 Q3	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 2-4 Star	2.6%	↑ 0.3%
Market Overall	4.0%	↓ -0.3%

### Market Asking Rent Per Area ①

Subject Property	\$16.43/SF	↑ 1.3%
Submarket 2-4 Star	\$18.96/SF	↑ 0.8%
Market Overall	\$17.63/SF	↑ 0.7%

### Submarket Leasing Activity ①

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

### Submarket Sales Activity ①

	2024 Q3	Prev Year
12 Mo. Sales Volume	\$5.12M	\$7.13M
Market Sale Price Per Area	\$274/SF	\$112/SF

### Tenants at Sale >>

Name	Exp Date	
7-11	Mar 2038	4,714

Source: CoStar Research

Median Age 47.00 45  
Median HH Income \$112,360 \$84,485  
Daytime Employees 4,238 29,198

Population Growth '24 - '29 ↓ -0.29% ↓ -0.24%  
Household Growth '24 - '29 ↓ -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

Made with TrafficMetrix® Products

### Sources & Research

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

[Update data](#)



CoStar™



**Anthony Russell**  
Senior Research Consultant  
(310) 987-4602 X4587 (p)  
[arussell@costar.com](mailto:arussell@costar.com)

Sale Comp ID: 6820356



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2022 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## Nearby Development - West Side of Interstate 84



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## Nearby Development - West Side of Interstate 84



**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

• **Telephone: (203) 348-8566 • Fax (203) 358-9763**

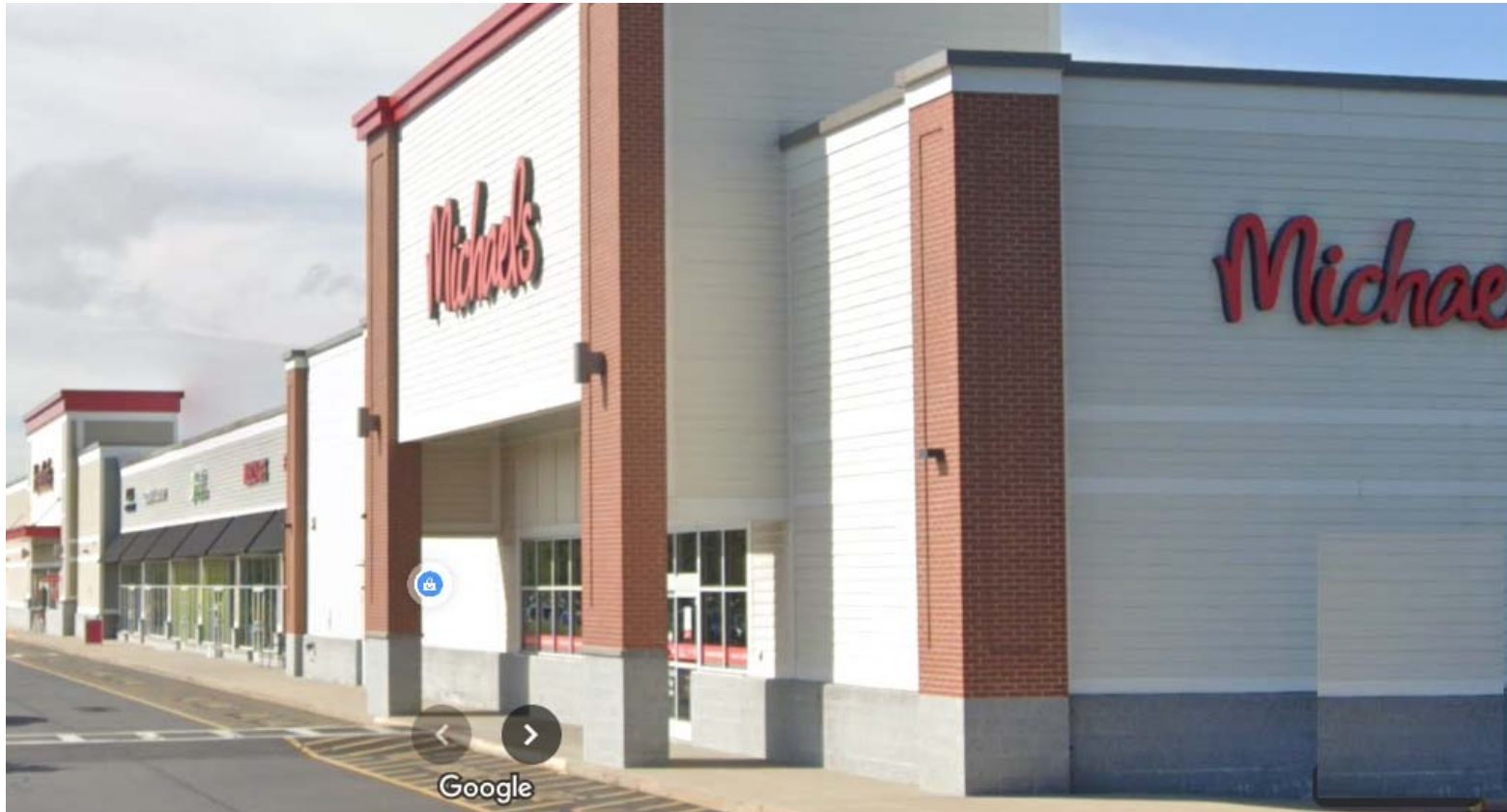
2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## Nearby Development - West Side of Interstate 84



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

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



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

Nearby Development – Strip Center in Front of newer Lowe's and Target Stores - Retail Turnover Noticed



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

Nearby Development – Strip Center in Front of newer Lowe's and Target Stores - Retail Turnover Noticed



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## Lowes



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## Target



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## Longhorn Steakhouse



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

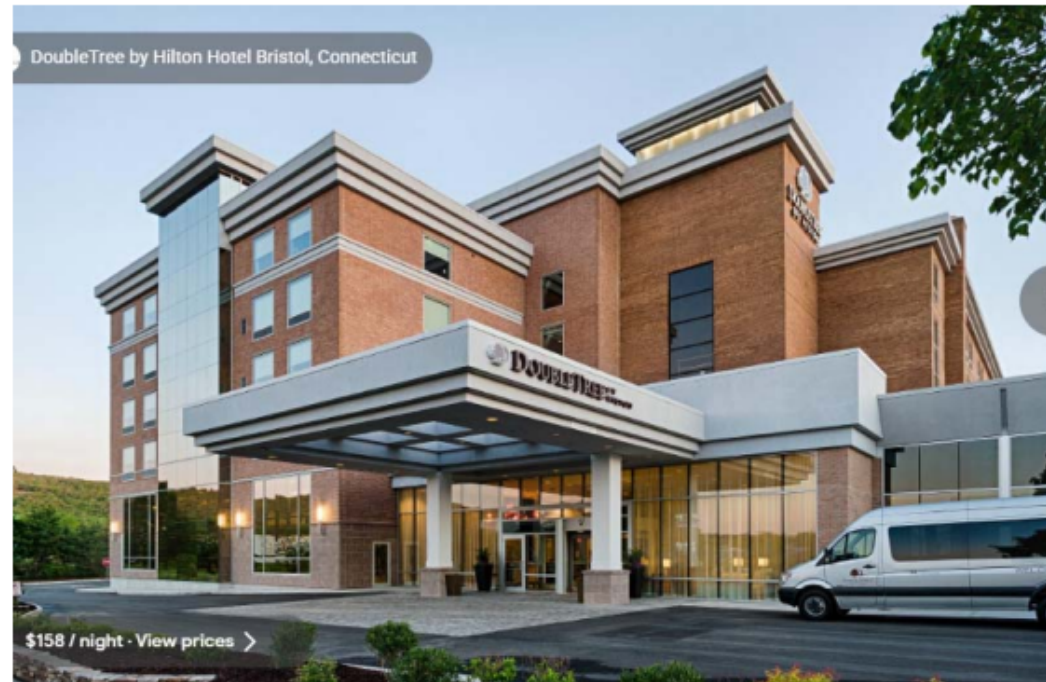
**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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.

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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.

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

## 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.

Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901 • Telephone: (203) 348-8566 • Fax (203) 358-9763

© 2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

Brokerage • Consulting • Management Services • Construction

[www.pyramidregroup.com](http://www.pyramidregroup.com)

718 West Street, Southington, CT



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

**Pyramid Real Estate Group**

**20 Summer Street, Stamford, CT 06901**

**• Telephone: (203) 348-8566 • Fax (203) 358-9763**

2002 PYRAMID, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**PYRAMID**  
Real Estate Group

**Brokerage • Consulting • Management Services • Construction**

[www.pyramidregroup.com](http://www.pyramidregroup.com)

Financial Information released on request.

Your time is appreciated.

Prepared by:

Kenneth R. Labbe

Business Development Manager (BDM)/Owner's Rep

Pyramid – Associate Real Estate Broker

State of Connecticut #0795117

Associated with Pyramid Group - [www.pyramidregroup.com](http://www.pyramidregroup.com)

20 Summer Street

Stamford, CT 06901

Front Desk - 203-348-8566 x 805

D: 203-391-6805

P: 860.891.8551; F: 203-872-9023

Geographic Expertise – National

Web - [www.linkedin.com/in/kennethlabbe1](http://www.linkedin.com/in/kennethlabbe1)

Conference– 605-313-4818 x775876

Email – [klabbe@pyramidregroup.com](mailto:klabbe@pyramidregroup.com)