

SALE

77 MAIN STREET NORTH

77 Main Street North Southbury, CT 06488



PROPERTY DESCRIPTION

Introducing an exceptional retail opportunity for sale at 77 Main Street North, Southbury, CT. This prime property features 1 retail unit in a highly sought-after location, poised for success in the bustling Southbury area. With its strategic positioning, this retail space offers maximum visibility and accessibility for both tenants and customers. The flexible layout and modern design make it an ideal choice for retailers seeking a dynamic and high-traffic location. Don't miss out on the chance to capitalize on the potential of this prime retail unit, situated in one of Southbury's most desirable commercial areas.

PROPERTY HIGHLIGHTS

- - Prime location in the heart of Southbury
- - Highly visible retail unit
- - Attractive storefront
- - Flexible layout to accommodate various retail concepts

OFFERING SUMMARY

Sale Price:	\$380,000
Number of Units:	2
Building Size:	2,650 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	229	1,332
Total Population	50	429	2,547
Average HH Income	\$143,140	\$131,503	\$131,926

Rafael Torres
203.770.6155

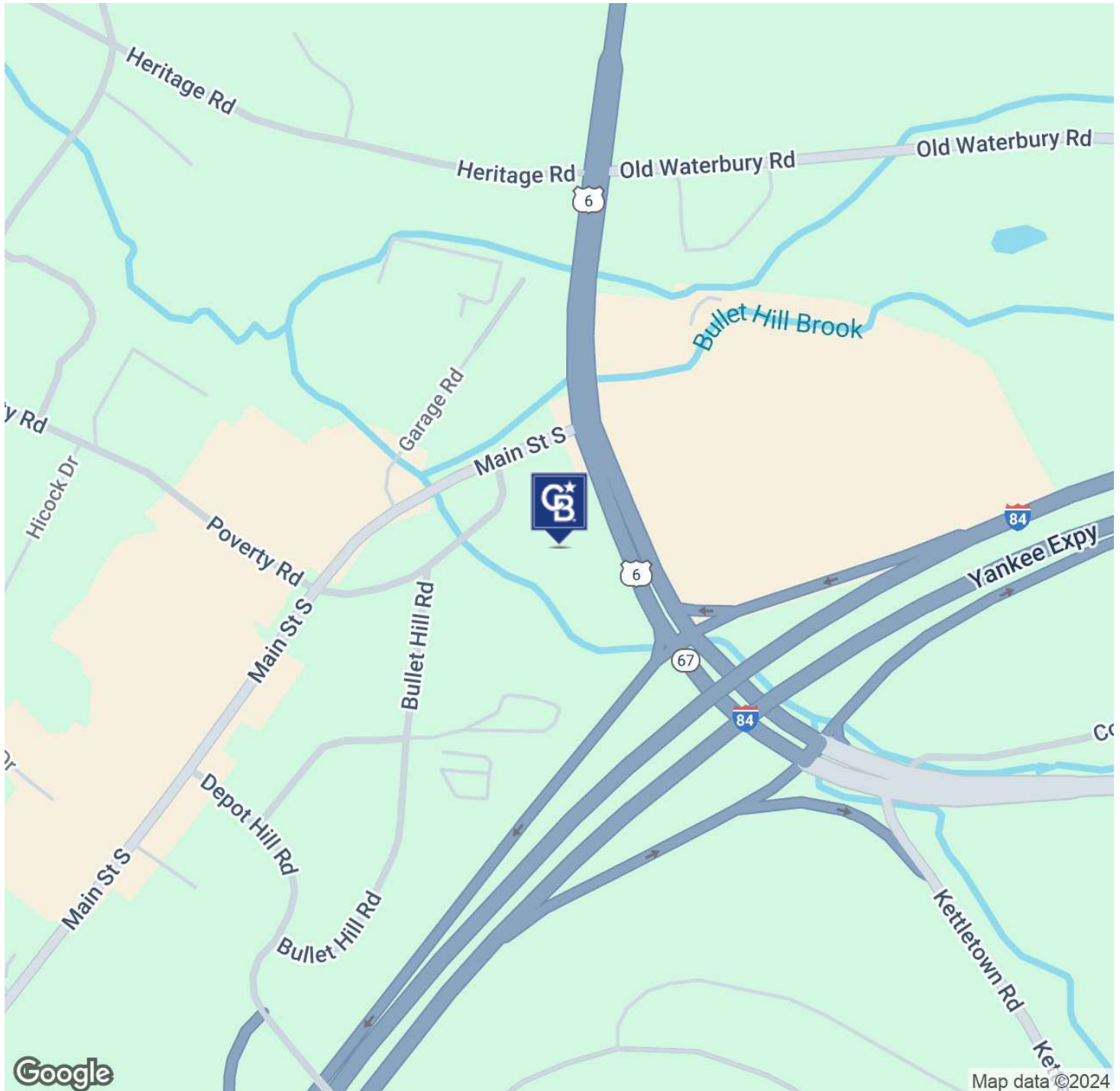


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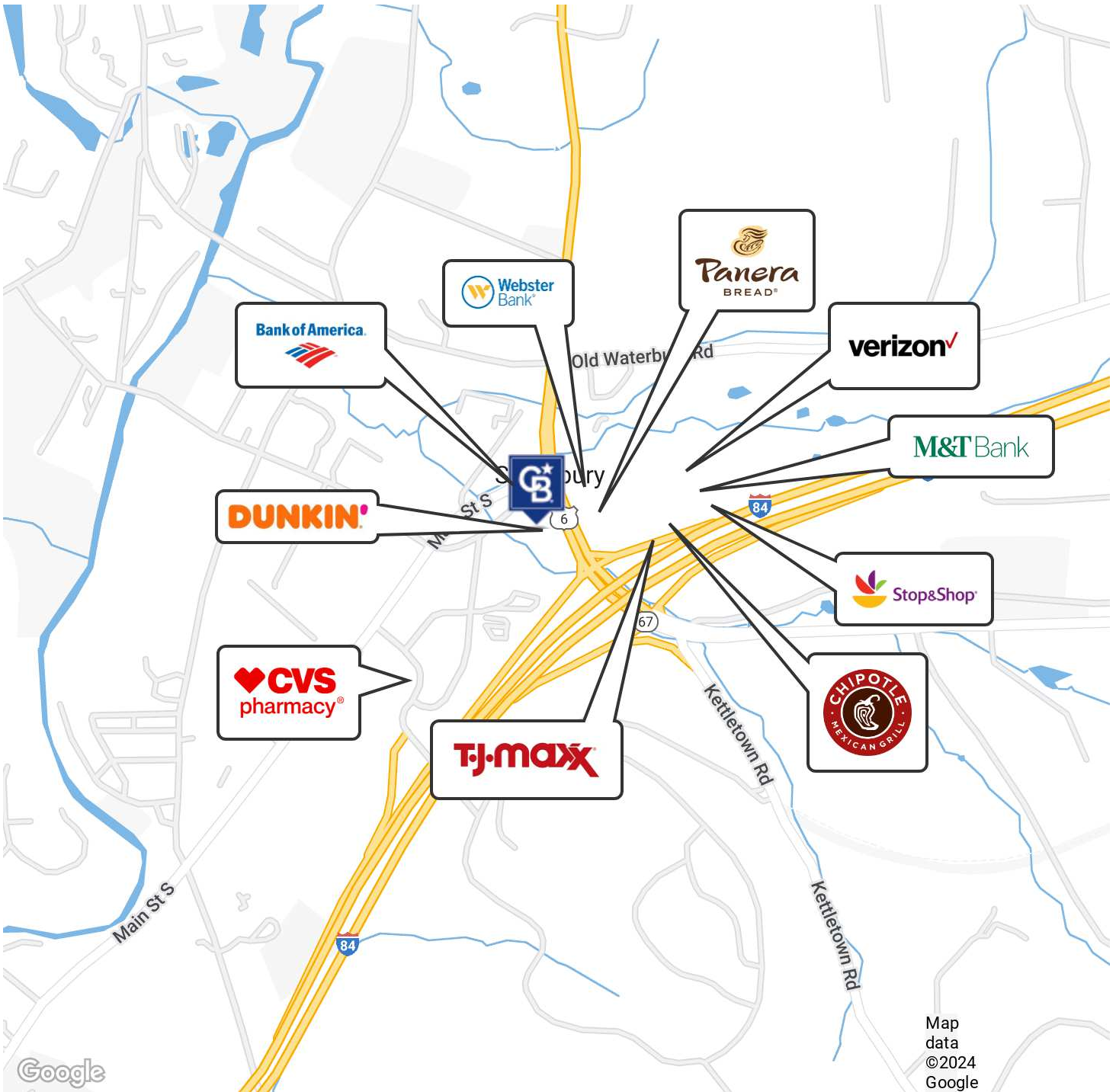
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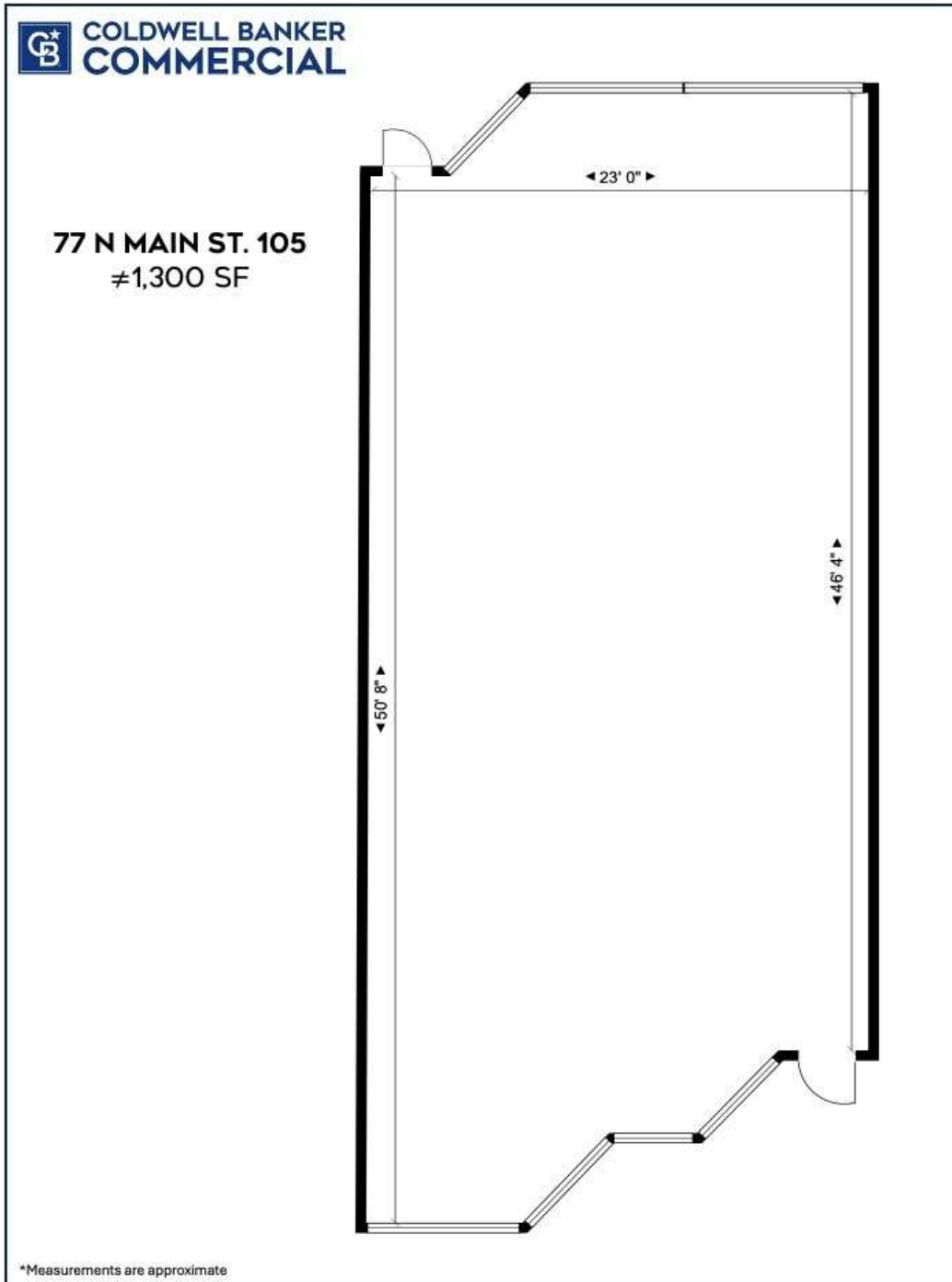
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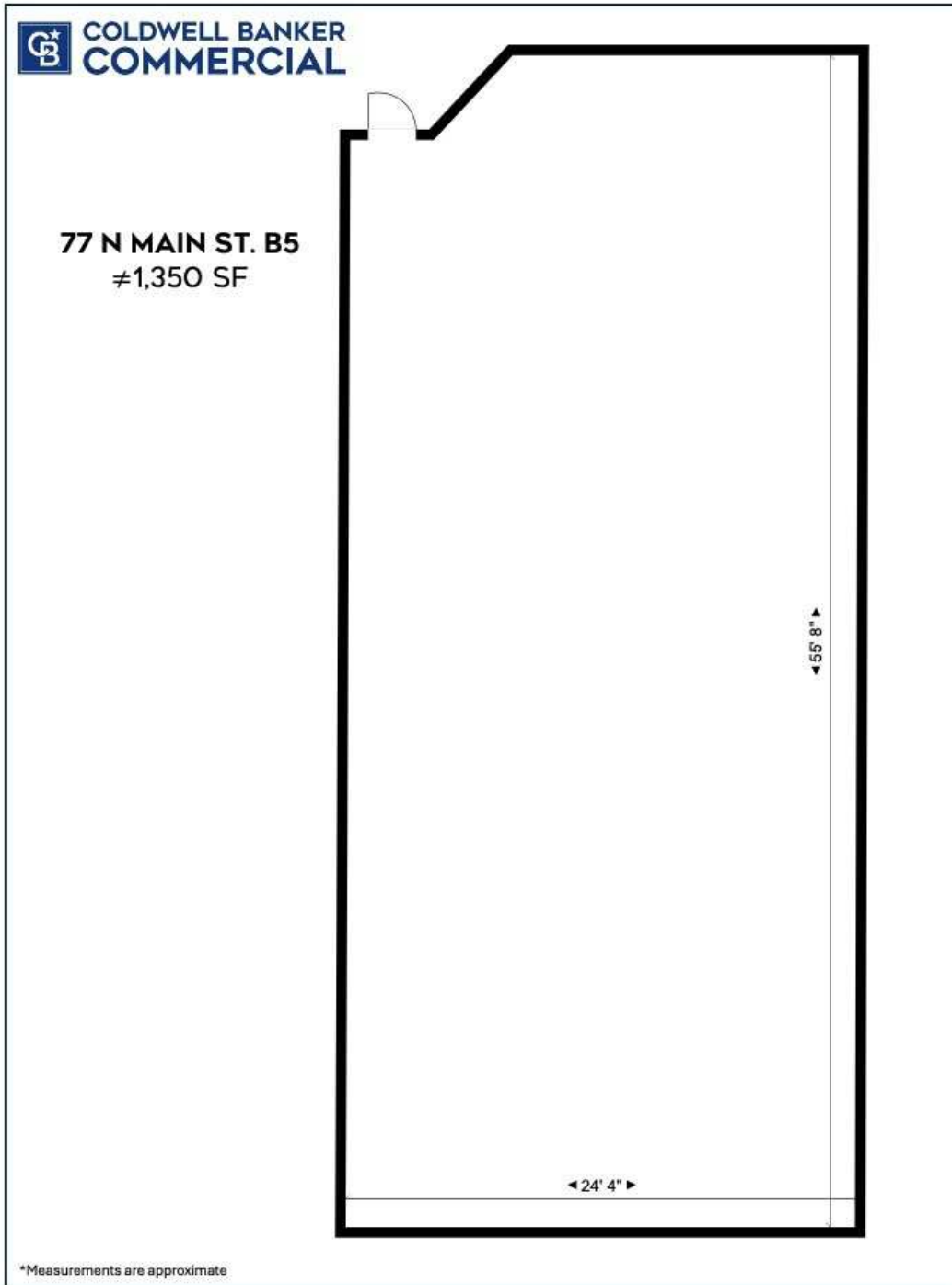
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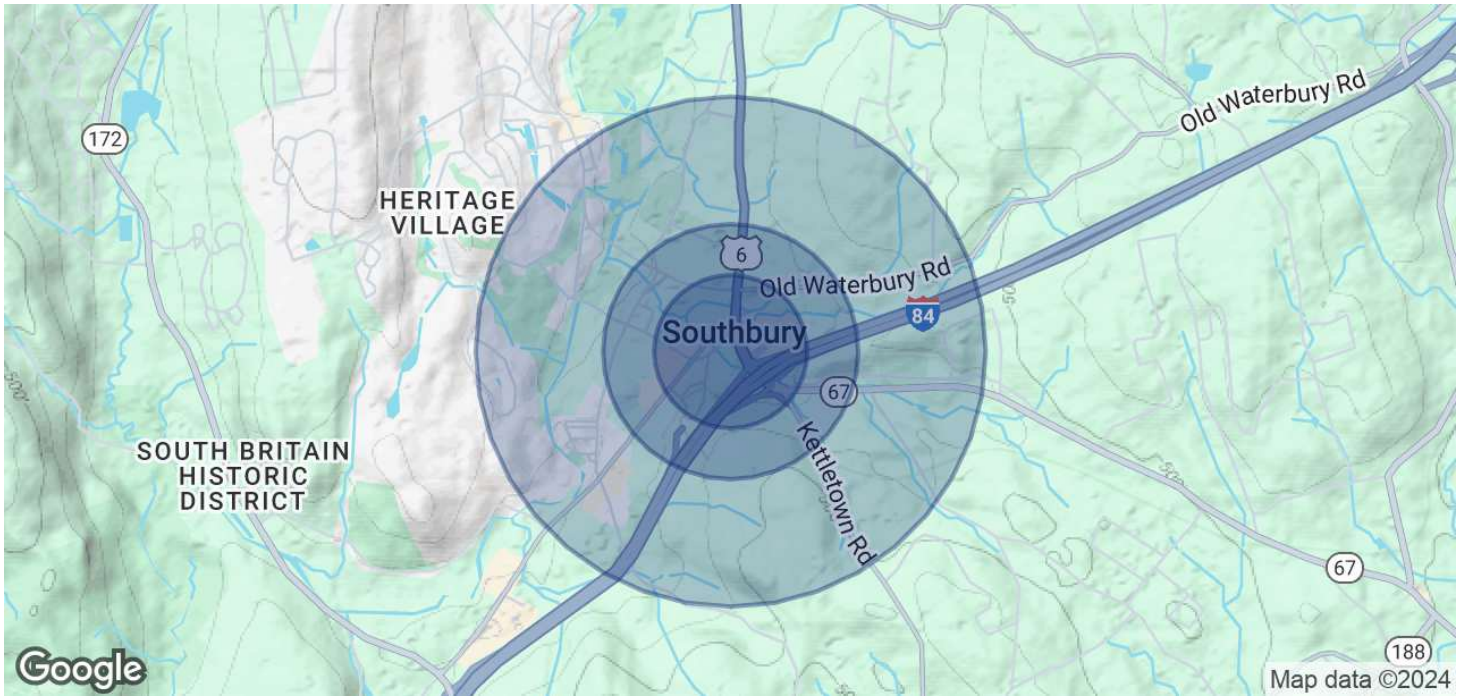
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	50	429	2,547
Average Age	54	59	60
Average Age (Male)	52	57	57
Average Age (Female)	55	61	61

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	229	1,332
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$143,140	\$131,503	\$131,926
Average House Value	\$466,504	\$412,709	\$388,825

Demographics data derived from AlphaMap

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ABOUT SOUTHBURY

Southbury, Connecticut, is an ideal location for businesses due to its prime position along the I-84 corridor, providing easy access to major markets like New York City and Hartford. The town boasts a supportive economic environment with a diverse mix of industries, including healthcare and retail, and a business-friendly government that fosters growth and development. With its affluent and well-educated population, Southbury offers a robust customer base, making it particularly attractive for businesses seeking to establish themselves in a community with strong spending power. Additionally, the town's suburban charm combined with proximity to urban centers creates a unique balance that benefits both businesses and their clients.

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