

FOR SALE

300 WEST MAIN STREET

300 West Main Street - FOR SALE Avon, CT 06001



PROPERTY DESCRIPTION

Highly visible nearly 10,000 SF of office/ retail space on two floors with a full basement at 300 West Main Street in Avon, CT. excellent site for a medical use such as a walk in, blood drawing, or doctor's offices Located in on the heavily traveled Avon's office and retail corridor on Route 44. If you are a restaurant group, one space was a cafe/bakery, with two (2) hood systems and three (3) walk-in coolers, this space sets up nicely for your use. Outdoor seating is available as well. The property features excellent signage on the building and the monument sign along Route 44. It is situated on 1.10 acres with ample parking surrounding the building. The space is right on the road with 35,000 VPD passing by your front door. Possible redevelopment site.

PROPERTY HIGHLIGHTS

- massive traffic counts
- across the street from Whole Foods
- easy in and out
- unequaled visibility

OFFERING SUMMARY

Sale Price:	\$2,499,000
Number of Units:	3
Lot Size:	1.1 Acres
Building Size:	9,985 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,540	21,722	163,556
Total Population	24,595	54,635	407,691
Average HH Income	\$186,246	\$181,101	\$117,633

Mario Longobucco
(860) 307-5945



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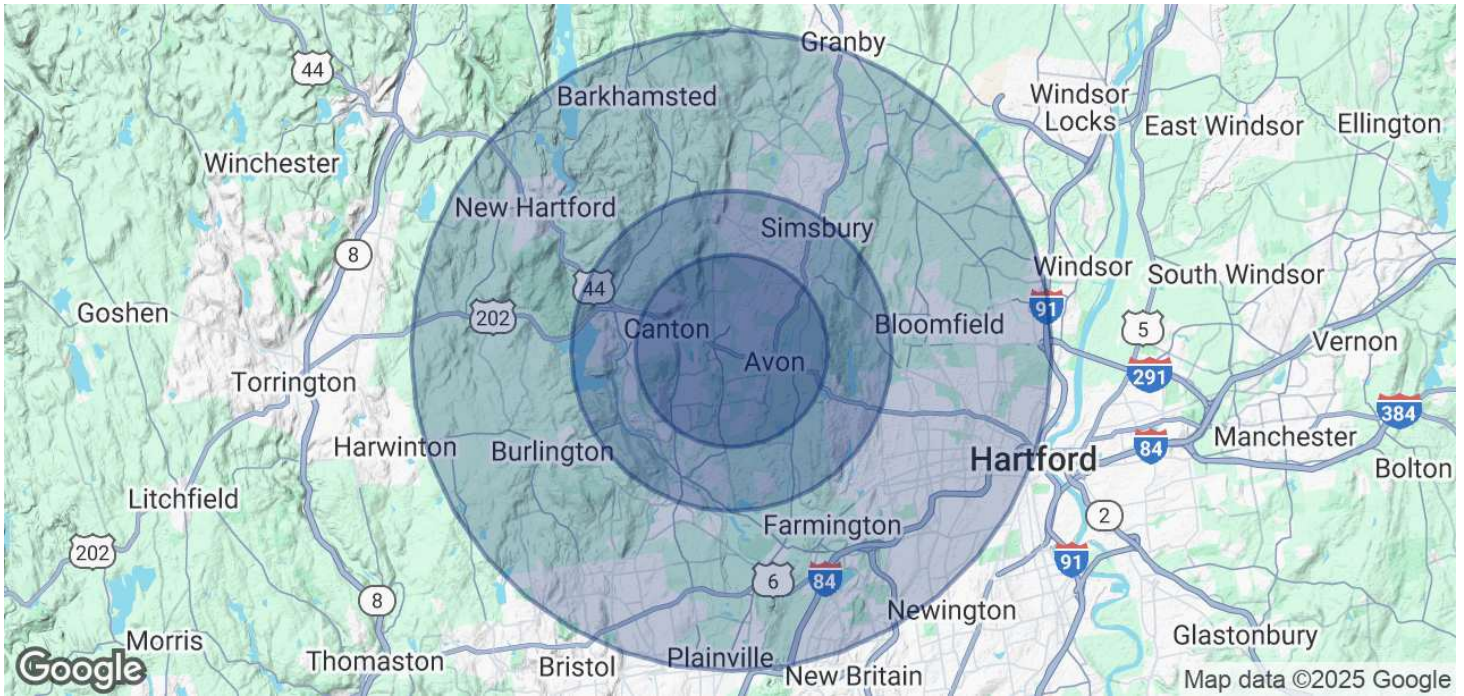
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	24,595	54,635	407,691
Average Age	43	44	41
Average Age (Male)	42	43	40
Average Age (Female)	45	45	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,540	21,722	163,556
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$186,246	\$181,101	\$117,633
Average House Value	\$554,288	\$542,073	\$366,967

Demographics data derived from AlphaMap

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