

ENFIELD PLAZA • RETAIL AND FLEX SPACE PROPERTY FOR LEASE

604 ENFIELD ST, ENFIELD, CT 06082



360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- Main Level Retail Spaces: \$12/sq ft NNN plus Utilities
- NNN charges are approximately \$3.84/Sq Ft
- Lower Level Flex Space: \$9/sq ft Gross plus Utilities
- Flex Spaces Will Be Provided with Heat and AC
- Building Signage on Façade Above Spaces
- Pylon Signage for Anchor Tenants and Lower Level Spaces
- Ceiling Heights: Main Level 14-16' +/- & Lower Level 9-10' +/-
- Taxes include Town Mill Rate and Fire District 2 Mill Rate
- Average Daily Traffic Count Along Route 5: 11,300
- Up to approximately 32,000 sq ft of contiguous space
- Highly Visible Plaza with Great Access to I-91 and Plentiful Amenities in Close Proximity

OFFERING SUMMARY

Lease Rate:	\$9.00 - 12.00 SF/yr (NNN; MG)
Number of Units:	25
Available SF:	1,088 - 32,000 SF
Lot Size:	6.07 Acres
Building Size:	136,909 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,926	15,194	33,149
Total Population	9,596	35,764	84,286
Average HH Income	\$72,375	\$94,303	\$106,945

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PROPERTY DESCRIPTION

Retail & Flex Space For Lease in Enfield Connecticut. Commercial Mixed Use Area, Well Located at a Lighted Intersection on busy Route 5 in Enfield with Great Access to I-91 (ADT along Route 5 is 11,300).

Amenities abound in this area of the state with close proximity to Springfield, Massachusetts and Bradley International Airport, also located a short drive from Hartford; there are plentiful options for shopping, dining and entertainment.

Enfield Plaza has ample parking and excellent signage opportunities. Businesses have ability to place signage on the façade above their space. Pylon signage is available for anchor tenants and tenants on the lower level. Ceiling clear heights are approximately 9'-10' on the lower level and 14'-16' on the main level.

Main level spaces are \$12 per sq ft NNN (NNN's are running approximately \$3.84 per sq ft) plus utilities, and, the lower level spaces are \$9 per sq ft gross plus utilities. The lower level spaces will be delivered with a heating system and air-conditioning.

Up to 32,000 +/- contiguous sq ft available. Join Club Fitness, CosmoPro, Edible Arrangements, Alsham International Food, Odin's Keep Axe House, Square Peg Pizza, Tipsy Paint Brush, Kiln It Pottery Studio, Ballroom Fever, Benson's Bagels, and, Gracie Enfield Jiu Jitsu.

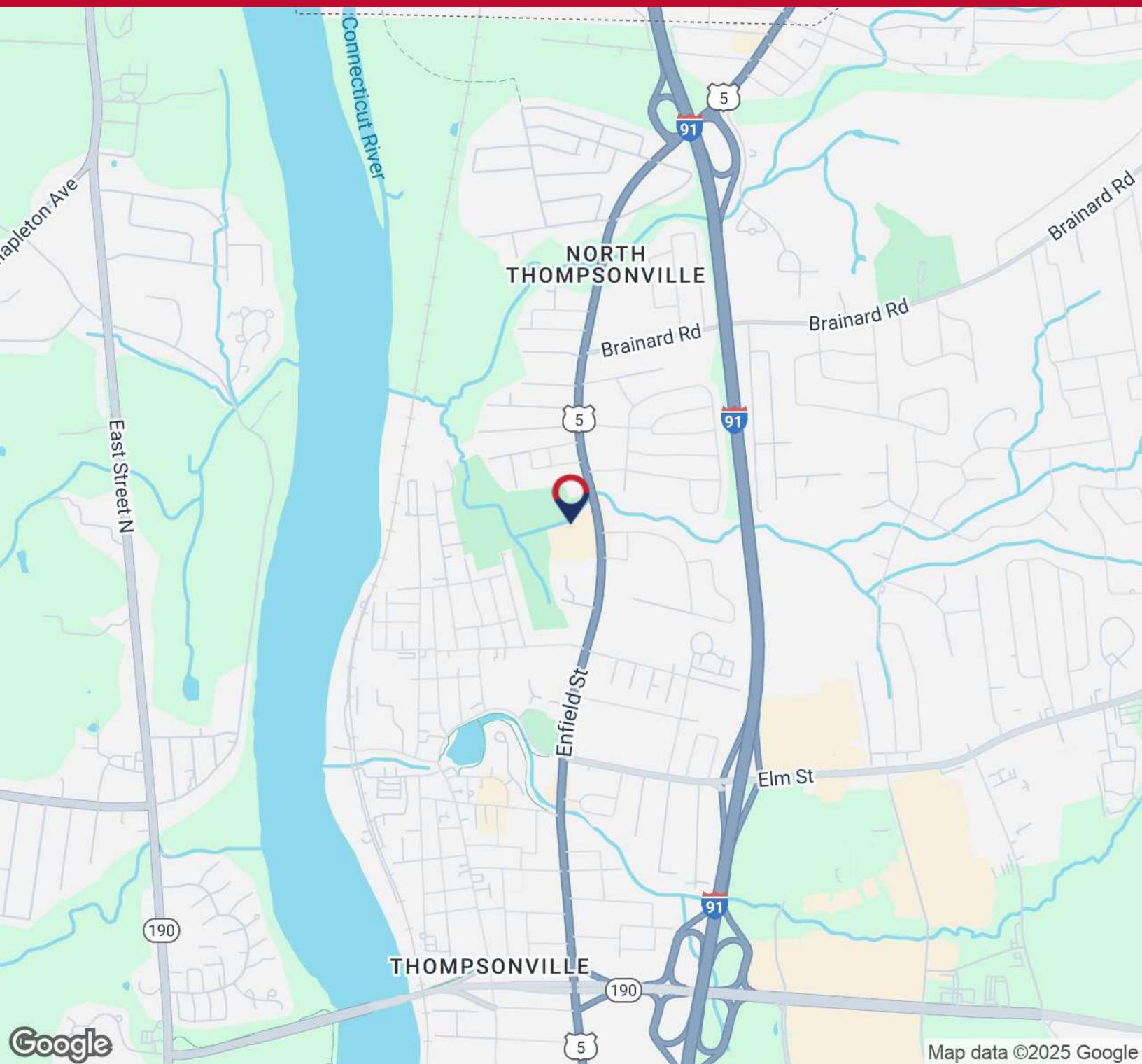
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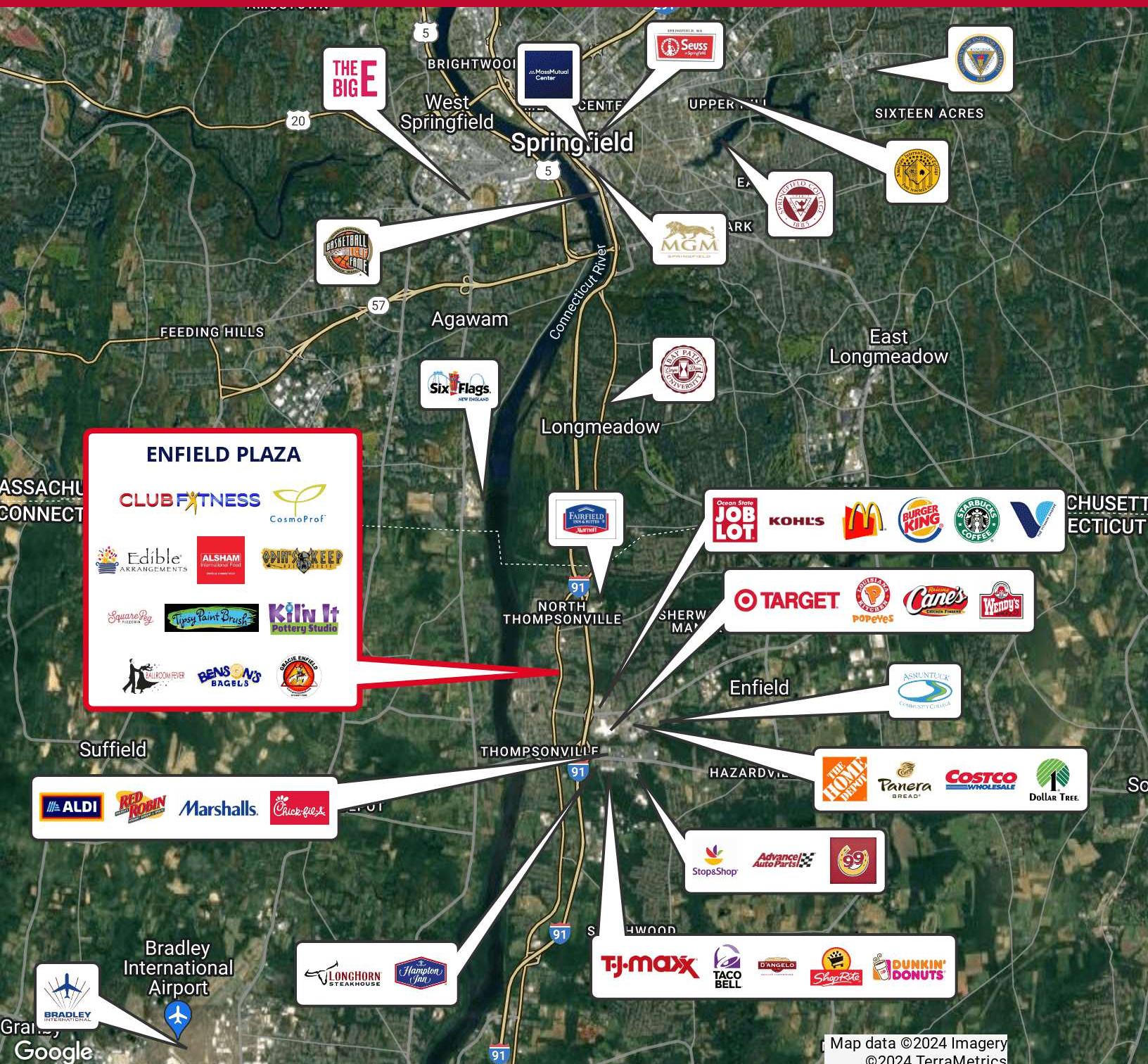
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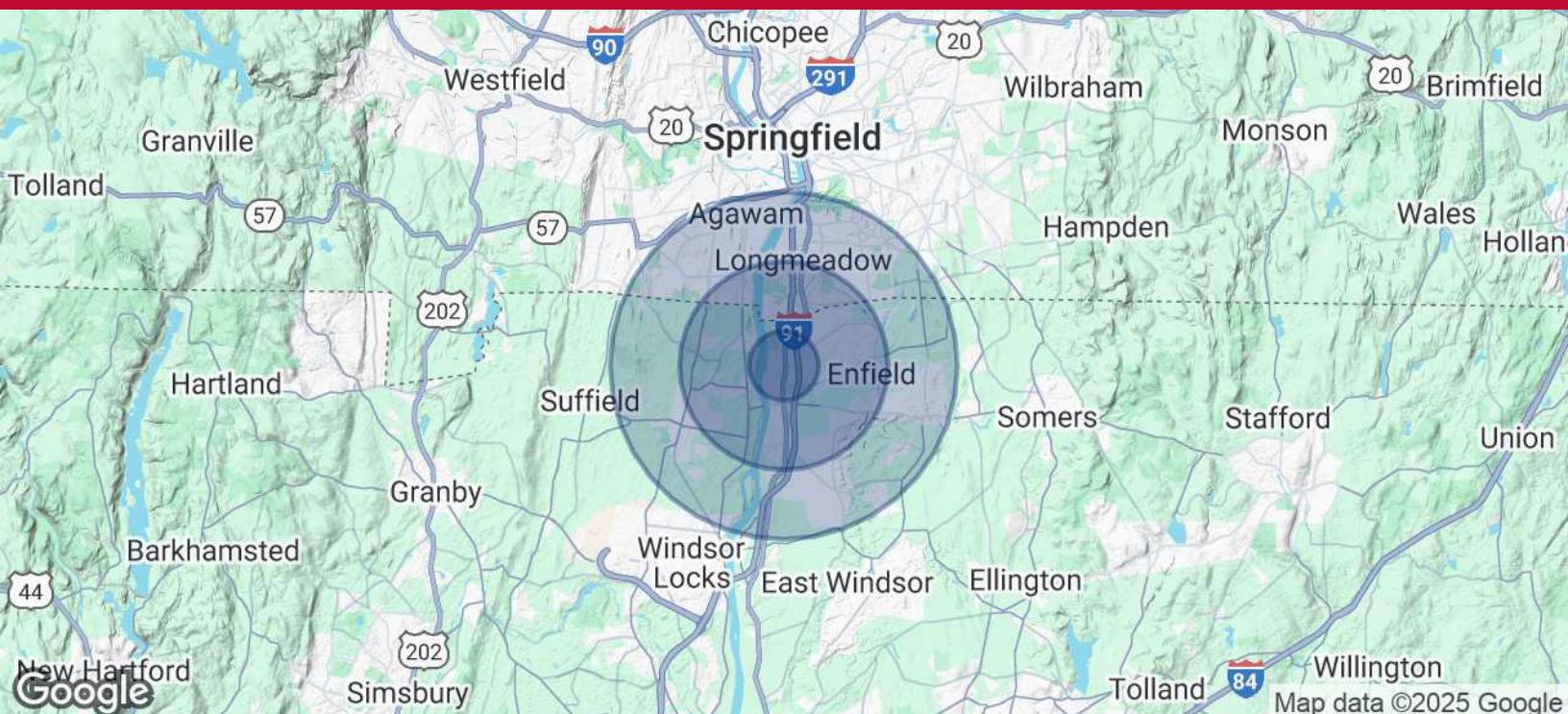
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,596	35,764	84,286
Average Age	37.2	41.5	43.6
Average Age (Male)	32.6	36.9	40.0
Average Age (Female)	41.2	44.8	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,926	15,194	33,149
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$72,375	\$94,303	\$106,945
Average House Value	\$166,941	\$226,454	\$250,190
TRAFFIC COUNTS			
Average Daily Traffic Count on Route 5	11,300/day		

2020 American Community Survey (ACS)

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