

# Iconic Redding Restaurant Property

109 Blackrock Tpke, Redding Connecticut



**COLDWELL BANKER  
COMMERCIAL**  
REALTY

# LEASE

## THE SPINNING WHEEL RESTAURANT

109 Black Rock Tpke Redding, CT 06896



### PROPERTY DESCRIPTION

Lease a piece of Redding's culinary heritage and make your mark on the local dining scene with the Spinning Wheel Restaurant. Whether you're dreaming of launching your own restaurant venture or seeking an investment opportunity with proven success, this iconic establishment is sure to captivate your imagination and inspire your entrepreneurial spirit.

Schedule a showing today and discover the endless possibilities awaiting you at the Spinning Wheel Restaurant.

### PROPERTY HIGHLIGHTS

- **Location:** Situated on Blackrock Turnpike, this landmark restaurant enjoys excellent visibility and easy accessibility
- **Distinctive Architecture:** The Spinning Wheel's classic New England architecture and inviting exterior set the stage for a memorable dining experience.
- **Interior Features:** Beautifully appointed interior that seamlessly blends historic charm with modern comfort.

### OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Number of Units:	1
Available SF:	10,665 SF
Lot Size:	170,988 SF
Building Size:	10,665 SF
Zoning:	R-2
APN:	31-95

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	61	244
Total Population	57	158	631
Average HH Income	\$210,835	\$210,835	\$210,835

Alice Fitzsimons  
203 770 2843

Denis Kobas  
203 885 3870



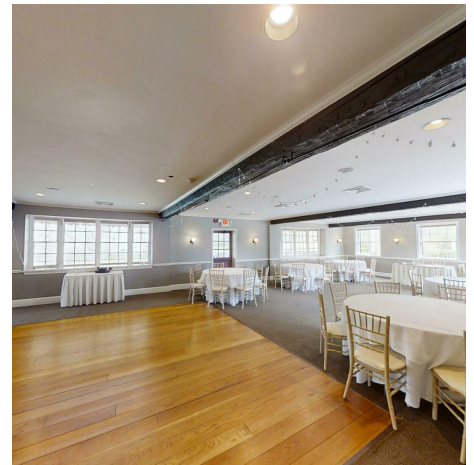
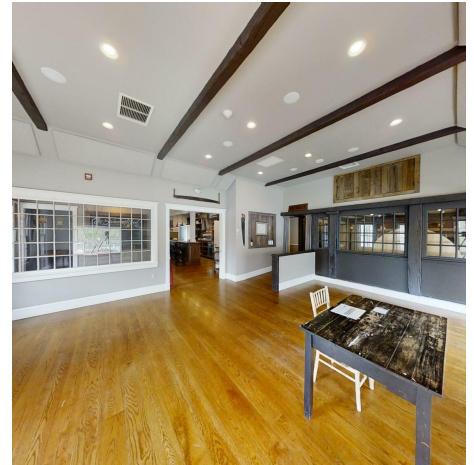
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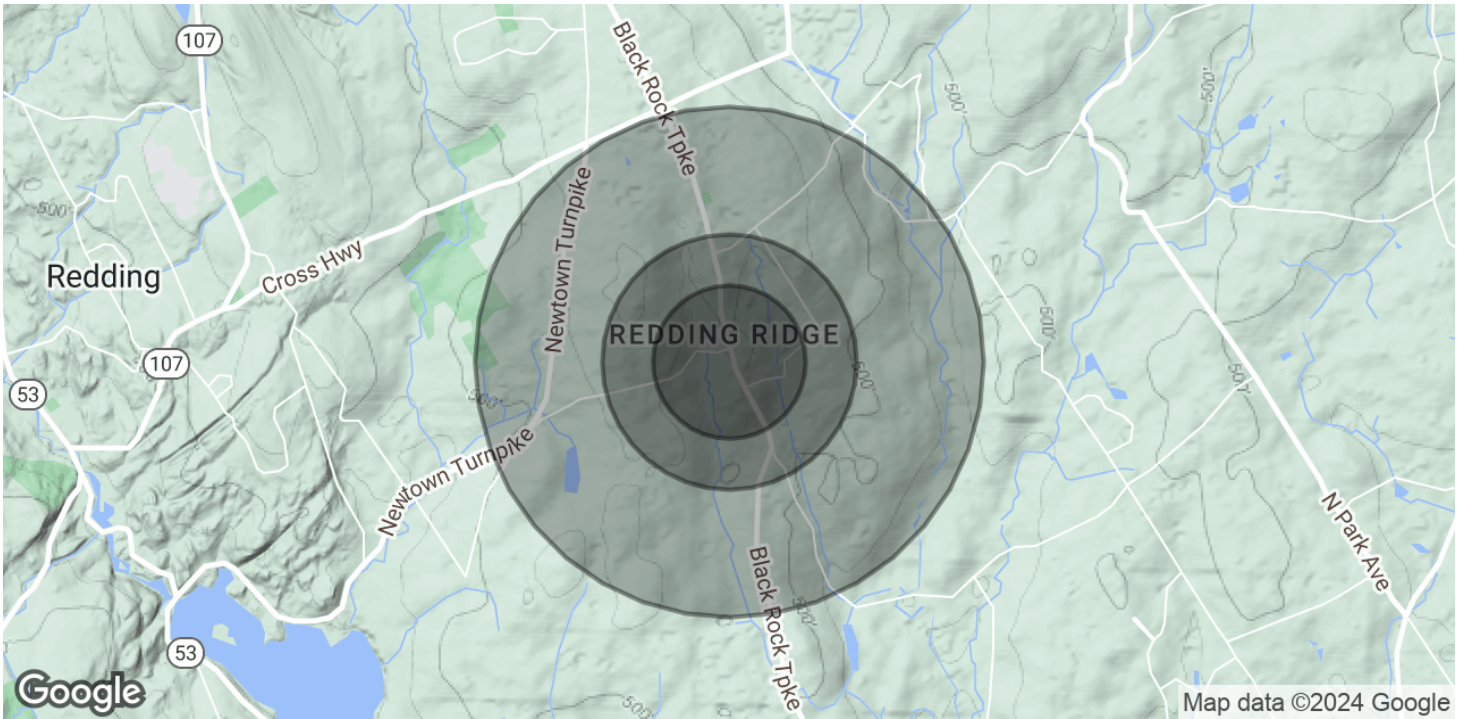
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	57	158	631
Average Age	45	45	45
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	61	244
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$210,835	\$210,835	\$210,835
Average House Value	\$795,355	\$795,355	\$795,355

Demographics data derived from AlphaMap

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## TEAM CONTACTS



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MARKETS<sup>2</sup>

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AFFILIATED  
PROFESSIONALS<sup>3</sup>

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- In the top 15 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2023
- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

**1.4M**

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**\$9.82B\***

TOTAL 2022  
SALES VOLUME

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with unparalleled  
confidence.

**CBCWORLDWIDE.COM**

1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.