

# SALE

## REDEVELOPMENT SITE FOR SALE

472, 478, and 486 East Main Street Torrington, CT 06790



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Real Estate presents for sale 472, 478, and 486 East Main Street, located in Torrington, Connecticut. This .83-acre redevelopment site is comprised of three parcels with frontage on East Main Street (Route 202). Suitable for a service station, fast food, multi-tenant, or medical. Located right off Exit 44 of Route 8 North and close to the entrance ramp for Route 8 South. Intersects at a light with Route 4 for a total of 33,000 vehicles per day. Additional property may be made available at an additional cost.

### PROPERTY HIGHLIGHTS

- Three adjoining level parcels
- Three Parcels
- 17,000 VPD on East Main Street (Route 202)
- 33,000 VPD including Route 4
- 179 LF of Frontage on Route 202

### OFFERING SUMMARY

Sale Price:	\$995,000
Number of Lots	3
Lot Size:	0.83 Acres
Zoning:	LB
APN:	125/013/015

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,949	19,188	41,587
Total Population	31,336	40,460	88,575
Average HH Income	\$67,481	\$73,561	\$88,818

**Mario Longobucco**  
860 307 5945



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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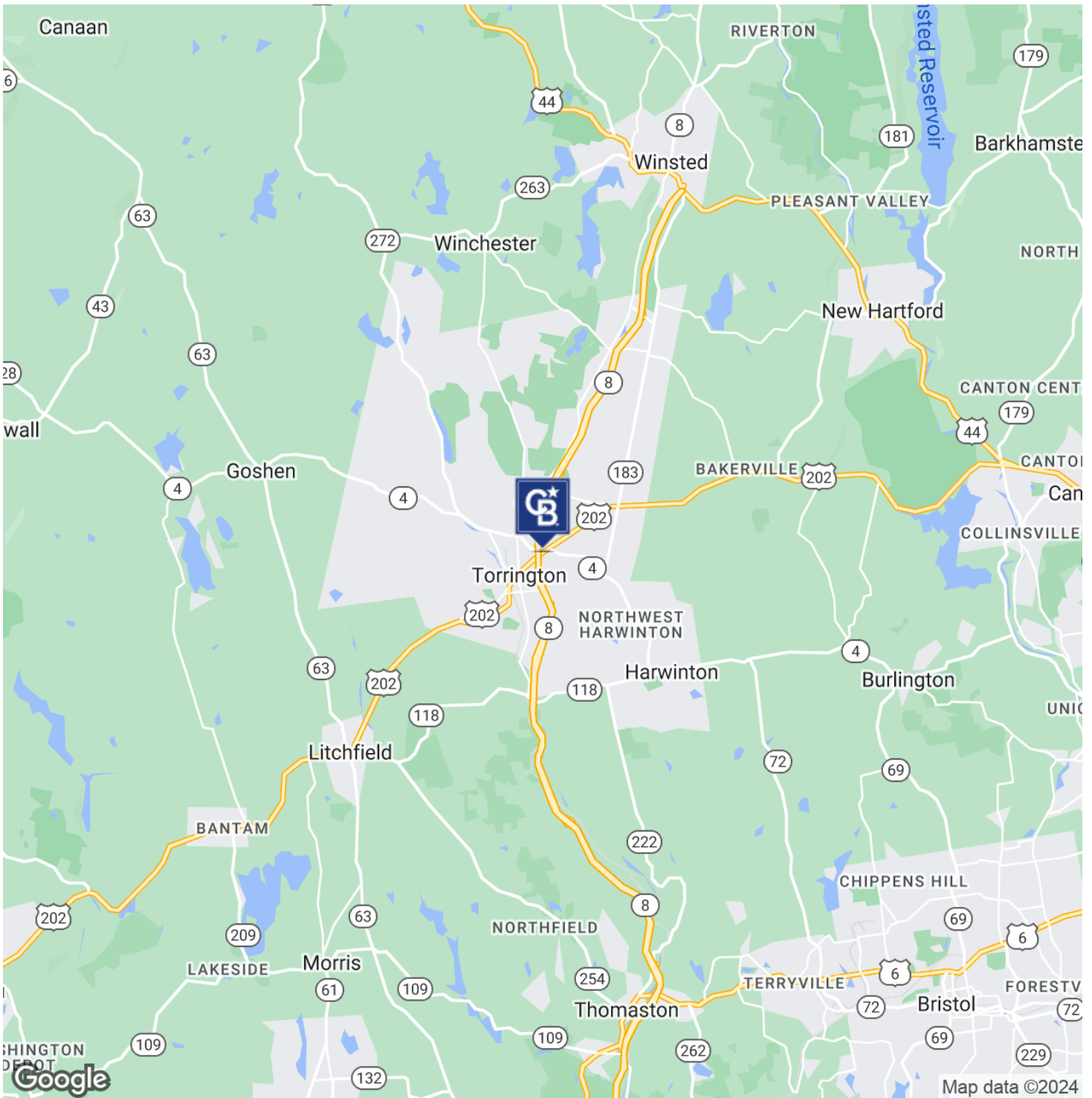
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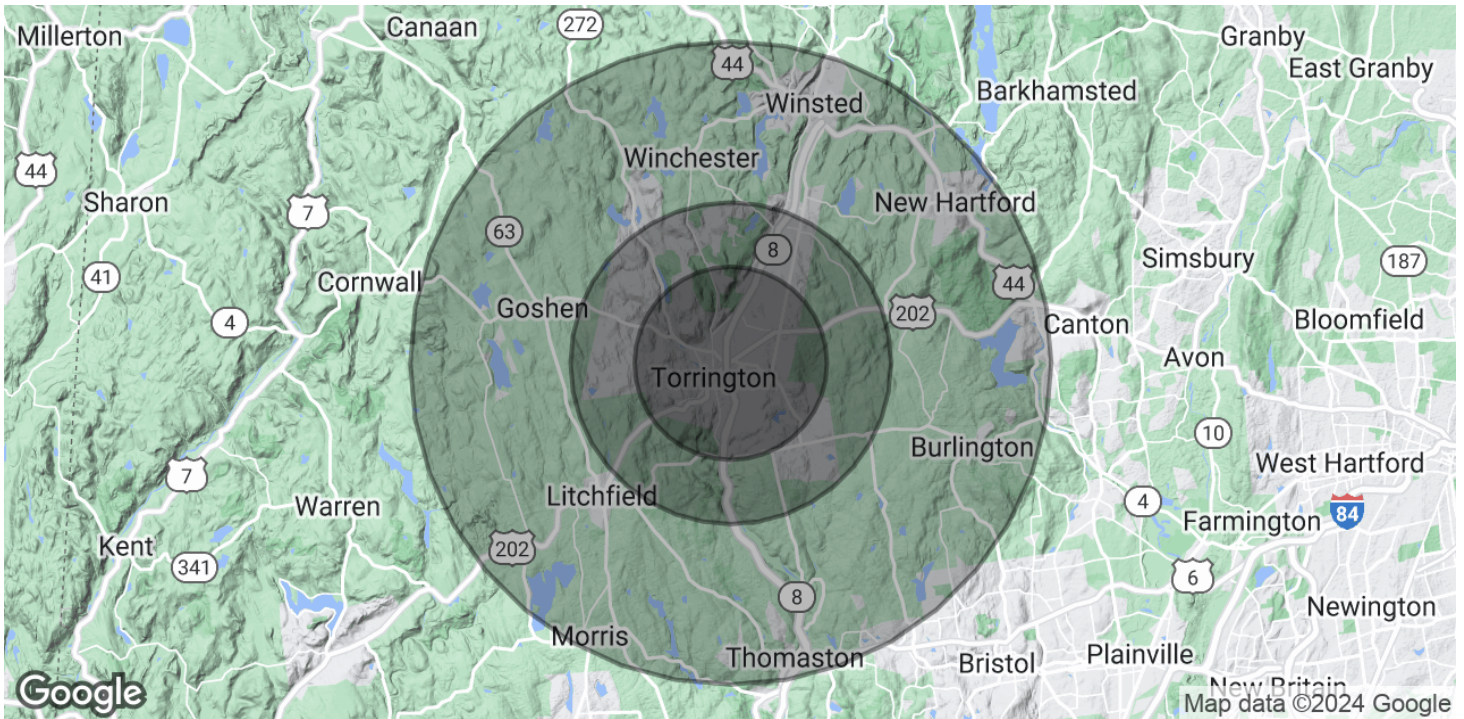
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,336	40,460	88,575
Average Age	44.7	45.8	46.4
Average Age (Male)	40.8	42.3	44.4
Average Age (Female)	47.3	47.9	47.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,949	19,188	41,587
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$67,481	\$73,561	\$88,818
Average House Value	\$153,373	\$174,892	\$236,380

\* Demographic data derived from 2020 ACS - US Census

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