



168 Center Street

168 Center Street, Southington, Connecticut 06489

Property Features

- Historical mill building constructed in 1883
- Beautiful exposed ceilings offering heights of up to 14ft
- Exposed brick
- Recently renovated
- Off-street surface parking lot
- Large windows
- Direct access to the frequented Rails to Trails walking path
- Large clear spans
- Heart of Downtown Southington



For more information:

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For Lease

Retail, Office



Property Summary

Available SF:	1,027 - 10,300 SF
Lease Rate:	\$15.00 - 18.00 SF/yr (MG)
Lot Size:	3.25 Acres
Building Size:	137,000 SF
Year Built:	1883
Renovated:	2019
Zoning:	I-1
Cross Streets:	Main Street, West Center Street, Liberty Ave
Traffic Count:	5,400

Property Overview

One Factory Square is home to a historical, brick, mill building constructed in 1883. Recently renovated, this beautiful property is offering a variety of spaces for lease, best serving as retail/office use.

Location Overview

Southington is a growing community, once described as "A Microcosm of America." The town is located in Hartford County, within 20 miles of Hartford and 9 miles of Waterbury, and includes the sections of Plantsville, Milldale, and Marion. The geographic area of the town is 36.8 square miles, ranking it 40th out of 169 Connecticut towns and its population is approximately 42,000, which places it in the top-25 most populous towns in Connecticut. Southington is extremely accessible with exits 28 through 32 of Interstate 84, exit 4 of Interstate 691, Route 10 bisects the town as well. The CT Fastrak bus line provides public transportation to Waterbury and Hartford, which also connects Southington to the Metro-North railroad.



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For Lease

Retail, Office

Property Name:	One Factory Square
Property Address:	168 Center Street Southington, CT 06489
Property Type:	Retail
APN:	8788
Gross Leasable Area:	110,000 SF
Building Class:	C
Zoning:	I-1
Year Built:	1883
Number Of Stories:	3
Walls:	Brickwork/drywall
Roof:	Flat/Gable



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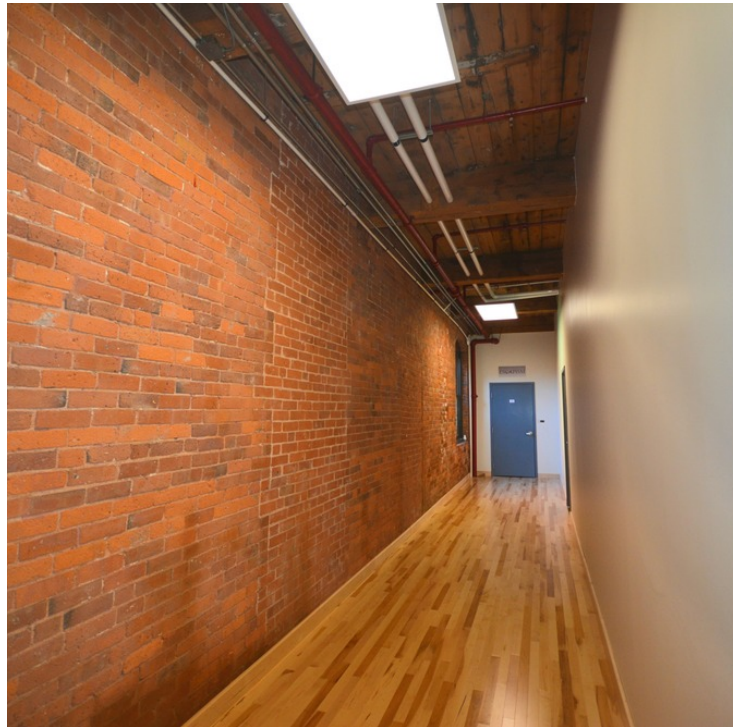
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Retail, Office



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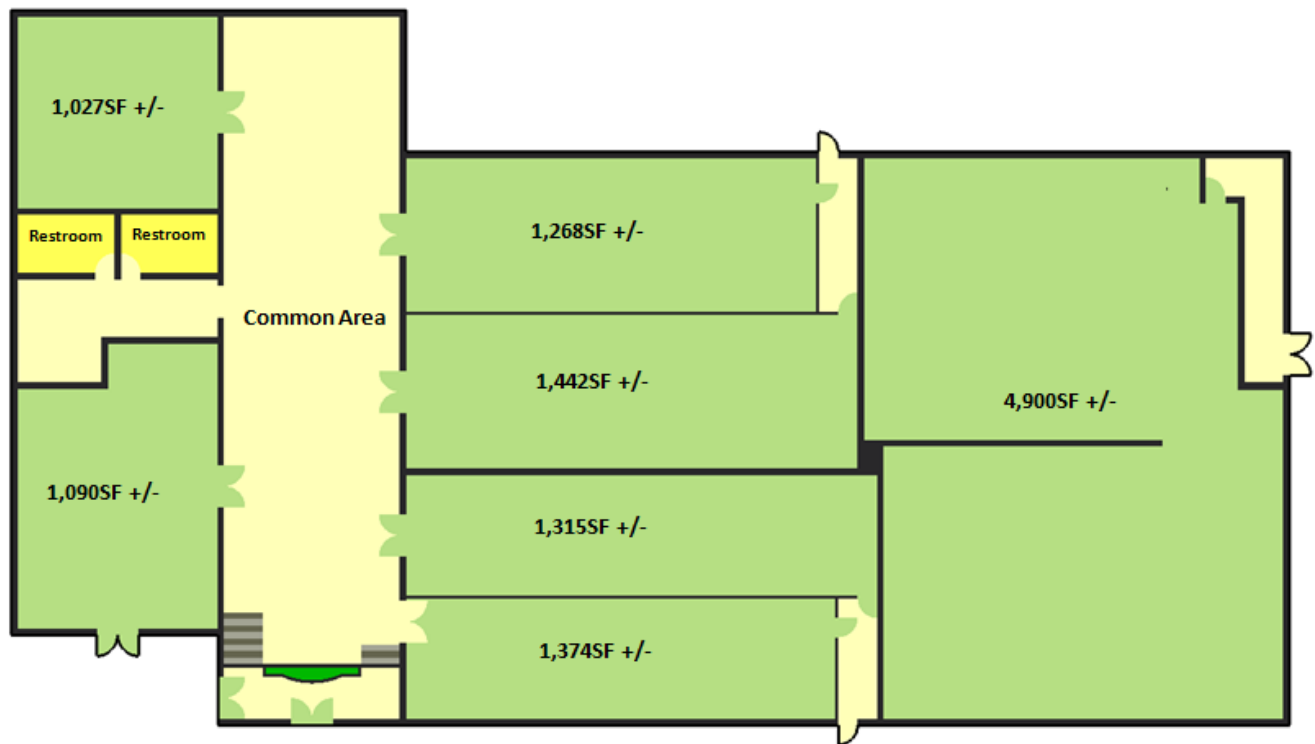
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For Lease

Retail, Office

One Factory Square,
Southington, CT 06489
Main Floor Retail Spaces



For Lease

Retail, Office



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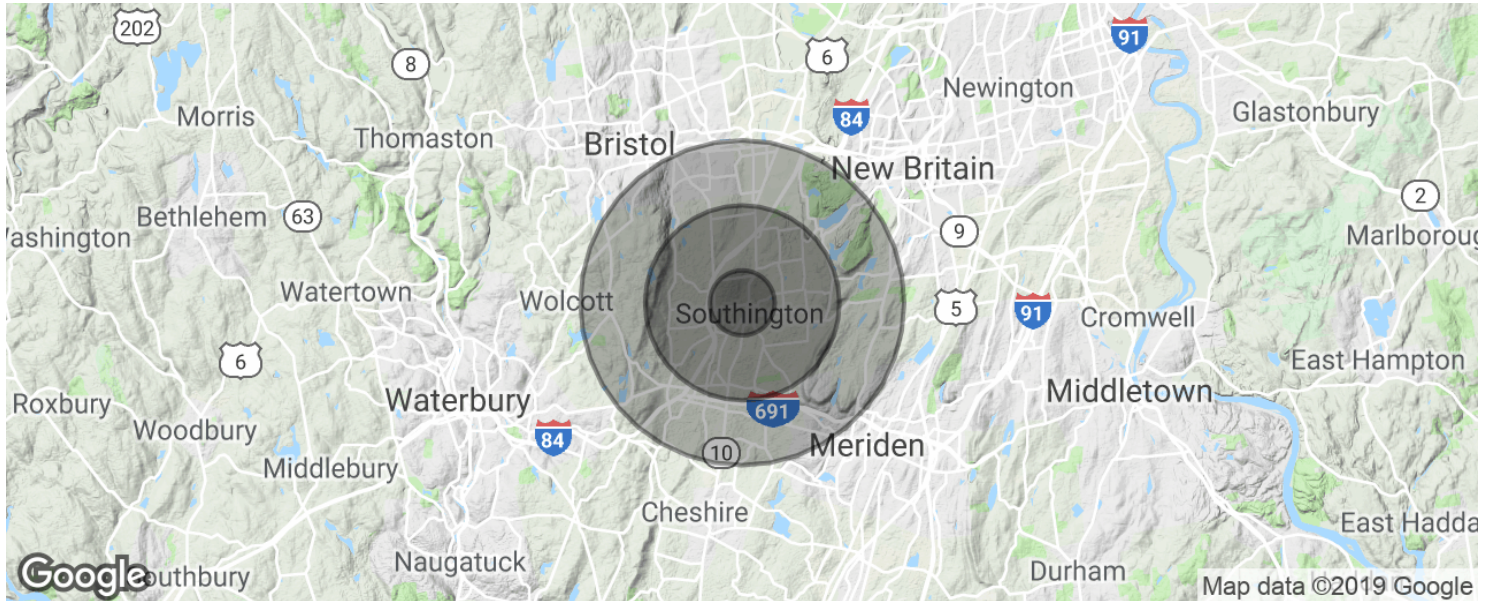
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POPULATION

1 MILE

3 MILES

5 MILES

Total population	7,779	37,949	91,908
Median age	40.2	43.1	41.3
Median age (Male)	38.8	41.4	39.8
Median age (Female)	41.3	45.0	43.1

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,130	14,871	35,036
# of persons per HH	2.5	2.6	2.6
Average HH income	\$76,836	\$85,899	\$87,991
Average house value	\$269,098	\$286,219	\$296,348

* Demographic data derived from 2010 US Census



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