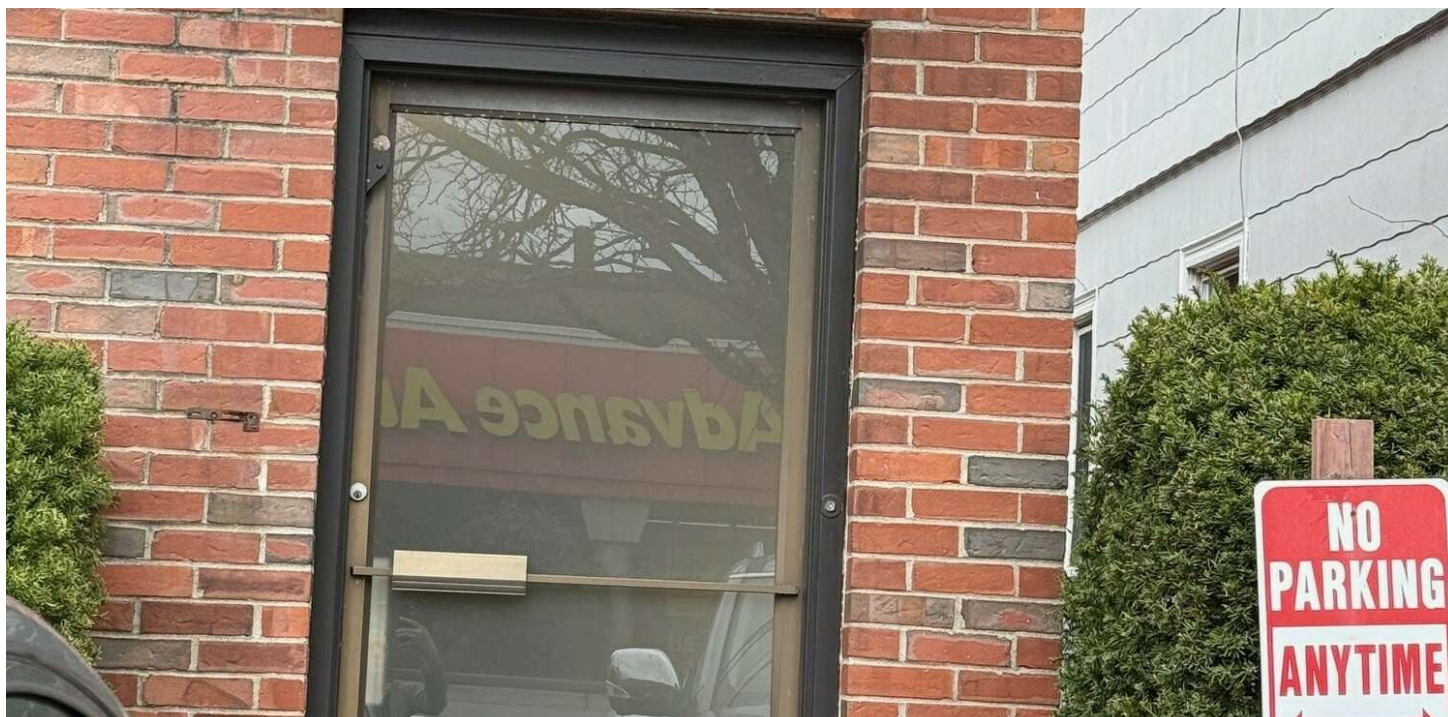


LEASE

PETRICONE'S PHARMACY BUILDING

100 E Main St Torrington, CT 06790



PROPERTY DESCRIPTION

Super convenient, super clean, small office space for lease in downtown Torrington. Perfect for a small accounting firm, an attorney, a real estate company, or just about any type of office use. Private entrance and two to three onsite parking spaces with more available nearby. Local ownership keeps the building in great shape. the suite has a receptionist area, file/copy area, two offices, and a private restroom. Highly visible corner location at the corner of East Main and Center Streets in Torrington, CT. this is a full-service lease including utilities. If you're looking for office space, be sure to put this one on your list.

PROPERTY HIGHLIGHTS

- safe and clean environment
- private entrance
- private restroom
- owner on site

OFFERING SUMMARY

Lease Rate:	\$1,250.00 per month (Full Service)
Number of Units:	1
Available SF:	1,000 SF
Lot Size:	4,758 SF
Building Size:	3,695 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,656	18,573	43,368
Total Population	33,086	42,764	103,329
Average HH Income	\$90,961	\$102,234	\$126,675

Mario Longobucco
(860) 307-5945



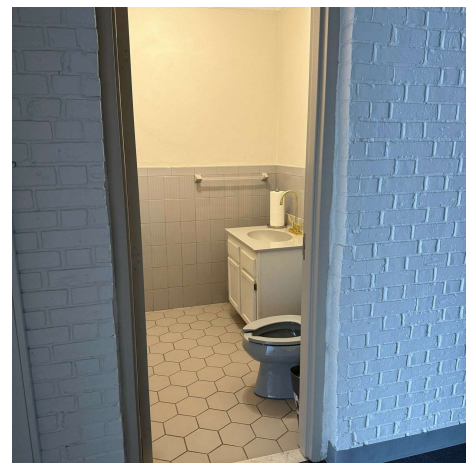
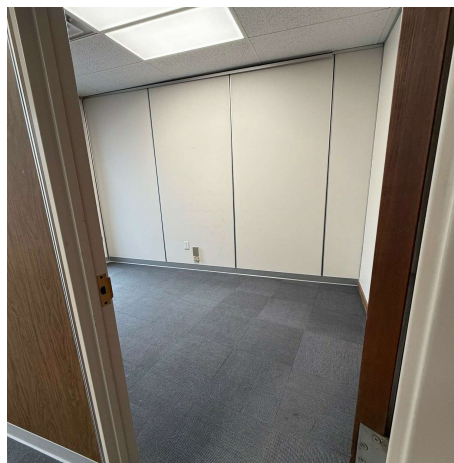
COLDWELL BANKER
COMMERCIAL
REALTY

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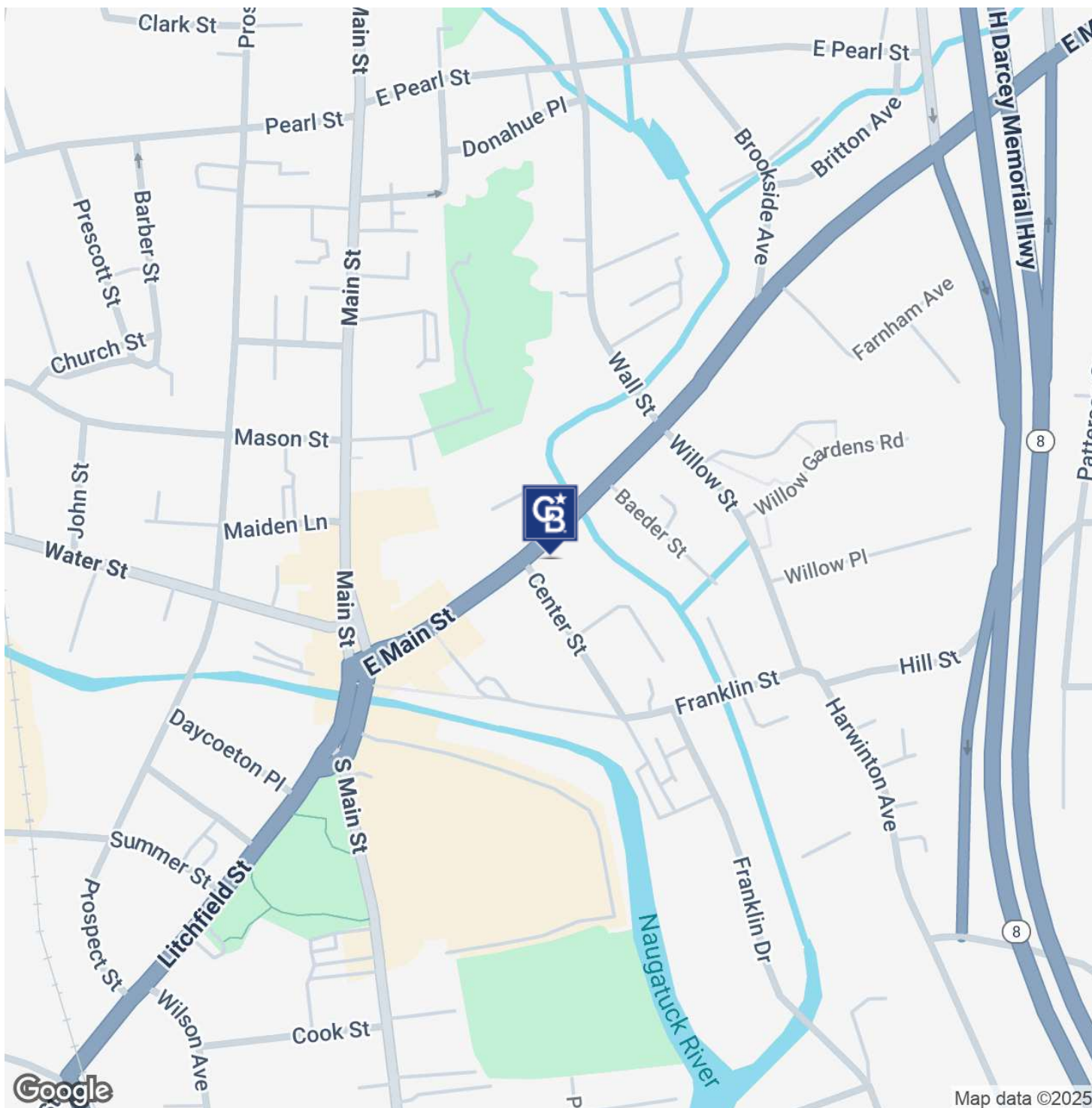
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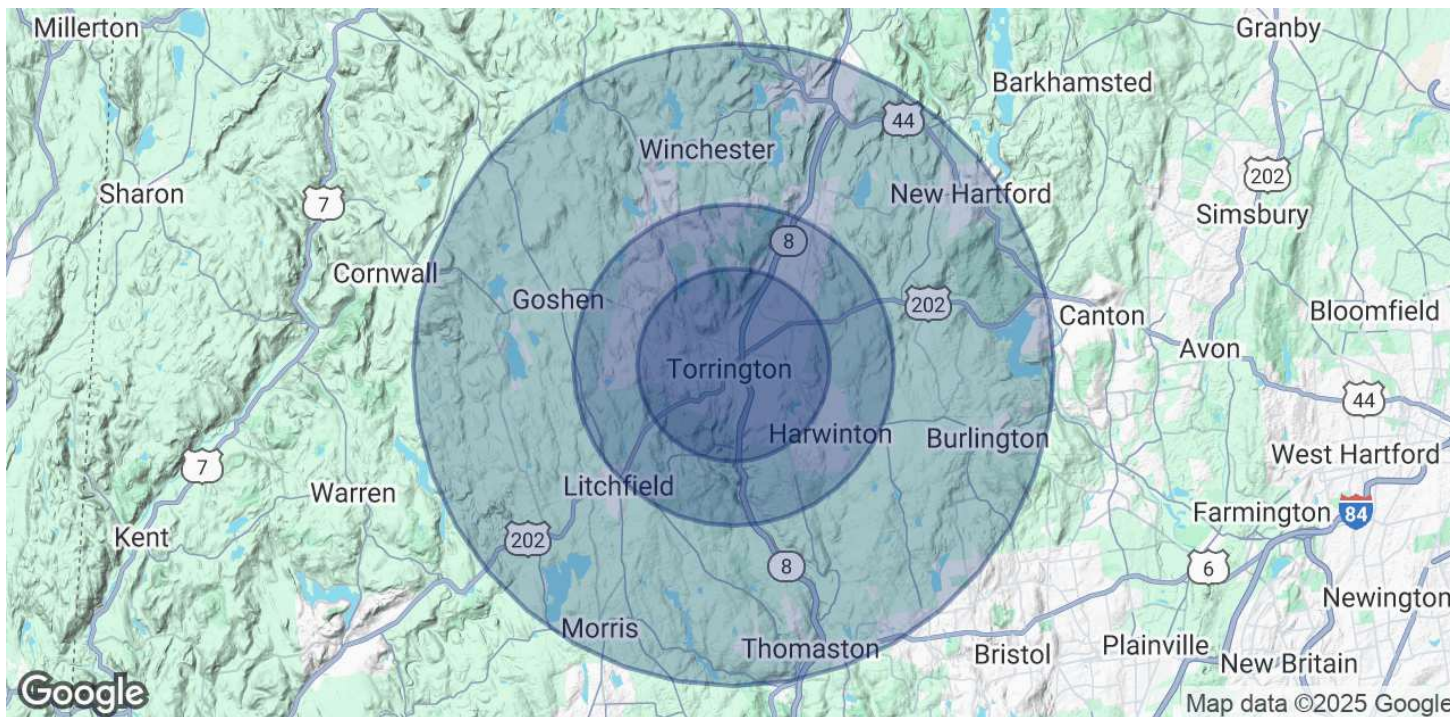
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100 E Main St Torrington, CT 06790



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	33,086	42,764	103,329
Average Age	44	44	45
Average Age (Male)	43	43	44
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	14,656	18,573	43,368
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$90,961	\$102,234	\$126,675
Average House Value	\$254,118	\$281,289	\$370,365

Demographics data derived from AlphaMap

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