

# For Sale \$1,450,000

**Old Main Village**  
**154 New Britain Ave**  
**Rocky Hill, CT 06067**

## Property Details

7.5% Cap Rate

9,000 Sq. Ft. in Old Main Village

Ample parking, pylon and marquee signage.

Minutes from I-91, Route 3 and the Berlin Turnpike (Routes 5/15)

13,200 Vehicles per Day



## Demographic Overview

	1 mile	3 miles	5 miles
Population	6,034	50,802	145,039
Avg. HH Income	\$120,357	\$102,548	\$91,374
Avg. Disposable Inc.	\$82,367	\$74,682	\$67,469

**Please Contact: Peter D'Addeo**

**Mobile: (860) 983-5146**

**Email: pdaddeo@ccimcsr.com**

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