

± 2,200 SF

Former Banking Center 1161 New Britain Ave. | West Hartford, CT 06110

CBRE is pleased to offer for sale this ±2,200 SF free-standing retail banking center located on New Britain Avenue in West Hartford, Connecticut, approximately 1/2-mile from Interstate 84 at Exit 41. The building sits on a ±0.60-acre lot with onsite parking for 23 vehicles and features one drive-thru lane, with access from Somerset St. and egress directly onto New Britain Avenue. Existing buildout includes teller stations, vault and open space on the ground floor and a break room, storage, restrooms, mechanical rooms and conference room/office in the basement level.

West Hartford is an affluent suburban community boasting a population of approximately 64,000 people, with a median household income of \$124,150. New Britain Avenue (CT Route 173) is a primary arterial running through the Elmwood neighborhood, populated with a combination of residential, retail and commercial properties. The subject property is located in a BC zone, with permitted uses including a wide variety of retail, personal and professional services, restaurants and educational services, as well as general and medical office and municipal buildings.

Bid Deadline: October 30, 2024

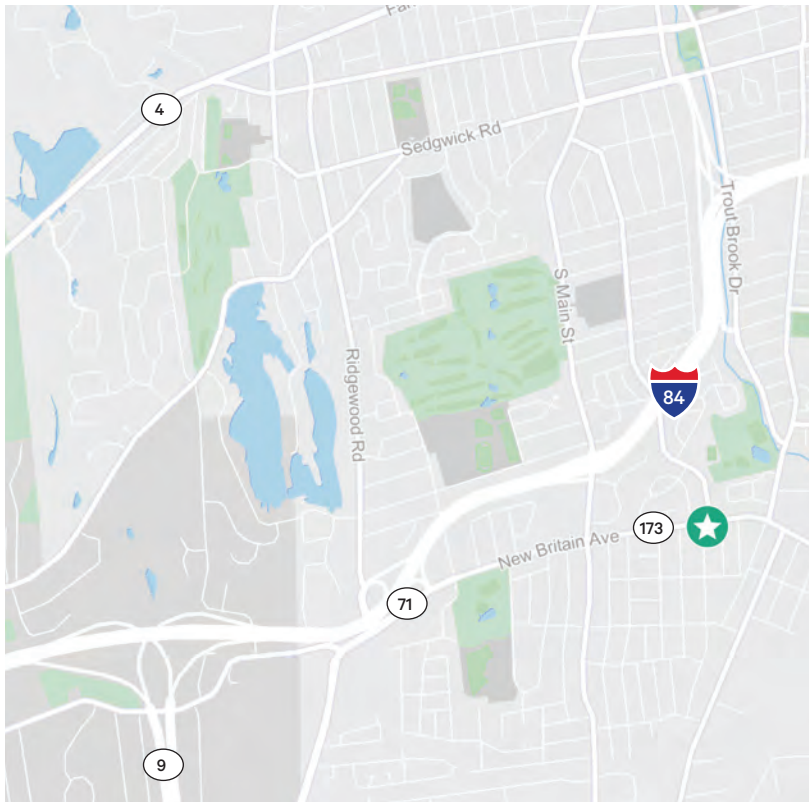


- + CBRE, Inc. represents a national bank with prime banking center properties available for purchase
- + Locations are sold via a modified bid process with no banking deed restrictions or minimum bids
- + Visit www.BankingCentersForSale.com to register to bid on this location, as well as view other available locations and receive email notifications about new banking center opportunities when they become available

For Sale by Auction | BID DEADLINE: 10/30/2024

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Retail/Office



Bank Highlights

- LOT SIZE:** 0.59 acres
- BUILDING SIZE:** 2,220 SF ground floor plus ±1,200 SF Basement/LL*
- YEAR BUILT:** 1963
- PARKING SPACES:** 23 including 1 handicapped
- DRIVE-THRU LANES:** One (1)
- ZONING:** BC/TND
[Business Commercial with Traditional Neighborhood Design District Overlay]

* Basement area not included in rentable SF total.

Neighboring Businesses

- + Alyce Carella Dance Centre
- + Ample Urgent Care
- + Beachland Tavern
- + Collins Medical Associates
- + CVS Pharmacy
- + Elmwood Dental Group
- + Elmwood Elementary
- + Elmwood Community Center
- + Frank Pepe Pizzeria
- + Frida Mexican Cuisine
- + Gastro Park
- + Goldberg's Bakery Cafe
- + Green Man Tattoo Studio
- + Jackson Hewitt
- + Jerry's Artarama
- + Nummy Asian Fusion
- + Subway
- + The Hungry Crab
- + Webster Bank
- + Western Union

TRAFFIC COUNT (CTDOT 2024) 20,900 AADT on New Britain Ave (Route 173)

Regional Demographics

2024 ESTIMATED

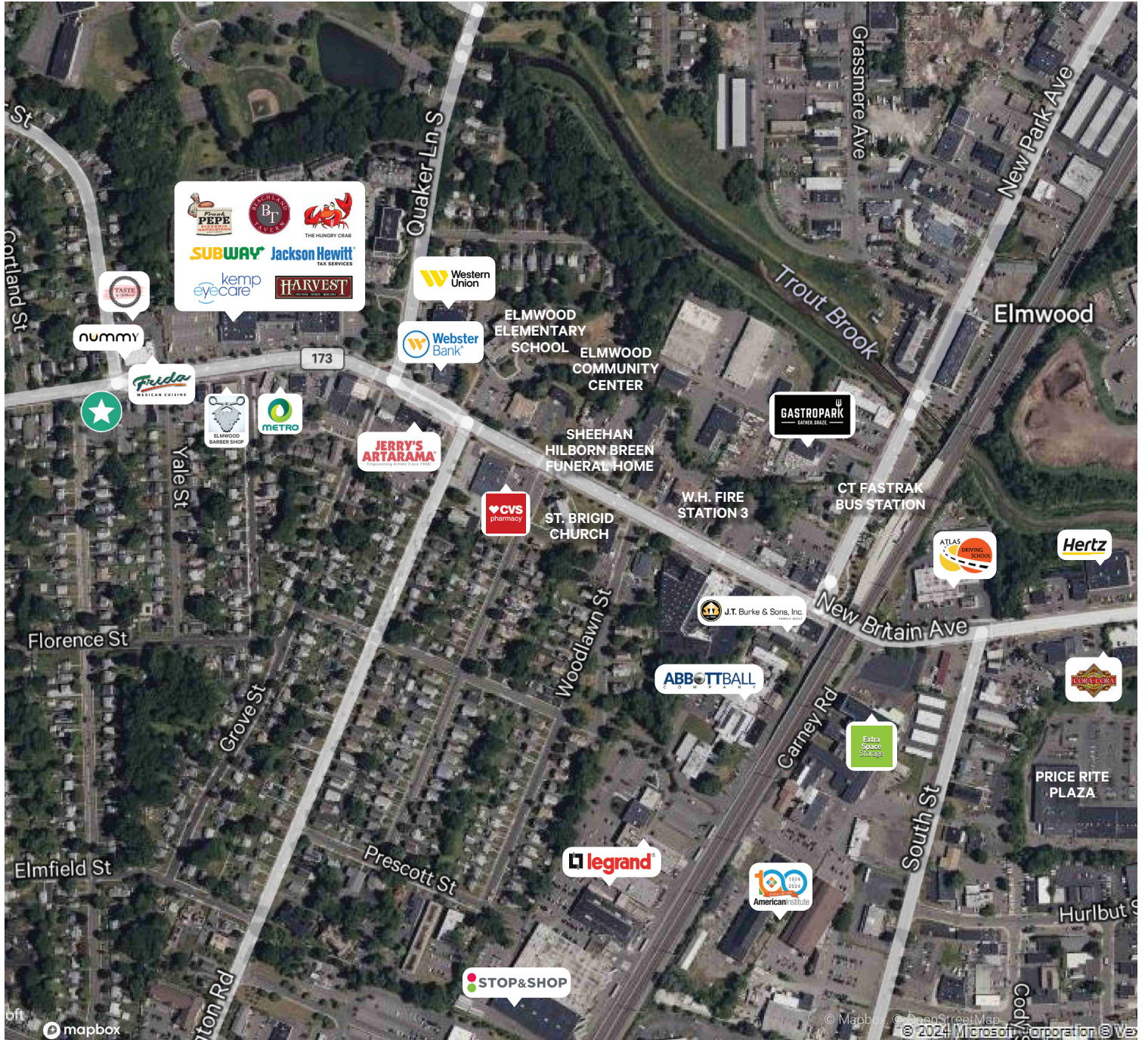
	1 mile	3 miles	5 miles	10 miles
Population	9,729	119,117	280,391	606,592
Daytime Population	12,277	117,572	343,025	691,165
No. of Households	4,112	48,583	113,241	248,099
Average Household Income	\$121,726	\$118,270	\$109,366	\$119,740
Median Age	40.4	38.4	37.5	40.4

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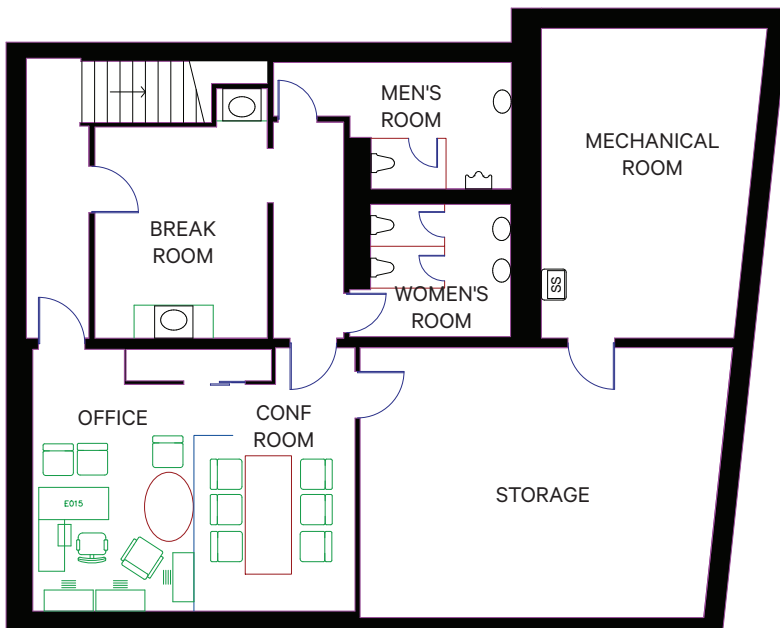
Retail/Office

Trade Area Map



Floor Plans

Ground Floor



Basement/Lower Level

Property Photos



Main Entrance on New Britain Ave



Drive-Thru/Walk-Up ATM



Parking/Access from Somerset St



Parking/Drive-Thru Entrance



Rear Entrance/Parking



Side View/Drive-Thru

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Retail/Office

Property Photos



Lobby Area



Teller Stations



Open Office Area



Parking Area

Contact Us

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