

SALE

TWO TWENTY PLAZA

220 W Main St Avon, CT 06001



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Avon, CT: a 11,661 SF retail/strip center with 5 units, offering a lucrative 90% occupancy rate. This well-maintained property, built in 1946 and updated in 2020, is perfectly positioned for sustained success in the thriving Avon area. Surrounded by a who's who of retailers on all sides with off the chart traffic counts. The CR zoning designation, prime location and a solid roster of long-term tenants, this property presents a compelling opportunity for retail/strip center investors seeking a strong addition to their portfolio.

PROPERTY HIGHLIGHTS

- busy route 44 location in Avon
- solid, long-term tenants
- plenty of parking
- unmatched vis

OFFERING SUMMARY

Sale Price:	\$1,725,000
Number of Units:	5
Lot Size:	0.58 Acres
Building Size:	11,661 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,182	24,720	163,556
Total Population	23,643	61,798	407,691
Average HH Income	\$185,586	\$182,186	\$117,633

Mario Longobucco
(860) 307-5945



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COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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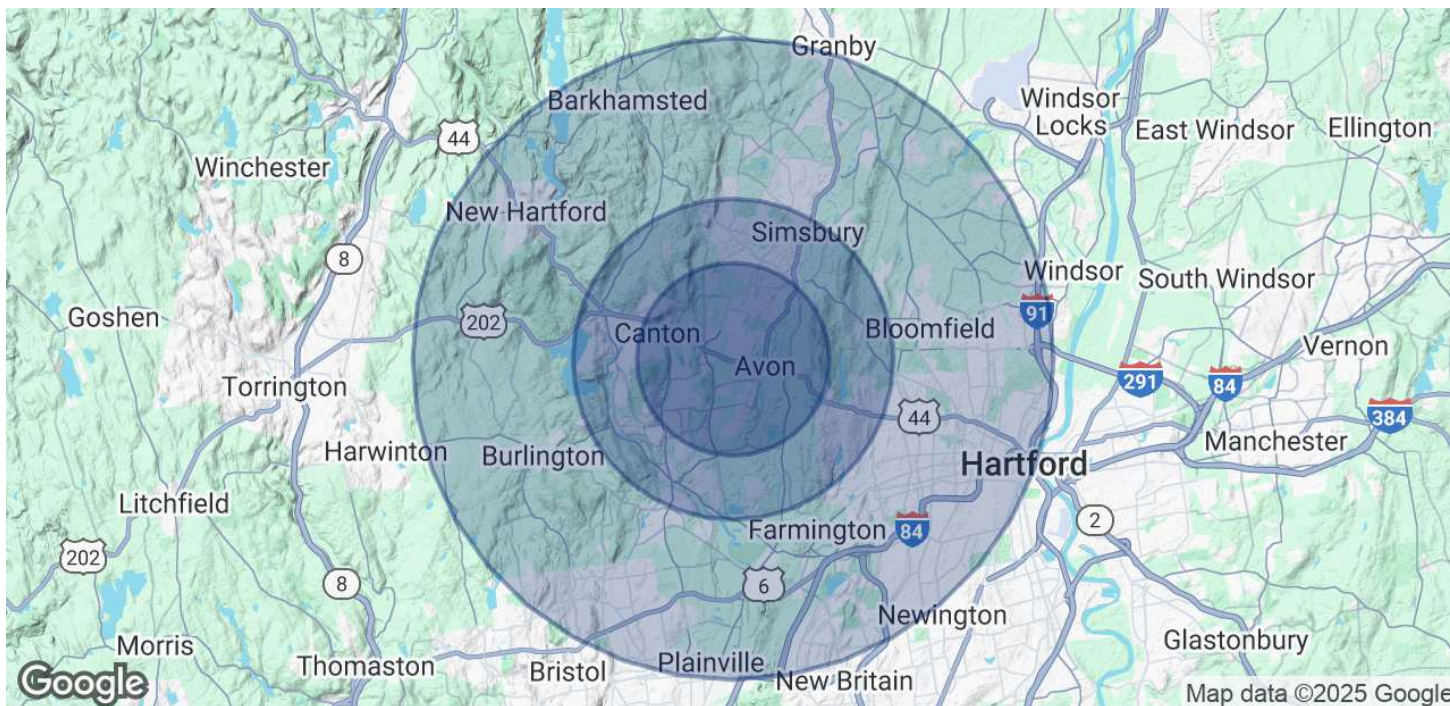
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	23,643	61,798	407,691
Average Age	43	44	41
Average Age (Male)	42	43	40
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	9,182	24,720	163,556
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$185,586	\$182,186	\$117,633
Average House Value	\$555,273	\$537,611	\$366,967

Demographics data derived from AlphaMap

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