

SALE

10 TOWN HILL ROAD

10 Town Hill Road New Hartford, CT 06057



PROPERTY DESCRIPTION

New, reduced pricing! This former laundromat building is adjacent to the former Dunkin building in New Hartford Center. Perfect location for your new retail or office venture. Highly visible with dedicated parking, you'll be right in the mix of everything New Hartford has to offer. West Hill Pond, Sundown, the Farmington River, etc. Awesome spot for an attorney office, accountant, realtor, Dentist, or any type of food or retail. The former Dunkin building next door at 495 Main Street is also available for purchase. Building is in shell condition.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- Former Laundromat
- Plenty of Parking
- Perfect for Office, Retail, & Restaurant Use
- Adjacent Property Available

OFFERING SUMMARY

Sale Price:	\$275,000
Number of Units:	1
Lot Size:	0.39 Acres
Building Size:	1,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	335	2,127	7,187
Total Population	772	4,865	16,830
Average HH Income	\$103,335	\$118,156	\$114,389

Mario Longobucco
(860) 307-5945



COLDWELL BANKER
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.

SALE

10 TOWN HILL ROAD

10 Town Hill Road New Hartford, CT 06057



Mario Longobucco
(860) 307-5945



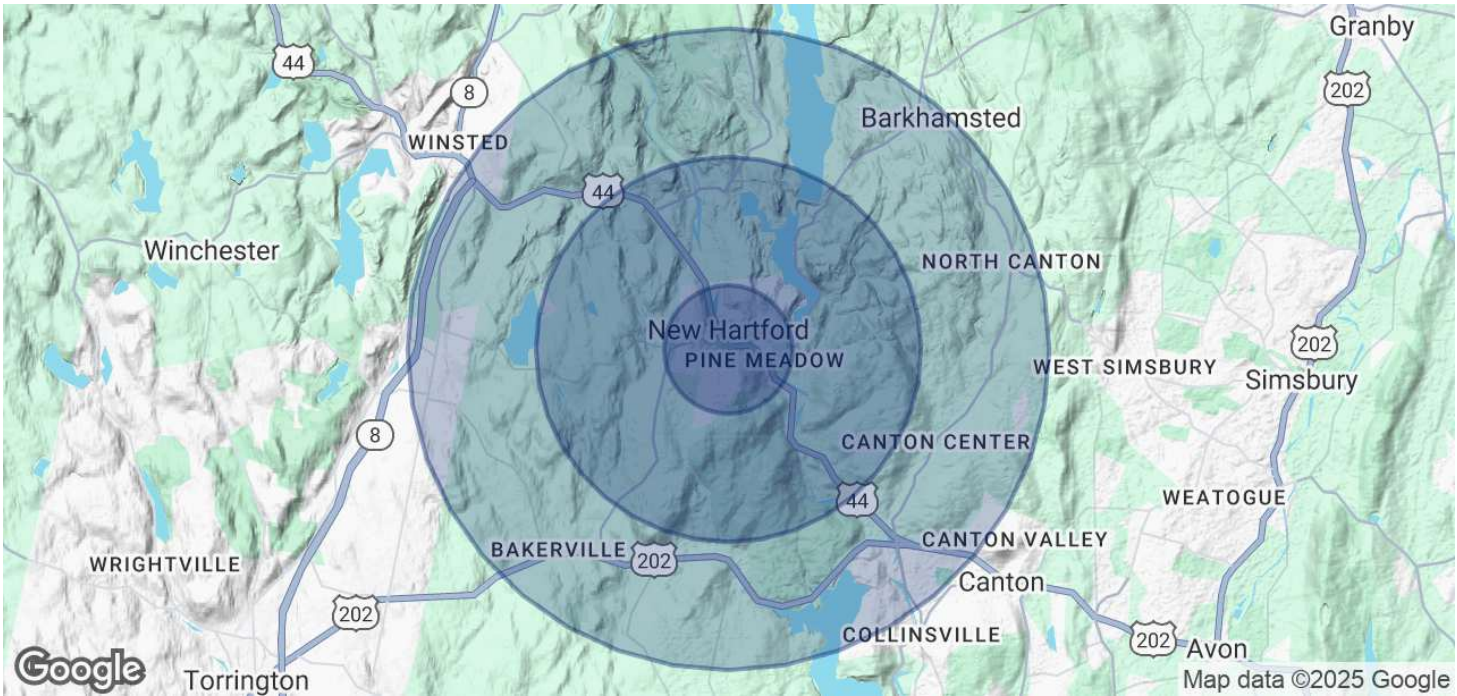
COLDWELL BANKER
COMMERCIAL
REALTY

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.

SALE

10 TOWN HILL ROAD

10 Town Hill Road New Hartford, CT 06057



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	772	4,865	16,830
Average Age	38.2	43.6	47.1
Average Age (Male)	38.2	43.8	46.3
Average Age (Female)	39.1	44.1	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	335	2,127	7,187
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$103,335	\$118,156	\$114,389
Average House Value	\$196,359	\$277,155	\$276,305

2020 American Community Survey (ACS)

Mario Longobucco
(860) 307-5945



COLDWELL BANKER
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.