

# LEASE

## GREGORIO COMMONS

954 East Main Street Torrington, CT 06790



### PROPERTY DESCRIPTION

TWO SPACES AVAILABLE at Gregorio Commons on East Main Street in Torrington. One space is 1,100 square feet of wide-open space with a restroom. The space was previously used by a driving school and can be easily retrofitted to suit your needs. The second space is 800 square feet currently occupied by a vape store. Perfect for a one or two person office or small retail store. Both have highly visible signage on the building and on the center's pole sign. UNDER NEW OWNERSHIP, are easily accessible to their tenants and take great pride in their property. As far as small office or retail spaces in Torrington, these may be the best available.

### PROPERTY HIGHLIGHTS

- Busy East Main Street Location
- Prominent Signage
- 1,100 Sq. Ft. Available
- 800 Sq. Ft. Available
- Open Floorplan

### OFFERING SUMMARY

Lease Rate:	\$1,000.00 - 1,300.00 per month (MG)
Number of Units:	6
Available SF:	800 - 1,100 SF
Lot Size:	29,366 SF
Building Size:	6,776 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,899	18,901	41,778
Total Population	33,590	43,524	99,560
Average HH Income	\$92,042	\$102,050	\$127,260

**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.

# LEASE

## GREGORIO COMMONS

954 East Main Street Torrington, CT 06790



**Mario Longobucco**  
(860) 307-5945



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

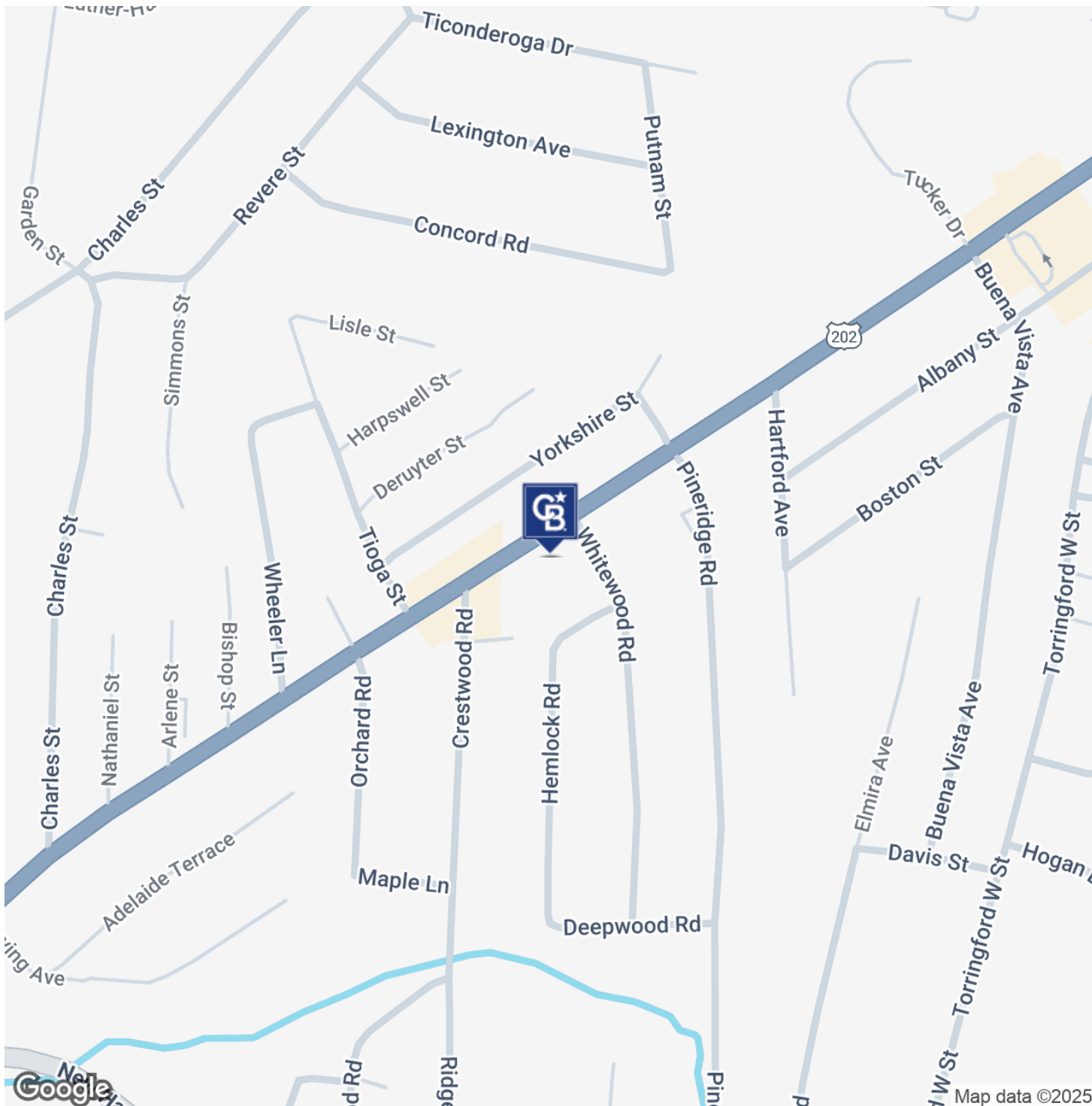
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.



# LEASE

## GREGORIO COMMONS

954 East Main Street Torrington, CT 06790



**Mario Longobucco**  
(860) 307-5945



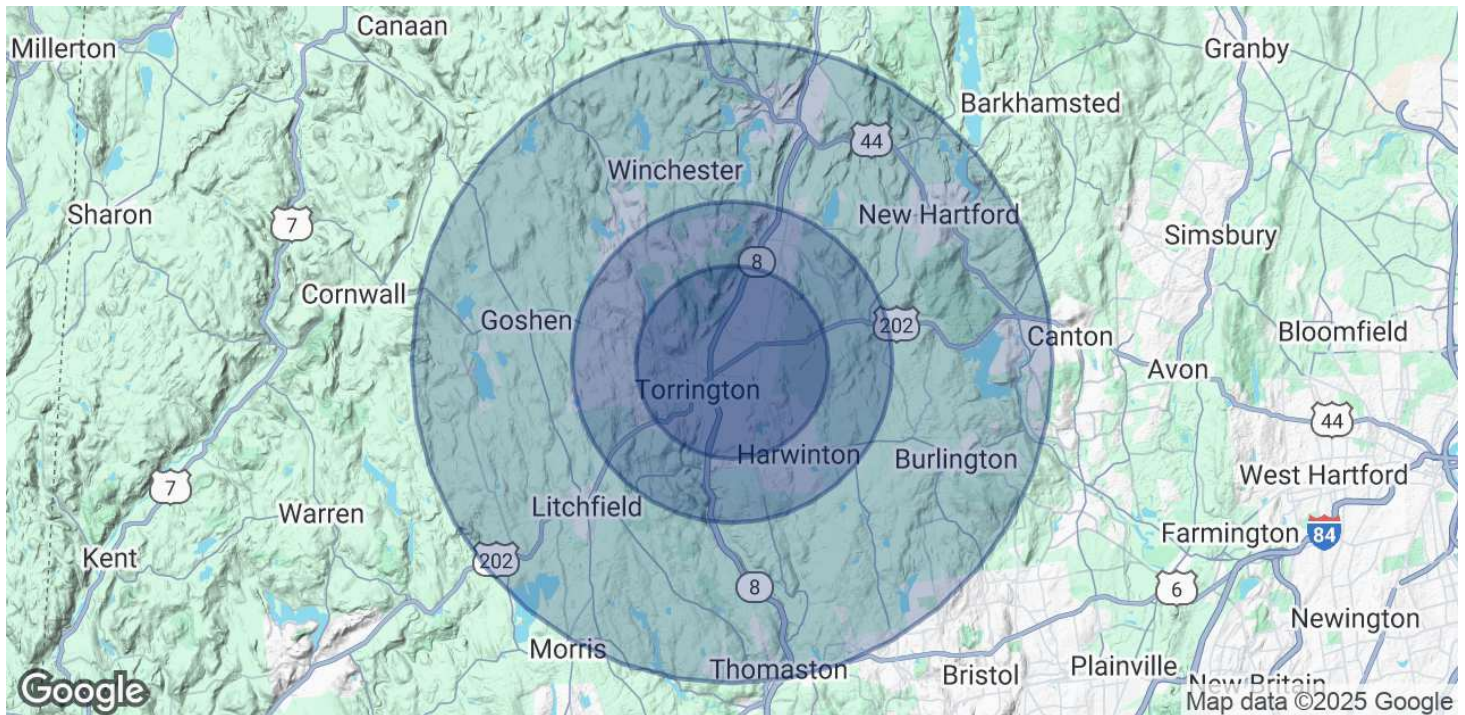
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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.

# LEASE

# GREGORIO COMMONS

954 East Main Street Torrington, CT 06790



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,590	43,524	99,560
Average Age	44	45	45
Average Age (Male)	43	43	44
Average Age (Female)	45	46	46
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,899	18,901	41,778
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$92,042	\$102,050	\$127,260
Average House Value	\$250,767	\$279,655	\$370,104

Demographics data derived from AlphaMap

**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.

# LEASE

## GREGORIO COMMONS

954 East Main Street Torrington, CT 06790



It turns out, you don't have Area Analytics enabled!

(be sure to toggle "**Display area analytics on this listing?**" to "**ON**" in the [Area Analytics Tab](#))

---

**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.