



PROPERTY DESCRIPTION

Suites available for lease. The property has great visibility on Route 30 and easy access to I-84. There is ample on site surface parking with many area amenities close by.

PROPERTY HIGHLIGHTS

- Mixed Use Office and Retail
- Available Suites
- Elevator
- Ample Parking
- Great Access
- Area Amenities

OFFERING SUMMARY

Lease Rate:	\$14.00 - 24,000.00 SF/yr (Gross; Gross Plus Utilities)
Number of Units:	14
Available SF:	724 - 1,100 SF
Lot Size:	2.99 Acres
Building Size:	35,964 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,633	13,660	26,980
Total Population	5,607	29,448	61,177
Average HH Income	\$67,336	\$82,673	\$102,937

CARL BERMAN CCIM, MICP

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30 LAFAYETTE SQUARE • OFFICE / RETAIL BUILDING FOR LEASE

VERNON, CT 06066



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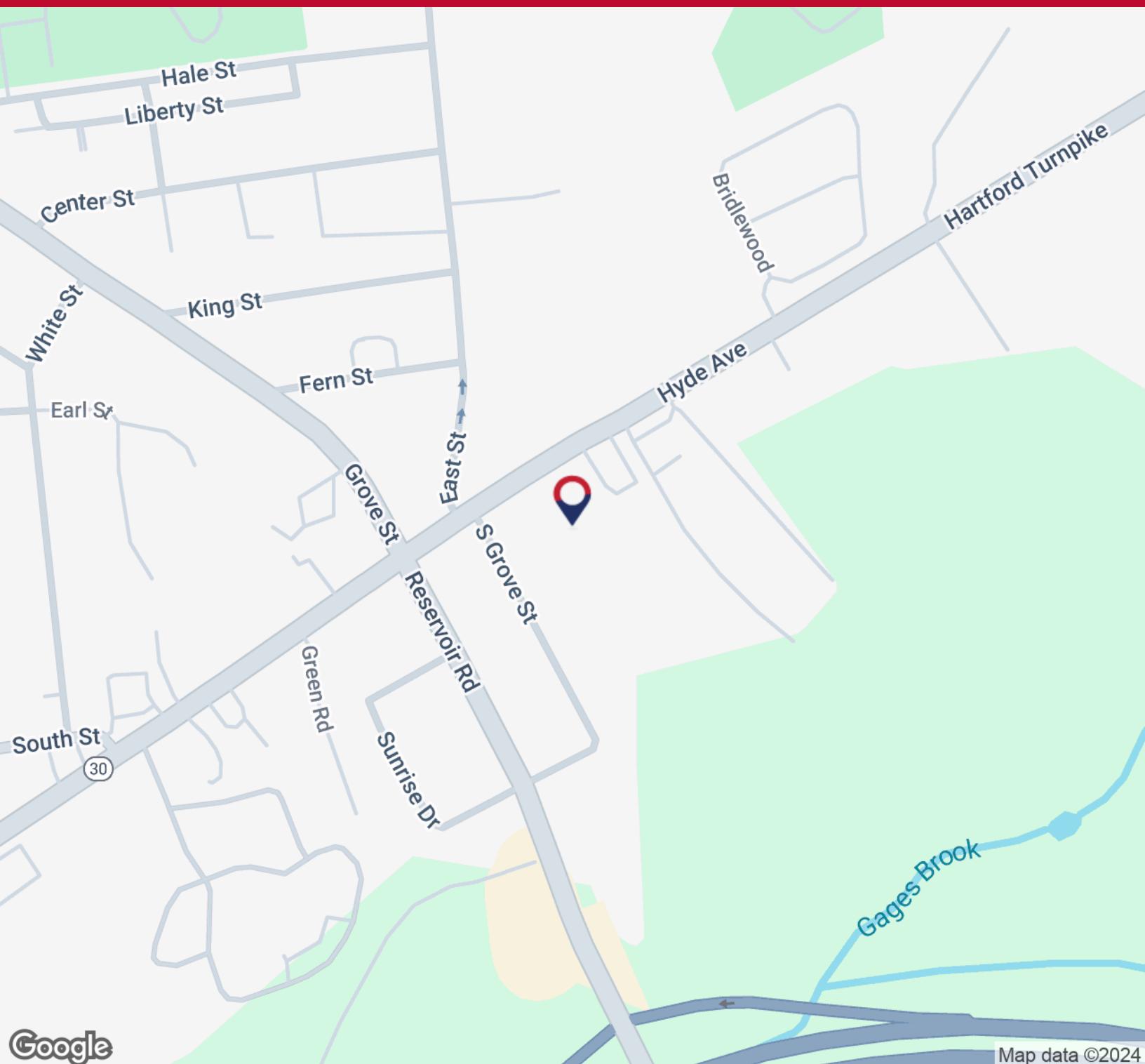
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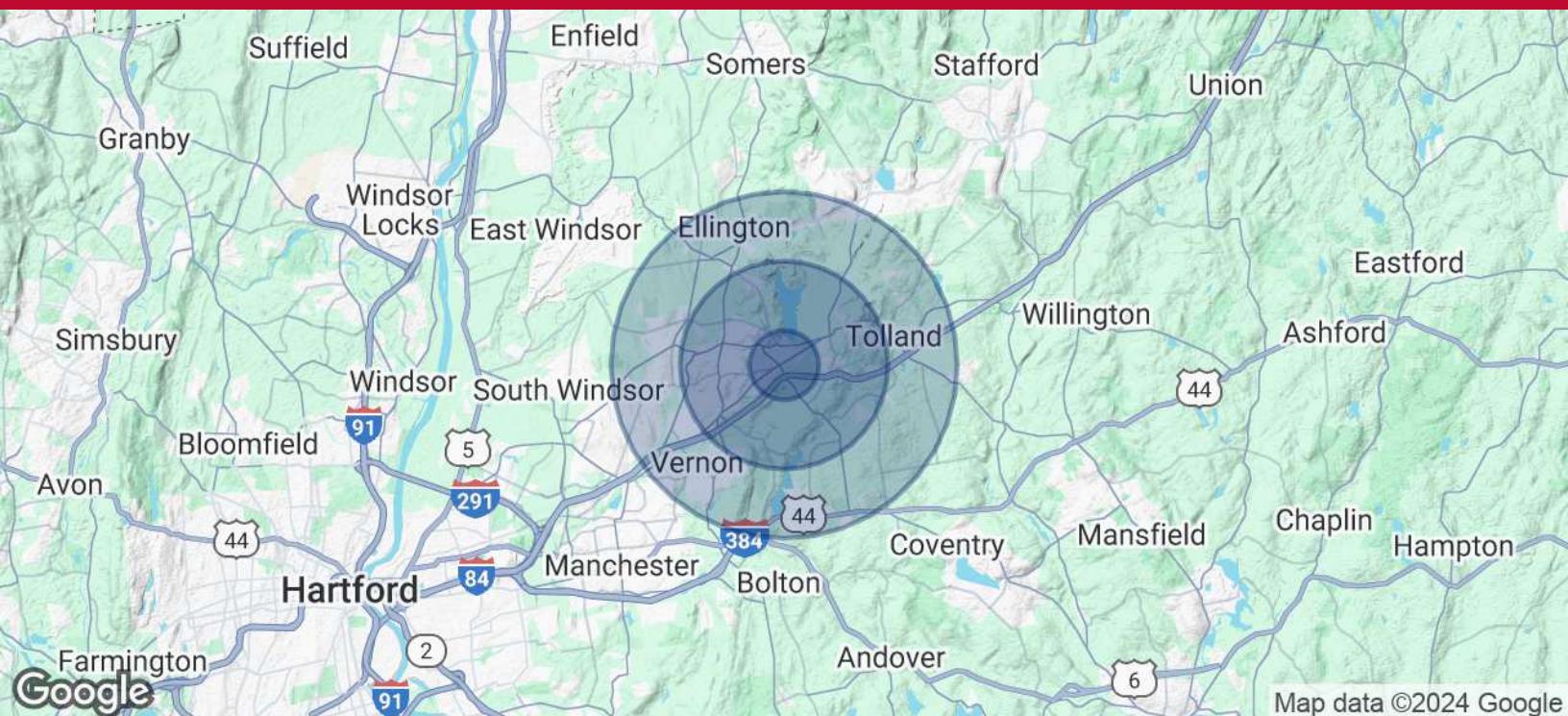
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,607	29,448	61,177
Average Age	34.5	37.3	41.3
Average Age (Male)	32.3	35.1	39.1
Average Age (Female)	36.2	38.7	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,633	13,660	26,980
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$67,336	\$82,673	\$102,937
Average House Value	\$156,495	\$200,781	\$234,995

2020 American Community Survey (ACS)

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