

30 LAFAYETTE SQUARE • OFFICE / RETAIL BUILDING FOR LEASE

VERNON, CT 06066



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



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
Managing Director
877.327.3755 x701
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

30 LAFAYETTE SQUARE • OFFICE / RETAIL BUILDING FOR LEASE

VERNON, CT 06066



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



CARL BERMAN CCIM, MICP
Managing Director
877.327.3755 x701
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

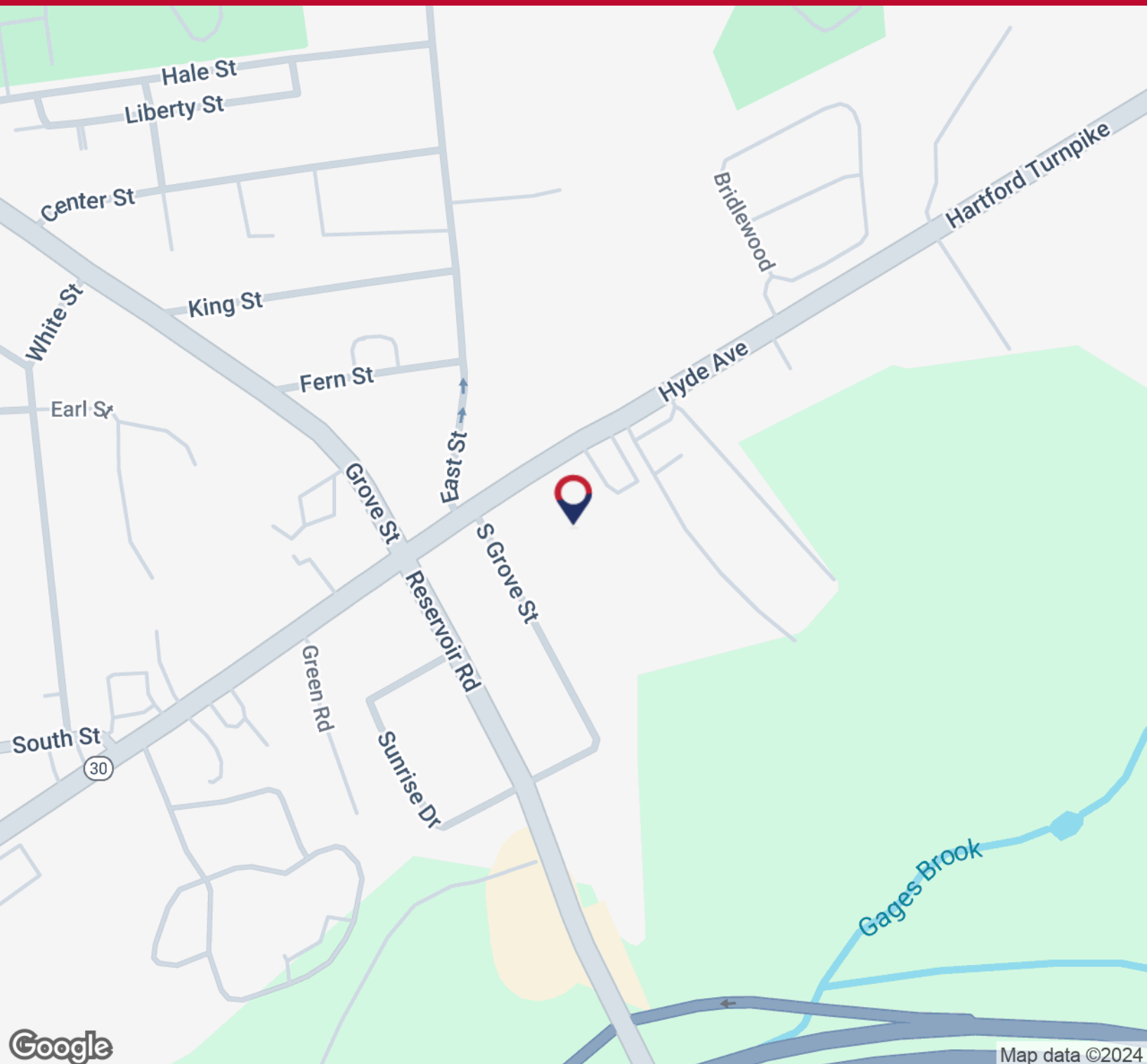
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

30 LAFAYETTE SQUARE • OFFICE / RETAIL BUILDING FOR LEASE

VERNON, CT 06066



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



CARL BERMAN CCIM, MICP
Managing Director
877.327.3755 x701
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

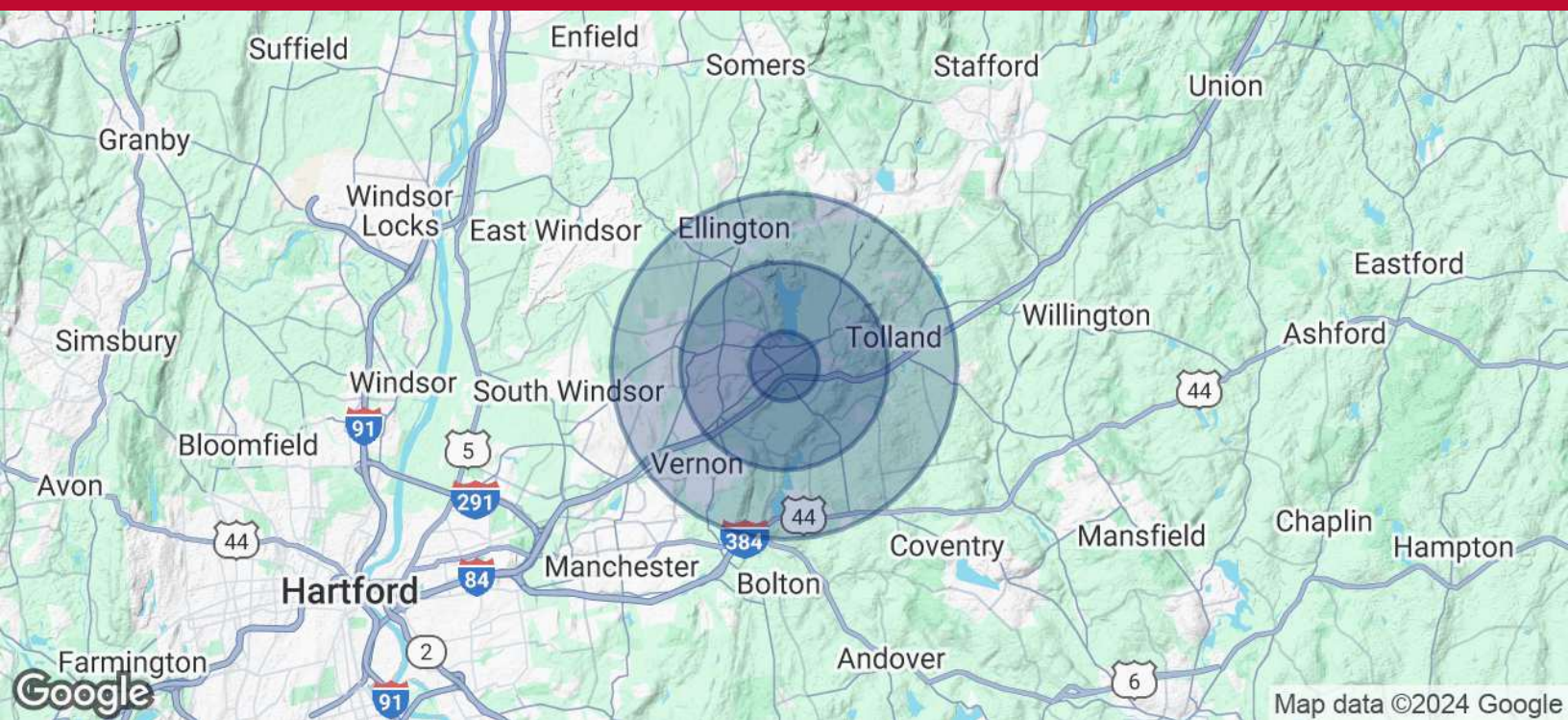
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.

30 LAFAYETTE SQUARE • OFFICE / RETAIL BUILDING FOR LEASE

VERNON, CT 06066



ELITE
COMMERCIAL REAL ESTATE SERVICES
A Veteran Owned Company



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)

CARL BERMAN CCIM, MICP
Managing Director
877.327.3755 x701
cberman@elite-cres.com

901 Farmington Avenue, First Floor, West Hartford, CT 06119 • 877.327.3755 • elite-cres.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Elite Commercial Real Estate Services, LLC, is not responsible for misstatement of facts, errors or omissions. Any drawings are not to scale, all data, including all approximate measurements and calculations of area, were obtained from various sources and has not been, and will not be, verified by Elite Commercial Real Estate Services, LLC. All information should be independently reviewed and verified for accuracy.