

Prime Downtown Retail

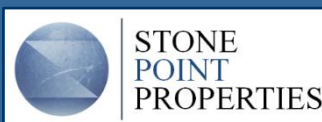
39 Center Street, Southington, CT



Prime downtown retail property available for the first time in almost 100 years. Located in the heart of downtown Southington, 39 Center consists of 5,000 SF of ground floor retail space and 5,400 SF of finished lower-level space.

The property boasts over 72 feet of frontage along Center Street, high ceilings and free municipal parking directly across the street. Downtown Southington continues to see significant growth, with 245 luxury apartments under construction (400 feet from subject property).

Total Square Feet	10,400
First Floor	5,000
Lower Level	5,400
Ceiling Height	18'+
Frontage	72 Feet



Prime Downtown Retail

39 & 83 Center Street, Southington, CT



245 Luxury Apartments

39 Center



Demographics	1 Mile	3 Miles	5 Miles
Households	3,049	14,878	35,573
Population	7,627	37,808	92,881
Avg. HH Income	\$77,729	\$85,283	\$87,425

