

FOR LEASE

CHESHIRE, CONNECTICUT

980 SOUTH MAIN STREET (RT 10)

KENNETH GINSBERG 203-376-6266



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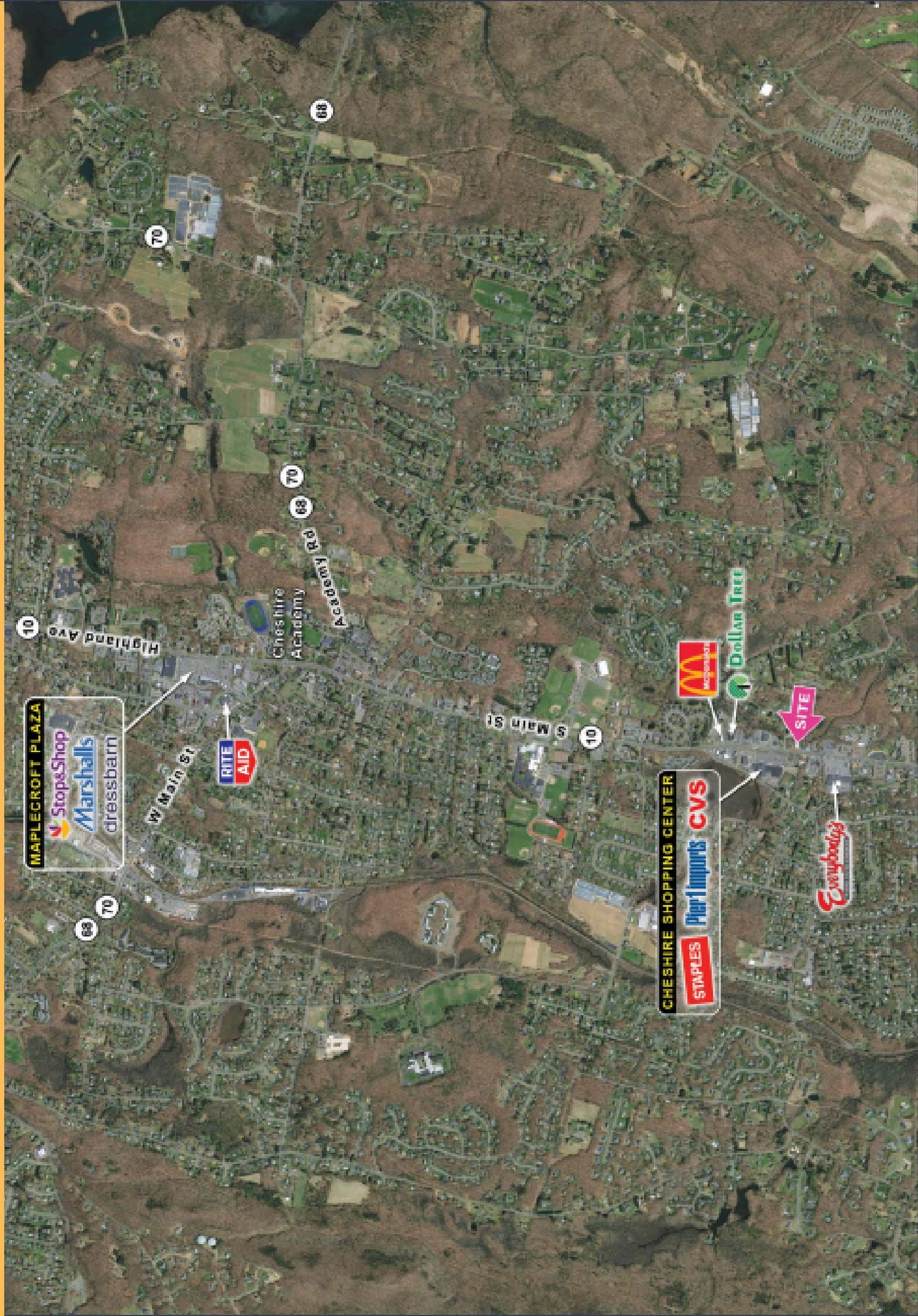
- STREETScape LOCATION
- MODERN BUILDING WITH DRIVE-THRU
- 40-CAR PARKING CAPACITY
- EASY ACCESS TO THE COMMERCIAL CORRIDOR
- HIGH-TRAFFIC AREA
- FORMER ARBY'S WITH DRIVE-THRU
- 3,433 SF FAST FOOD RESTAURANT
- LOCATED IN THE CENTRAL BUSINESS DISTRICT
- TRAFFIC COUNT: 19,700 CPD
- BROKER MAY HAVE INTEREST IN PROPERTY

LOCATION	41.47814669°, -72.90556426°			
SIZE	3,580 SF			
PRICE	CALL FOR DETAILS			
AREA RETAIL	STOP & SHOP, EVERYBODY'S IGA, PIER 1 IMPORTS, MARSHALLS, DOLLAR TREE			
TRAFFIC COUNTS	22,200 VPD ON S MAIN ST			
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION	4,146	26,288	78,145	192,506
HOUSEHOLDS	1,569	9,702	28,338	73,909
AVG. HH INCOME	\$109,938	\$125,072	\$105,763	\$87,065
DAYTIME POP.	2,635	15,617	56,083	141,599

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WWW.KNGREALTY.COM

CHESHIRE, CONNECTICUT 980 SOUTH MAIN STREET



PROPERTY FACTS

CHESHIRE, CONNECTICUT

Assessed Value	\$671,510
Zoning	C-3
Square Footage	3,433 ± SF
Acreage	1.06 Acres
Year Built	1985 / 1996
Stories	1
Overhead Door	No
Construction	Stucco
Water	Public
Roof	Flat
Electric	400 Amp (TBD)
Gas	Yes
Sewer	Public
Elevator	No
Loading Dock	No

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