



FOR LEASE

4,900 SF OFFICE / RETAIL BUILDING

1111 Main Street, East Hartford, CT 06108

Rob Montesi, SIOR

e: RMontesi@gomanyork.com

t: 860.866.7572



Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM



PROPERTY DESCRIPTION

Goman+York Property advisors presents this opportunity to lease this stand-alone building in the heart of Downtown East Hartford on Main Street, also known as Route 5. With convenient Highway access to I-84, I-91, Routes 2, 5 & 15, this is a great spot to locate your business. The previous tenant, an architectural design and engineering firm, was able to thrive here for well over a decade, and were so successful that they needed a much larger new home. The space, renovated in 2023, features multiple offices, an open, collaborative area, conference room, kitchenette on the main floor, and a built out 2,406 sf +/- lower level with more offices and ample storage. Parking is on site, and the several amenities are close by.

PROPERTY HIGHLIGHTS

- In the heart of East Hartford's Central Business District
- Convenient to highway access points for I-84, I-91, Routes 2, 5 and 15
- Nearby amenities for dining, banking and service
- On CT Transit bus line
- Zoning permits many uses such as office, retail, restaurant

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	4,913 +/- SF
Lot Size:	0.216 Acres
Building Size:	4,913 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,589	40,551	98,053
Total Population	9,156	101,854	247,405
Average HH Income	\$69,194	\$62,559	\$84,019

- Just 2 minutes from Downtown Hartford
- Ample Parking - 17 Spaces, 6.5/1,000sf
- Fantastic signage exposure with over 23,000 Cars per day

Rob Montesi, SIOR

t: 860.866.7572

e: RMontesi@gomanyork.com

Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

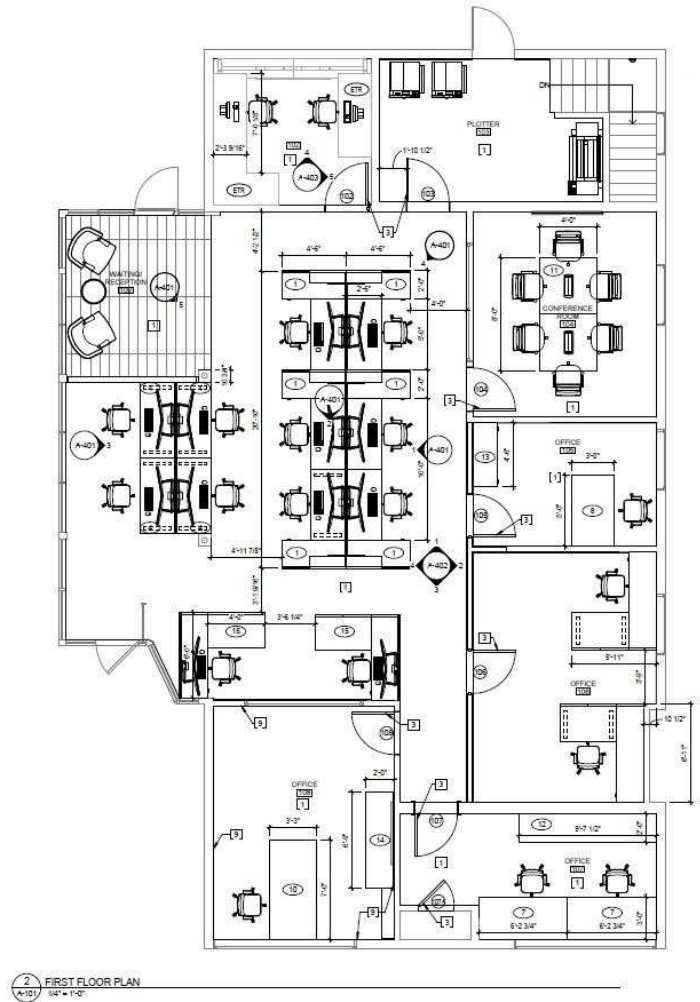
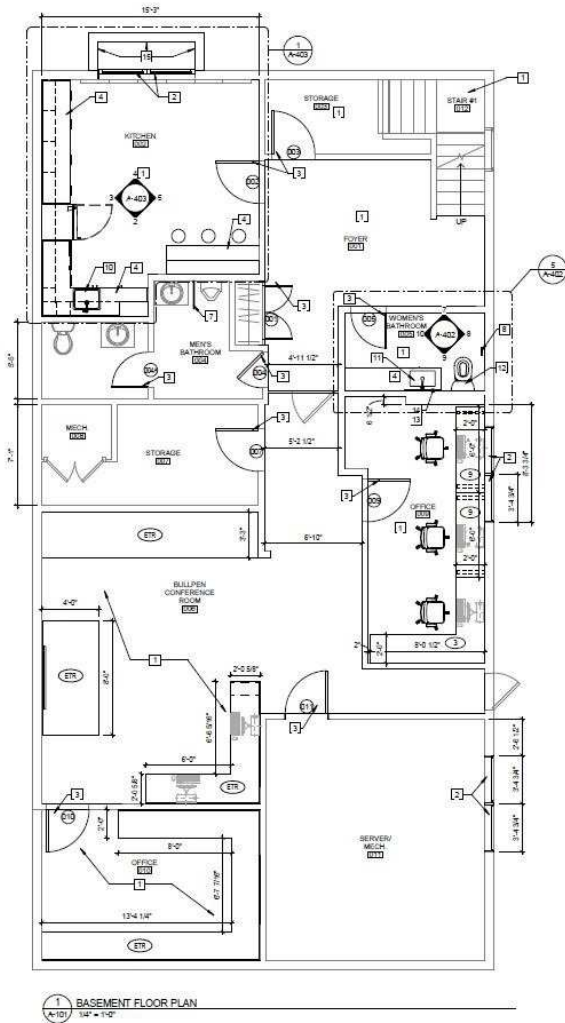




Rob Montesi, SIOR

t: 860.866.7572

e: RMontesi@gomanyork.com



Rob Montesi, SIOR

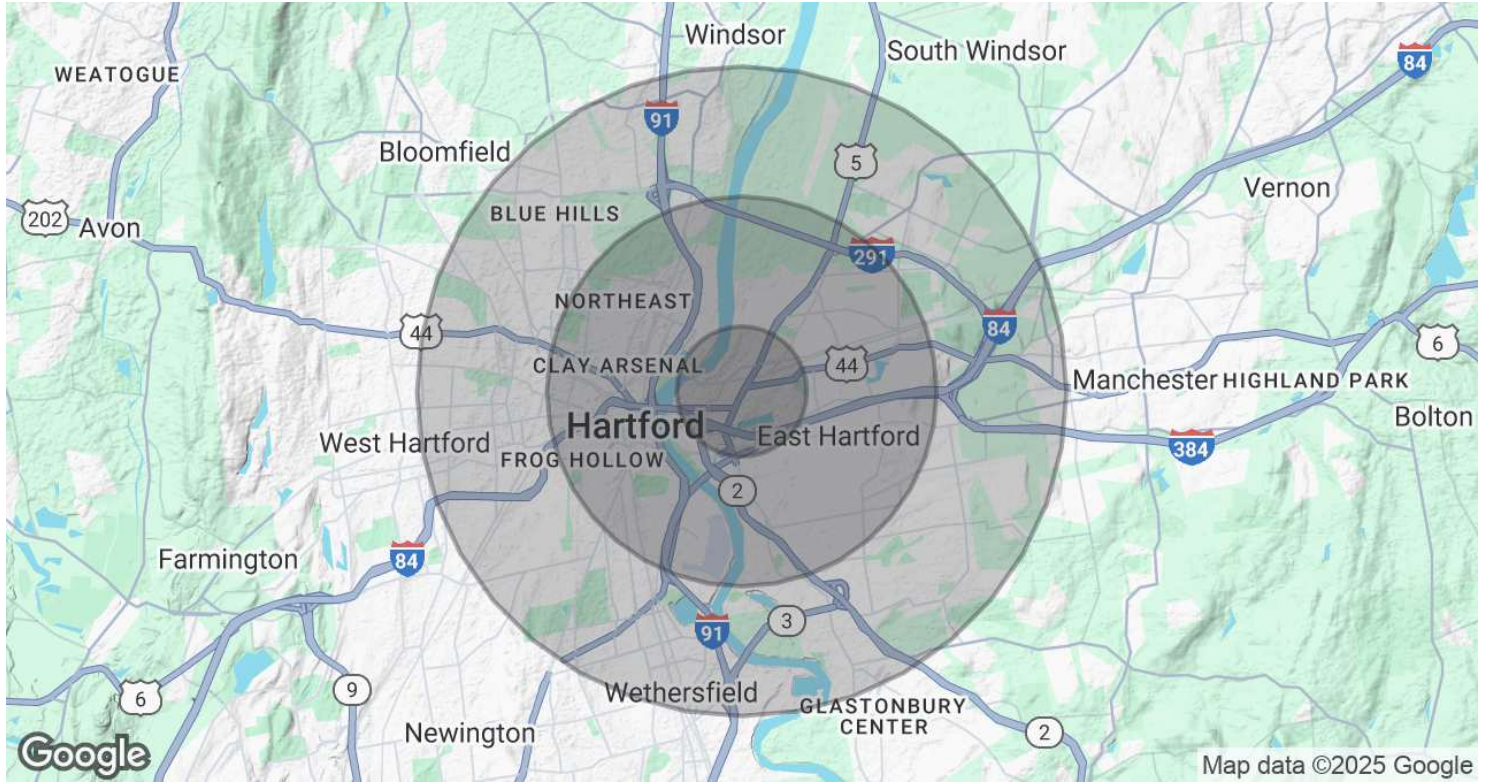
t: 860.866.7572

e: RMontesi@gomanyork.com

Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,156	101,854	247,405
Average Age	40	37	39
Average Age (Male)	39	36	38
Average Age (Female)	41	38	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,589	40,551	98,053
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$69,194	\$62,559	\$84,019
Average House Value	\$215,589	\$251,802	\$282,134

Demographics data derived from AlphaMap

Rob Montesi, SIOR

t: 860.866.7572

e: RMontesi@gomanyork.com

Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





Rob Montesi, SIOR

t: 860.866.7572

e: RMontesi@gomanyork.com

Goman + York Property Advisors, LLC | East Hartford, CT | WWW.GOMANYORK.COM

All information furnished regarding property sale, rental or financing is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

