

# FULLY BUILT OUT RESTAURANT

## Prime Retail Location Near UCONN



### FOR LEASE

### \$75,000/yr NNN

- ⇒ Fully Built Out Restaurant with kitchen equipment
- ⇒ Seating for 12±
- ⇒ 1,129 SF
- ⇒ Acres: 0.60
- ⇒ Existing drive through window access & egress in place.
- ⇒ Heating: Forced Hot Air
- ⇒ Heat Pump
- ⇒ Public Water & Sewer
- ⇒ Frontage: 154 Ft.
- ⇒ Zone: PB3
- ⇒ Taxes: \$4,162
- ⇒ CAM & INS \$3,500
- ⇒ Completely Built Out 2025



# LYMAN

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# AERIAL MAP



**650 MIDDLE TRPK**

Demographics	1 MILE	3 MILES	5 MILES
Total Population (with 11,000 UCONN Students added)	12,788	22,374	34,942
Total Households	749	4,421	9,203
Average Household Income	\$69,356	\$88,562	\$108,241

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