

FOR LEASE

1191 MAIN ST

East Hartford, CT 06108



PROPERTY DESCRIPTION

Available for lease is $\pm 3,000$ square foot retail space at 1191 Main Street in East Hartford. This ground-level rear unit offers excellent visibility and signage opportunity along a highly trafficked stretch of Main Street, with over 20,000 vehicles passing daily. The space features its own heating and cooling system, making it comfortable year-round for both staff and customers. The location provides convenient access, strong street presence, and ample parking—making it an ideal fit for retailers, service businesses, or specialty operators seeking a central and accessible location in East Hartford's business district. Positioned alongside an established tenant, this space offers a prime opportunity to serve the surrounding community.

PROPERTY HIGHLIGHTS

- $\pm 3,000$ SF street-level retail space now available
- High-traffic Main Street location with strong visibility
- Ample on-site parking for customers
- Turnkey space ready for occupancy

OFFERING SUMMARY

Lease Rate:	\$2,500/Month (Gross + Utilities)
Available SF:	3,000 SF
Building Size:	10,011 SF
Lot Size:	0.48 Acres
Parking:	Onsite
Zoning:	B-5 (Business 5)
Clear Height:	12 Feet
Doors:	8'x14' If Converted Back To Roll Up Door (Main) 6'x10" Double Door (Rear)

Brandon Rush
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Brandon.Rush@CBRealty.com



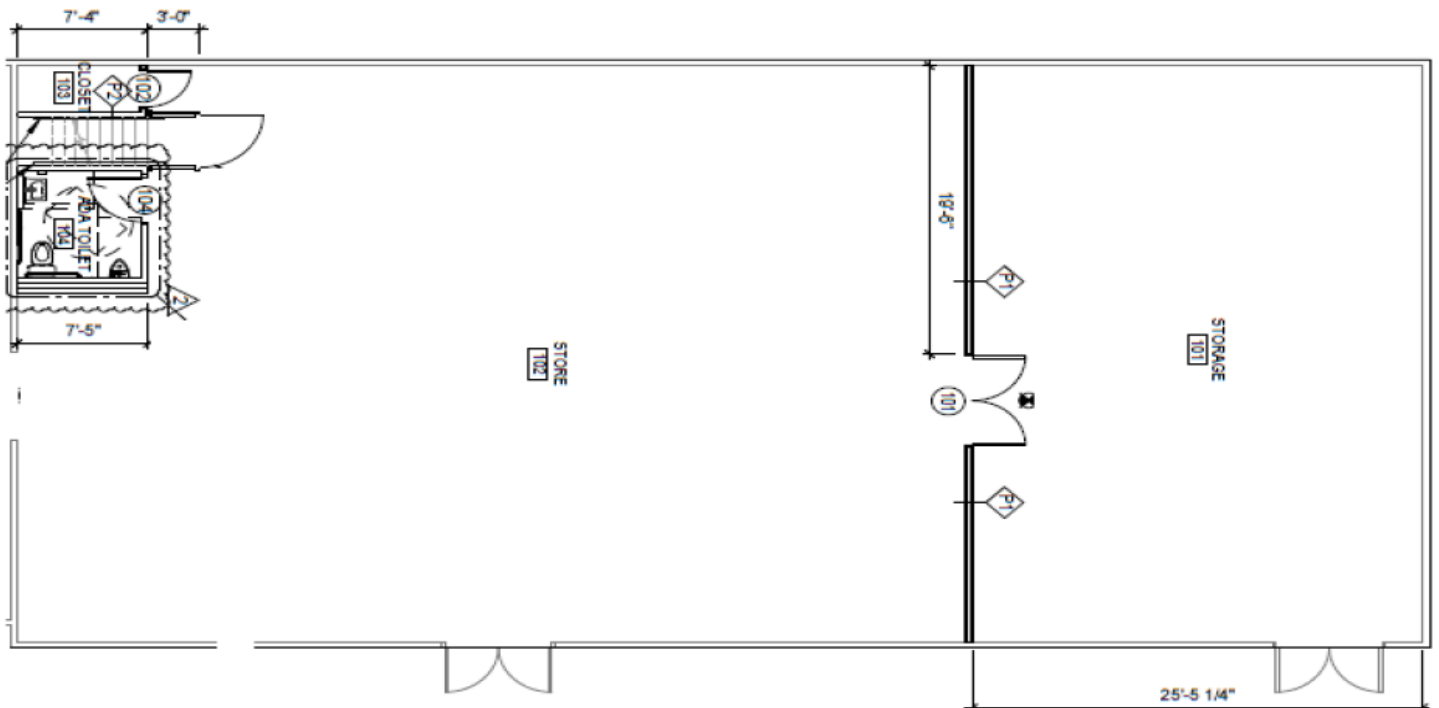
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COMMERCIAL
REALTY

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LEASE INFORMATION

Lease Type:	Gross + Utilities
Total Space:	1

Lease Term:	Negotiable
Lease Rate:	\$2,625 /Month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Rear Retail	Available	3,000 SF	Modified Gross	\$2,500.00 SF/yr	-

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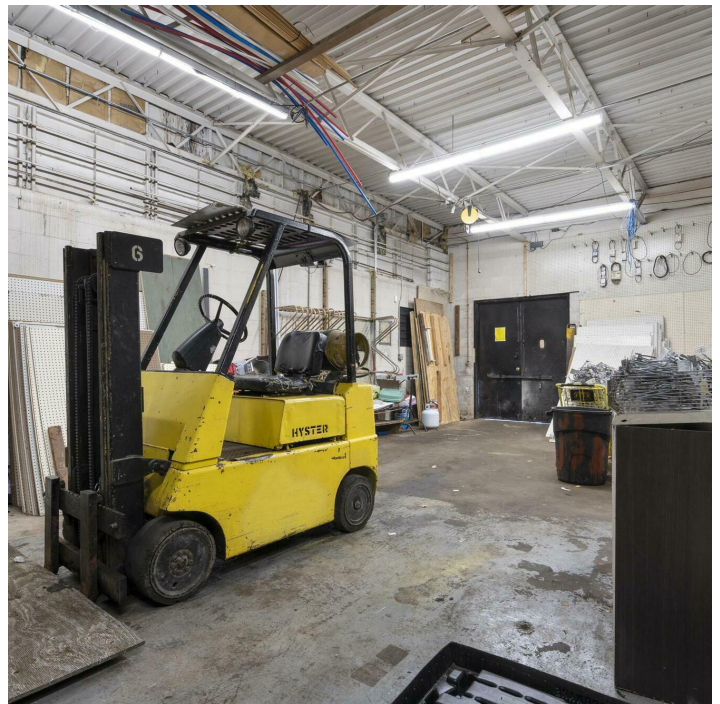
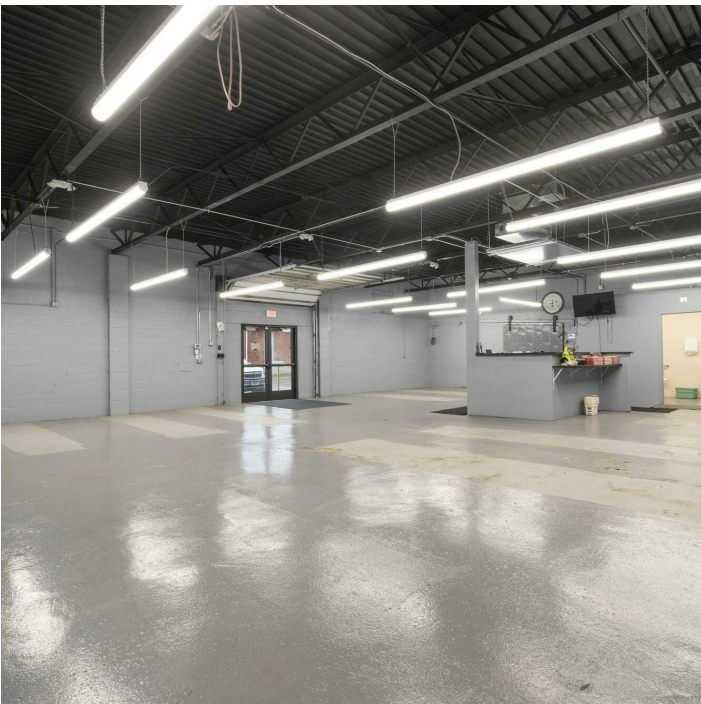
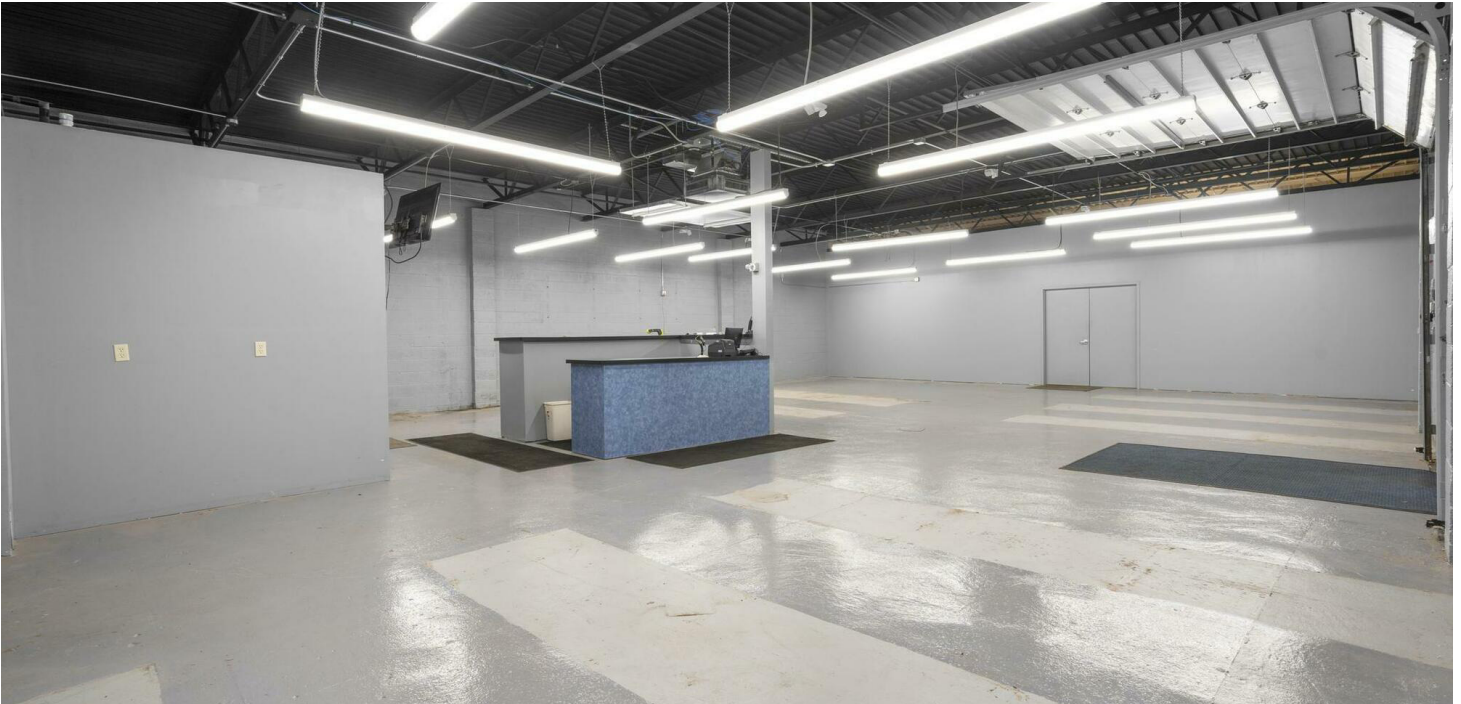


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PHOTOS

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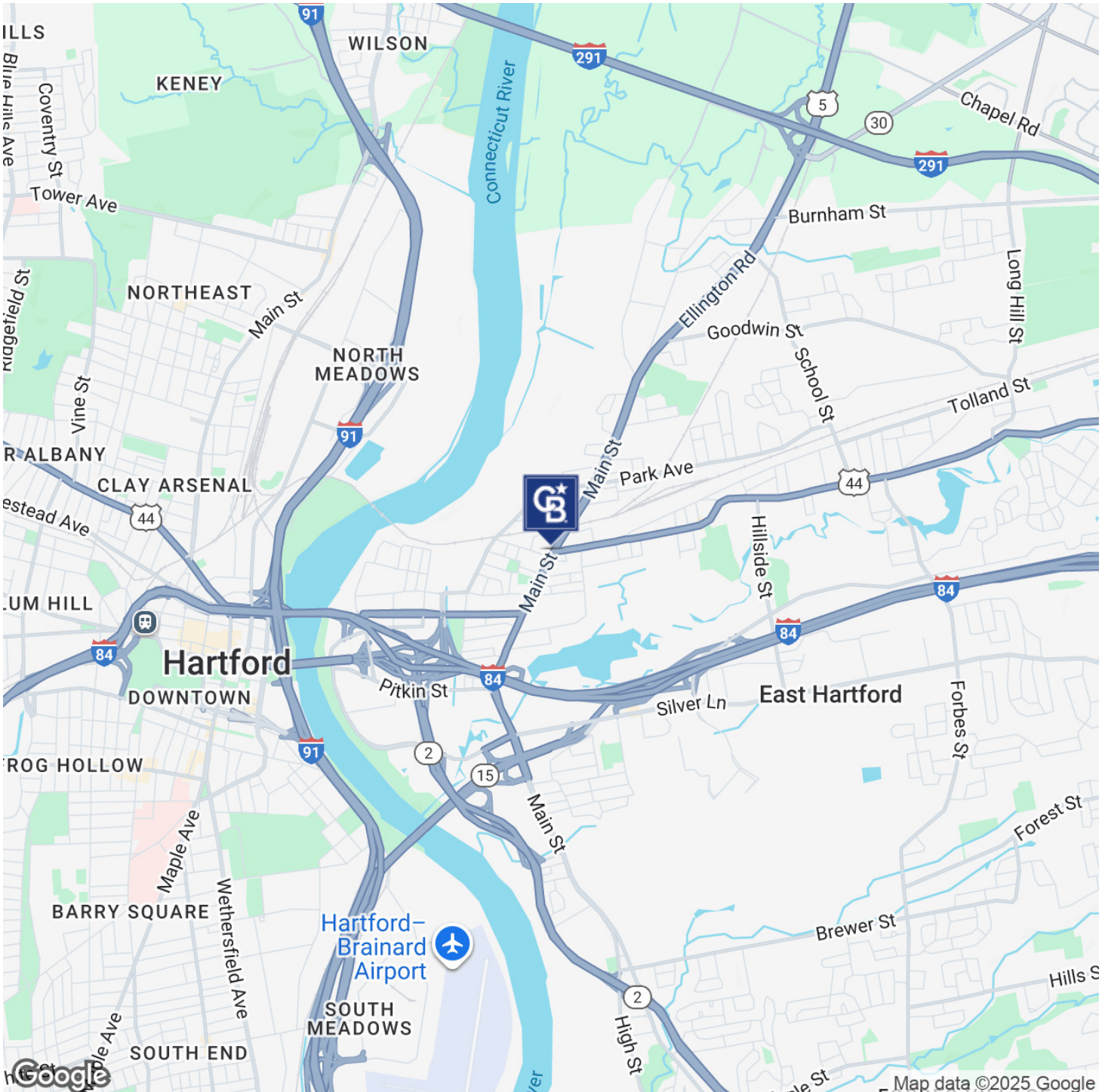
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MAP

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