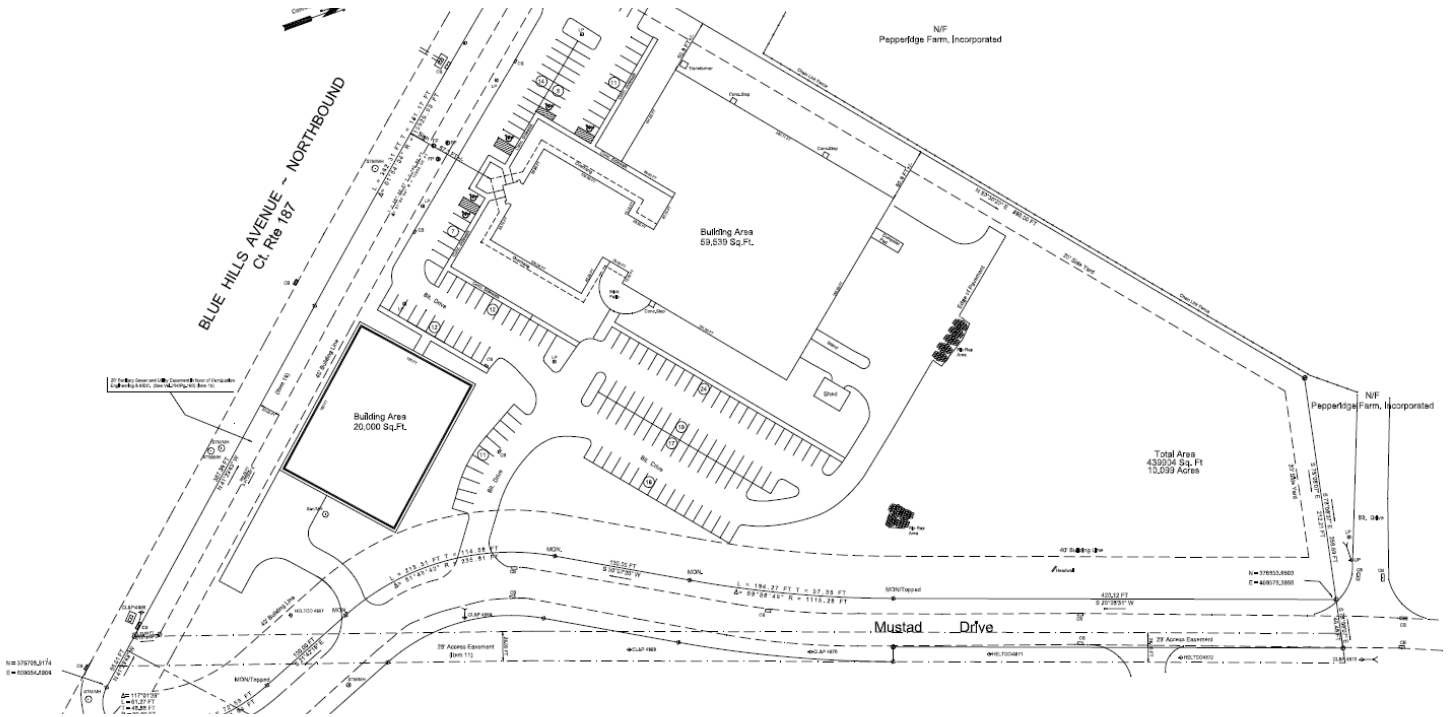




FOR LEASE

2.5 ACRE LAND LEASE

1404 BLUE HILLS AVENUE | BLOOMFIELD, CT 06002



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 2.5 acres for lease at 1404 Blue Hills Avenue, Bloomfield CT. This industrially zoned parcel has great visibility on a high volume roadway. This prime site can accommodate a maximum 20,000 SF building and is suitable for a variety of different uses.

PROPERTY HIGHLIGHTS

- Less than 3 miles from I-91 N/S
- Over 450' of main road frontage
- Suitable for a variety of different uses
- Signalized corner
- Available for long term lease

OFFERING SUMMARY

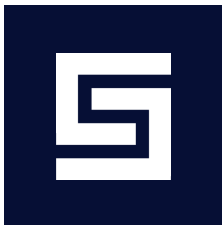
Lease Rate:	Subject to Offer
Available SF:	20,000 SF
Lot Size:	2.5 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	651	27,033	166,956
Total Population	1,565	71,216	435,617
Average HH Income	\$88,372	\$90,417	\$78,951

CHRISTOPHER DUCLOS
860.922.6481
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STEPHANIE ROMANO
860.810.4392
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FOR LEASE

2.5 ACRE LAND LEASE

1404 BLUE HILLS AVENUE | BLOOMFIELD, CT 06002

Subject to Offer

BUILDING SPECIFICATIONS

Building Size 20,000 SF

LAND

Lot Size 2.5 Acres

Rail None

TAXES

Tax PSF \$1.26 PSF

Year Assessed 2020

Mill Rate \$36/1000



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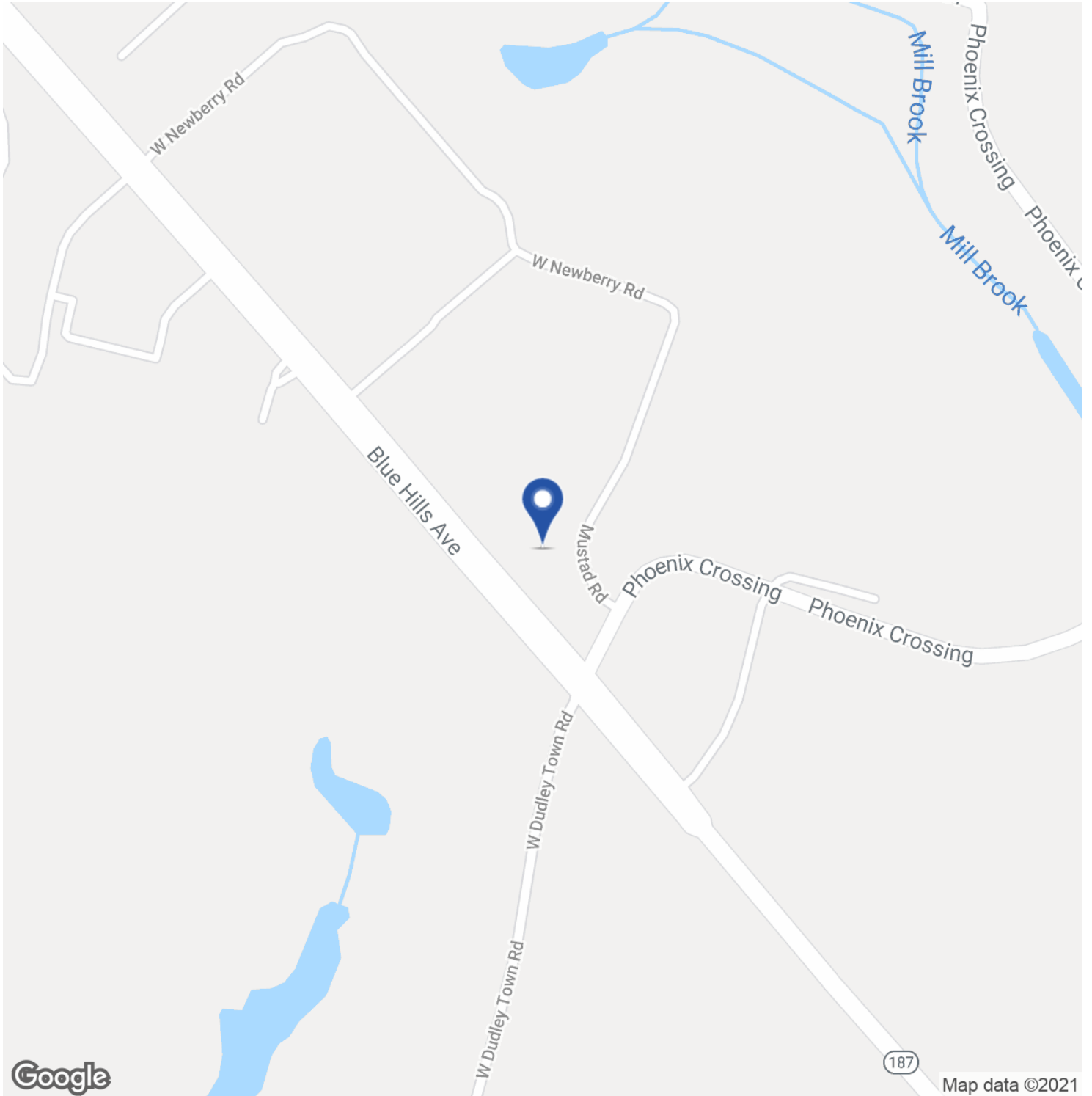
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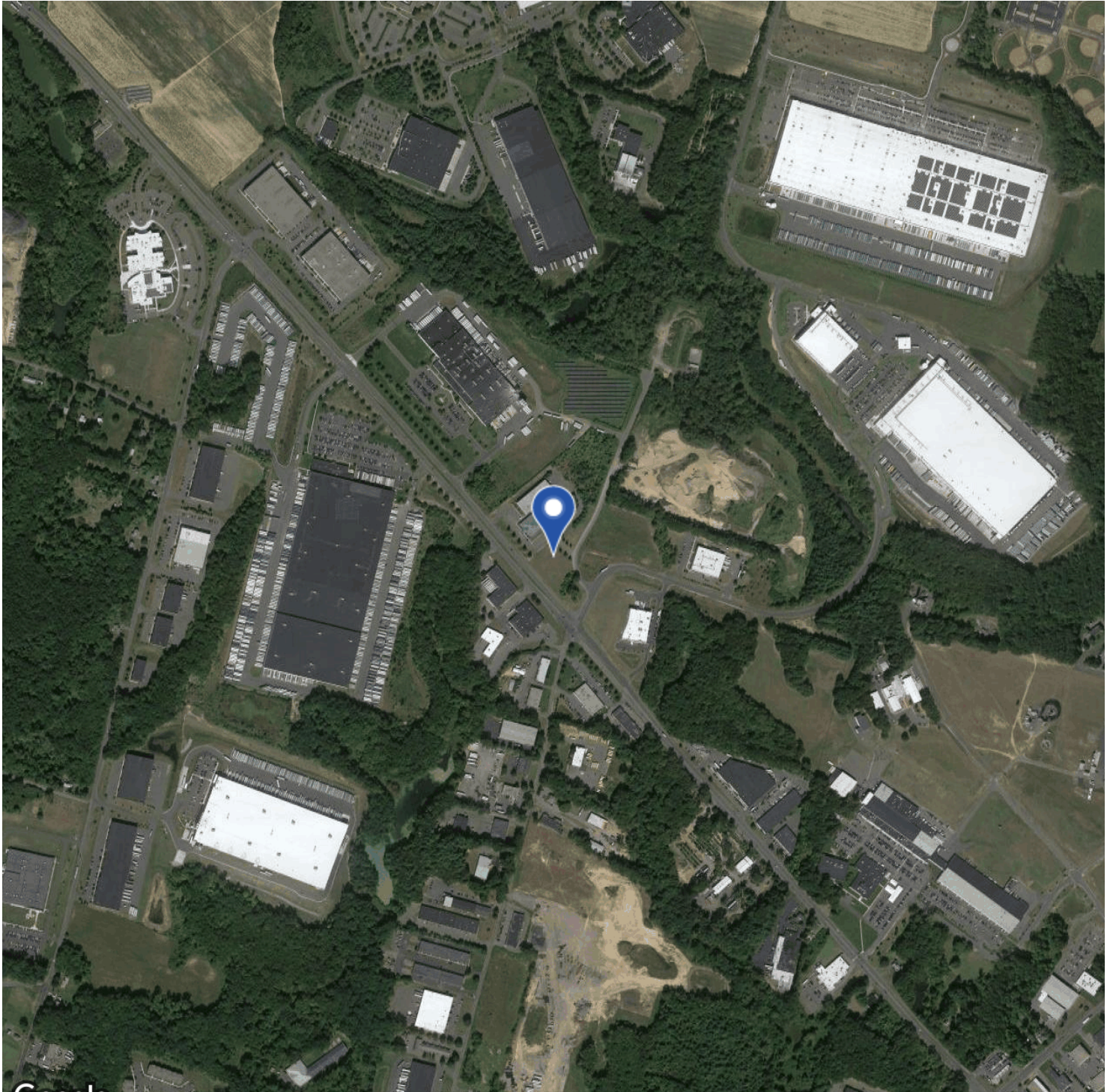
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Google

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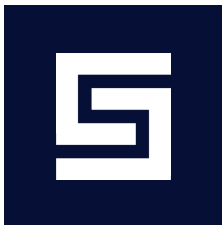
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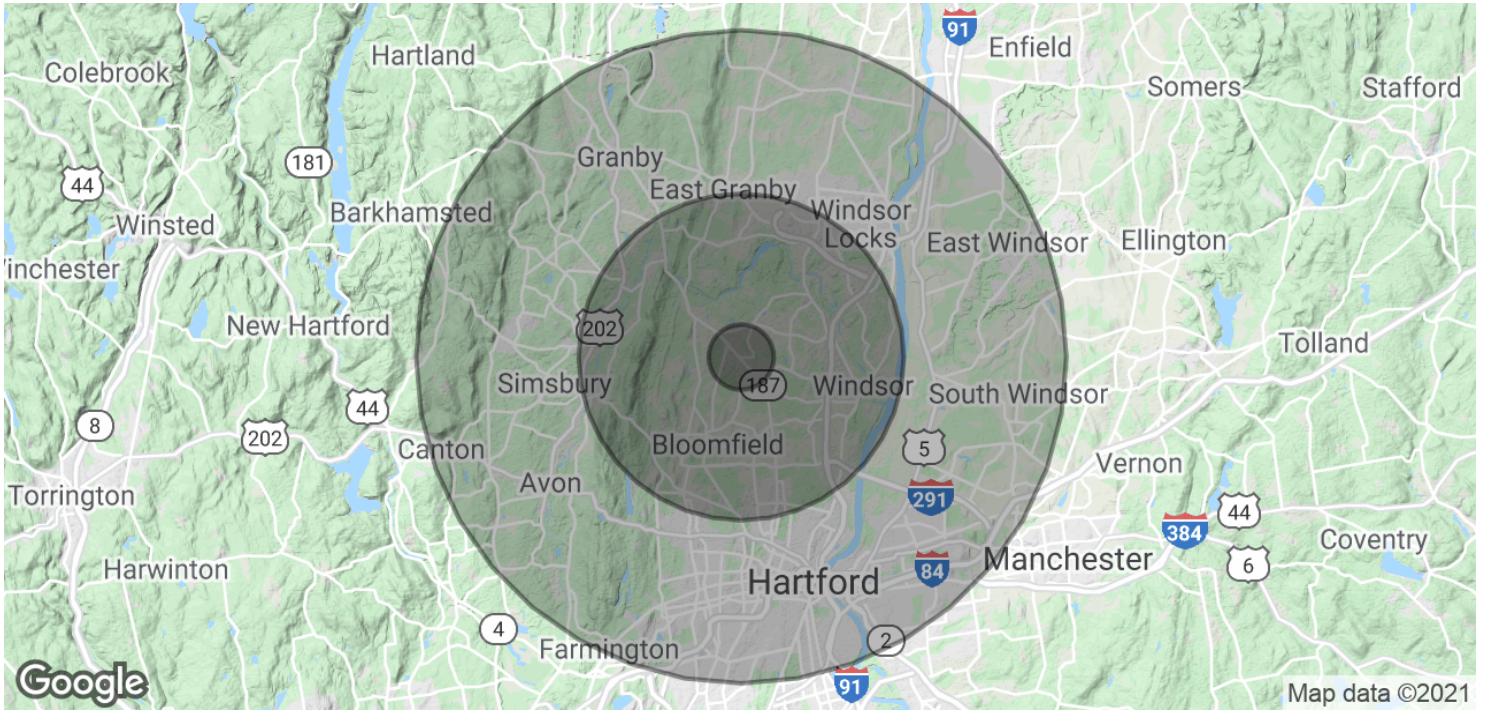
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FOR LEASE

2.5 ACRE LAND LEASE

1404 BLUE HILLS AVENUE | BLOOMFIELD, CT 06002



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,565	71,216	435,617
Average age	46.9	42.9	37.8
Average age (Male)	43.1	41.2	36.1
Average age (Female)	49.4	44.4	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	651	27,033	166,956
# of persons per HH	2.4	2.6	2.6
Average HH income	\$88,372	\$90,417	\$78,951
Average house value		\$270,726	\$317,710

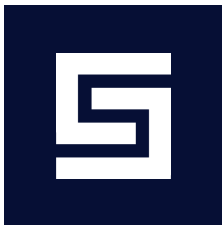
* Demographic data derived from 2010 US Census

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