



**COMMERCIAL  
CONNECTION**  
Real Estate Services

# FOR SALE

302 Main Street

East Hartford, Connecticut, 06278

John Famiglietti  
Commercial Connection LLC  
PO Box 830  
Middlebury CT 06762  
203-596-7777  
[john@commercial-re.com](mailto:john@commercial-re.com)  
[www.commercial-re.com](http://www.commercial-re.com)



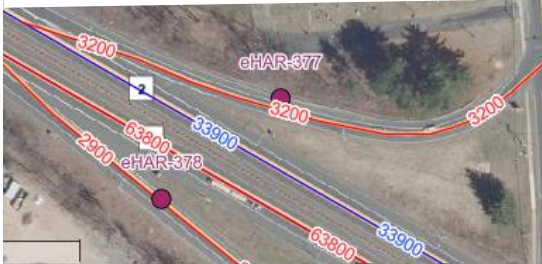
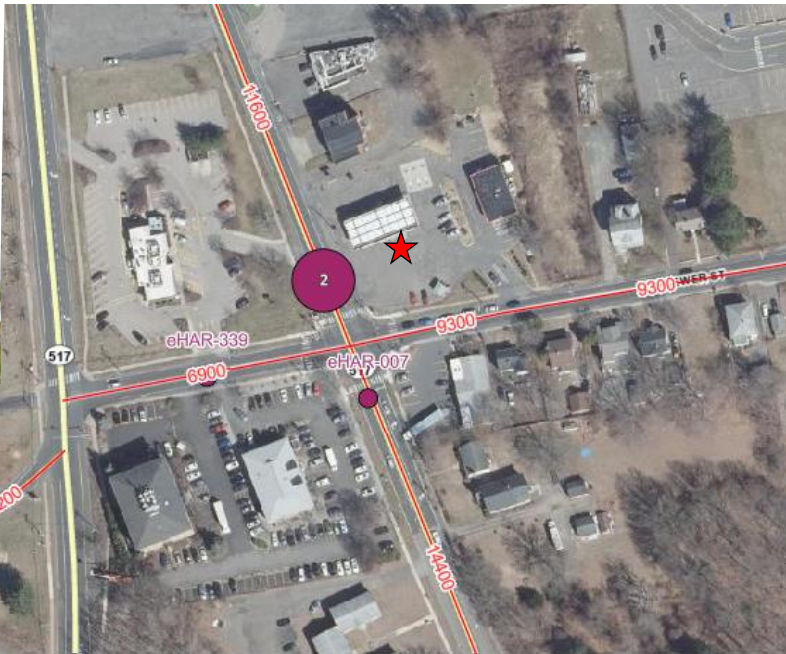
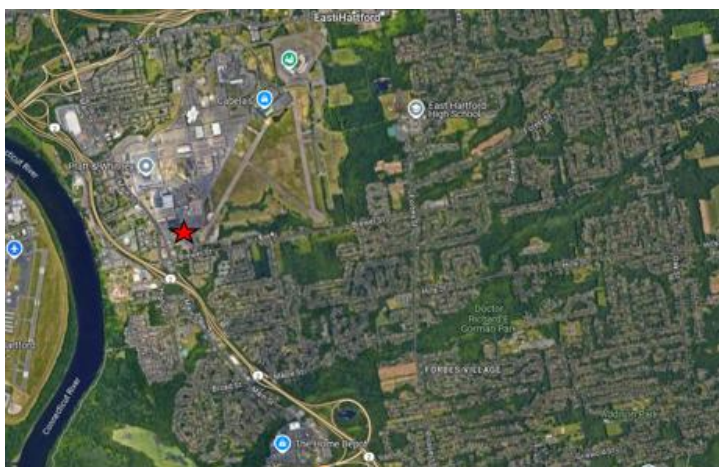
- For Sale \$1,100,000.00 - Existing Gas Station
- 3 – 10,000 gallon double walled fiberglass tanks installed in 1994 - life expectancy extension to 2034
- 100 +/- SF Kiosk -.50 Acre Lot - Zoned B-2
- Canopy installed 2012 Dispensers 2015, upgraded for EMV & contactless payment 2020
- 14,400 – 11,600 - 9,300 Vehicles – 3 Street Traffic Count
- Near the intersection of RT 2 & RT 517
- Neighboring Tenants: Wendy's – E.H. Package Store  
Pratt & Whitney Headquarter & Main Factory

## Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	18,400	134,289	318,682
Total H H	7,418	50,960	118,745
Average Income	\$60,500	\$66,361	\$72,704

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITH DRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS





John Famiglietti  
 Commercial Connection LLC  
 PO Box 830  
 Middlebury CT 06762  
 203-596-7777  
[john@commercial-re.com](mailto:john@commercial-re.com)  
[www.commercial-re.com](http://www.commercial-re.com)