

Iconic Redding Restaurant Property

109 Blackrock Tpke, Redding Connecticut



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COMMERCIAL
REALTY**

LEASE

THE SPINNING WHEEL RESTAURANT

109 Black Rock Tpke Redding, CT 06896



PROPERTY DESCRIPTION

The Iconic "Spinning Wheel" Restaurant is located on nearly 4 picturesque acres and is a destination for weddings, banquets, and corporate events, remaining one of the most successfully operating businesses in the area. The restaurant boasts ample kitchen space, offering flexible service options that allow for restaurant uses which are not limited to catering, banquet, dine-in and take out.

The restaurant patio and grounds offers additional seating for 128+ with sweeping views of the gardens and scenic New England charm. Lease a piece of Redding's culinary heritage and make your mark on the local dining scene with the Spinning Wheel Restaurant.

PROPERTY HIGHLIGHTS

- Excellent location, accessibility, and visibility
- Classic New England architecture and inviting exterior
- Beautifully appointed interior and large kitchen
- Freestanding building with dedicated parking
- Large seating capacity for interior and exterior dining

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Number of Units:	1
Available SF:	10,665 SF
Lot Size:	3.73 Acres
Building Size:	10,665 SF
Zoning:	R-2

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,117	9,334	114,333
Total Population	5,871	25,832	322,606
Average HH Income	\$215,947	\$202,901	\$179,919

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203 885 3870

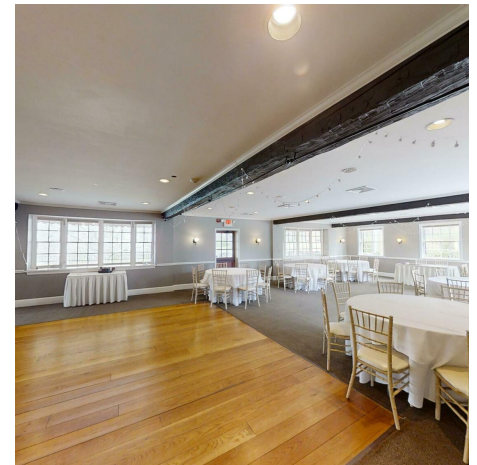


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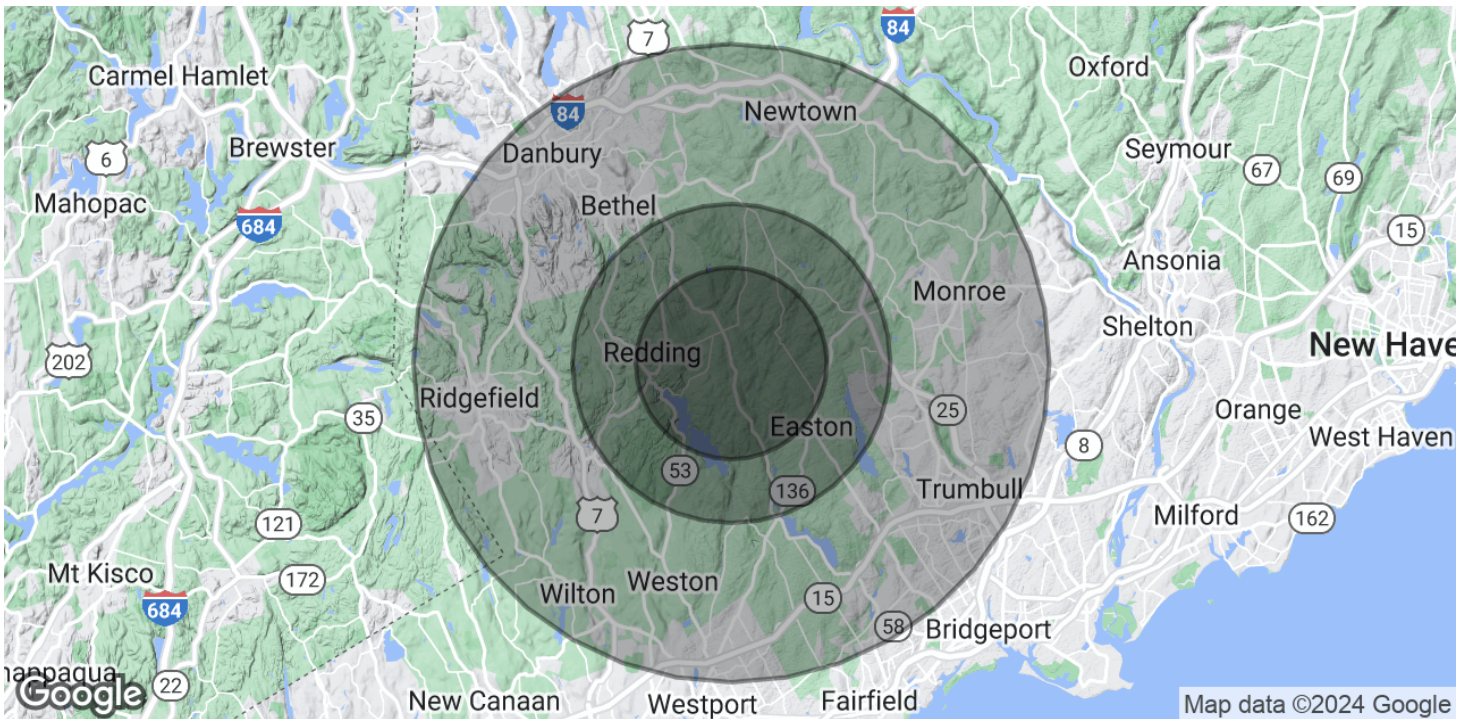
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,871	25,832	322,606
Average Age	44	44	41
Average Age (Male)	44	43	40
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,117	9,334	114,333
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$215,947	\$202,901	\$179,919
Average House Value	\$787,471	\$723,606	\$628,419

Demographics data derived from AlphaMap

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TEAM CONTACTS



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**COLDWELL BANKER
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1.4M

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\$9.82B*

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1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.