

RETAIL FOR LEASE

483 PROVIDENCE RD

BROOKLYN, CT 06234



FOR LEASE

KAZANTZIS REAL ESTATE, LLC
8C Day Street
Brooklyn, CT 06234



PRESENTED BY:

ANDREA KAZANTZIS, CCIM
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

483 PROVIDENCE RD



Property Summary

| | |
|---------------|------------|
| Lease Rate: | \$0.92 |
| Lease Term: | 10 |
| Available SF: | 4825 |
| Year Built: | 1996 |
| Parking: | private |
| Zoning: | commercial |

Property Overview

Explore this exceptional commercial property ideally located on a major route, offering unparalleled visibility and accessibility. Featuring a convenient drive-through facility and abundant parking, this space is perfectly suited for a variety of businesses looking to attract steady traffic flow. Take advantage of this rare opportunity to establish or expand your enterprise in a highly sought-after location.

Location Overview

Located in the heart of Brooklyn, CT, the commercial area is a vibrant hub that blends small-town charm with modern convenience. Nestled amidst historic architecture and tree-lined streets, this area boasts a diverse array of businesses ranging from quaint boutiques and cozy cafes to essential services and thriving local enterprises. With its strategic location and easy accessibility, the commercial district in Brooklyn, CT, attracts both residents and visitors alike, offering a unique blend of community spirit and commercial vitality. Whether you're exploring its unique shops or enjoying a meal at one of its eateries, Brooklyn's commercial area promises an enriching experience in a picturesque setting.

AVAILABLE SPACES

483 PROVIDENCE RD



Available Spaces

| Space | Size | Term | Rate | Space Use | Condition | Available |
|-------|------|------|------|-----------|-----------|-----------|
|-------|------|------|------|-----------|-----------|-----------|

Highlights

High traffic count
Full basement
Plenty of parking
High Traffic Count

Nearby Places

- Rhode Island
- Hartford
- I395

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PROPERTY PHOTOS

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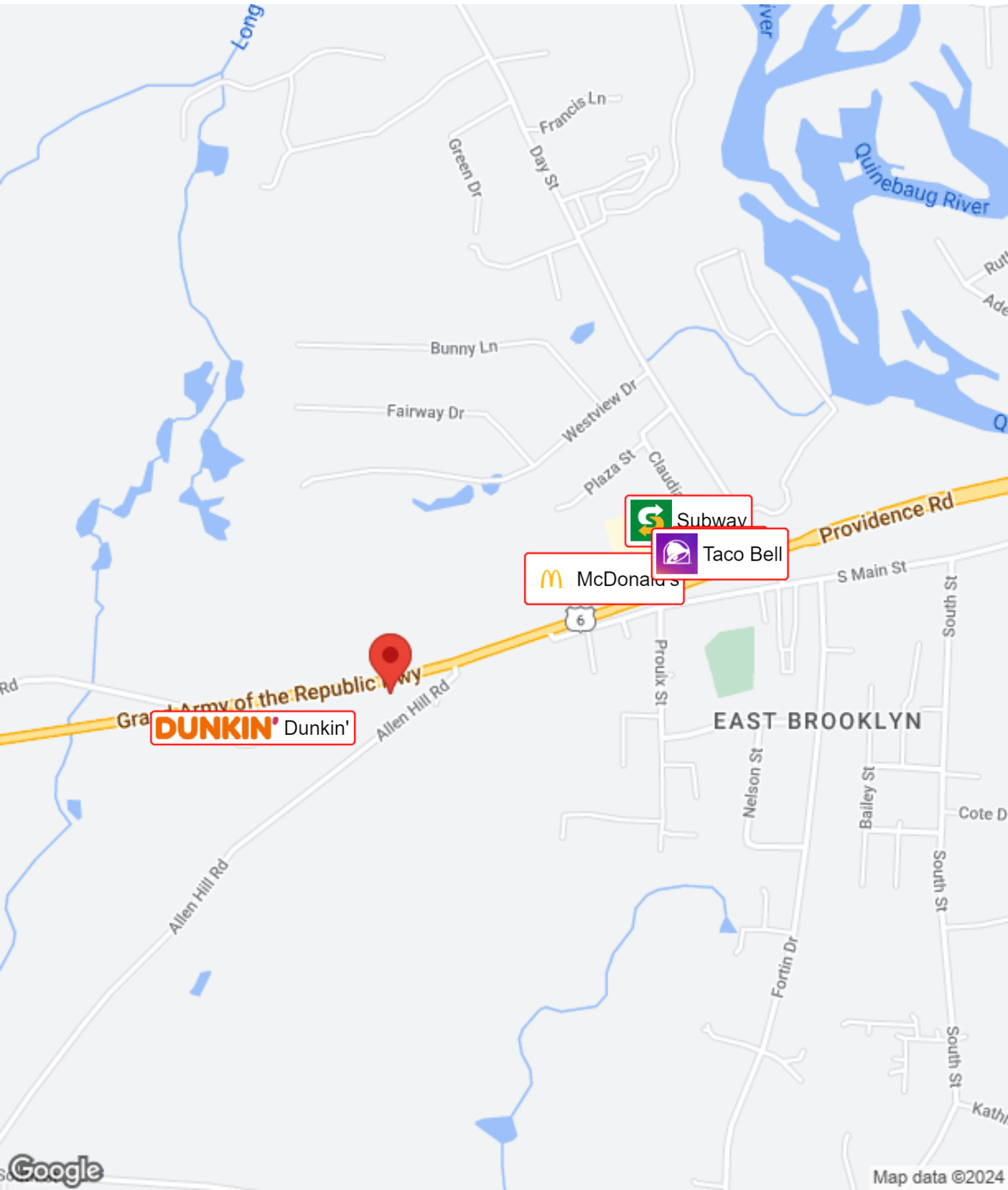
LOCATION MAPS

483 PROVIDENCE RD



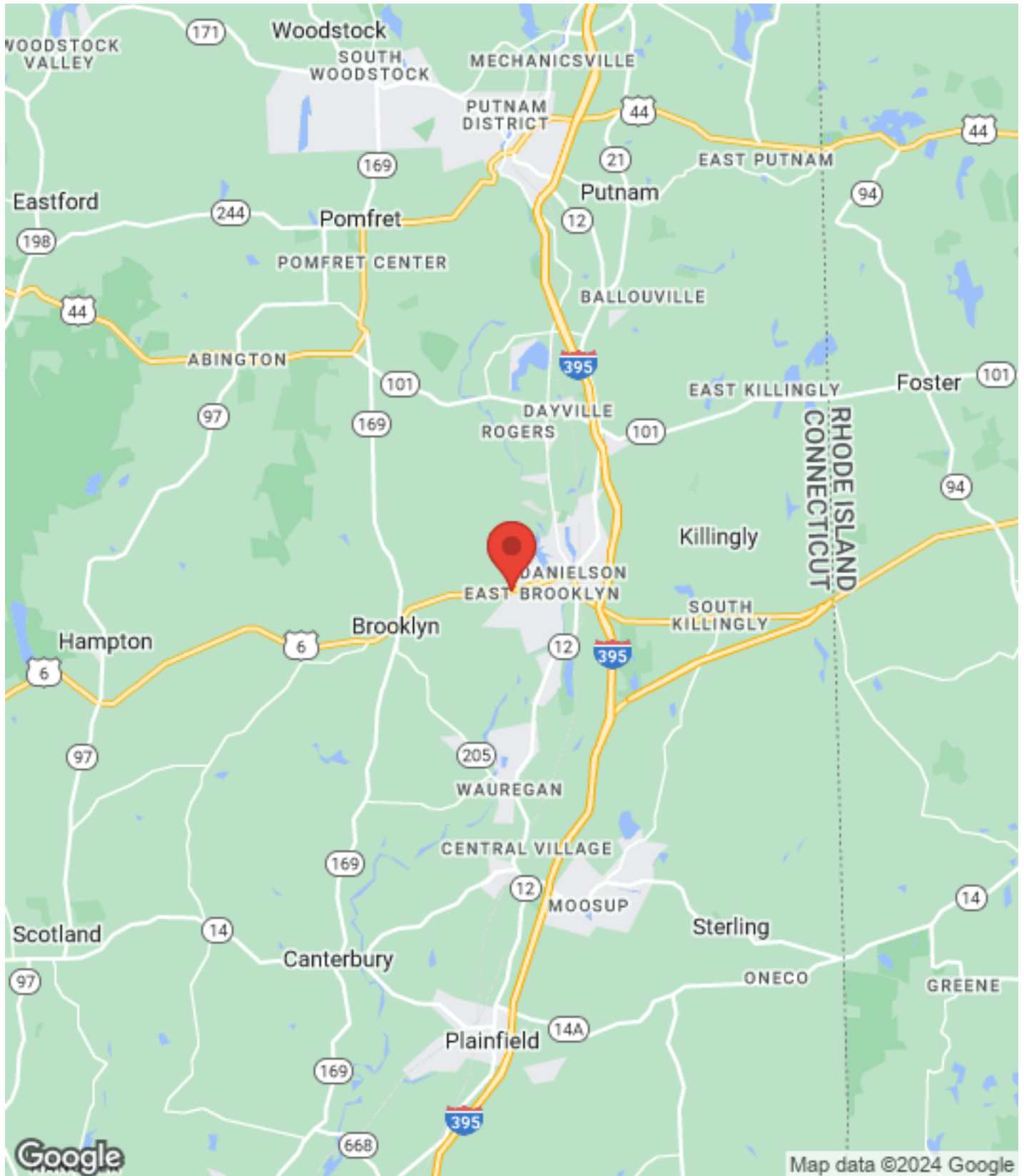
BUSINESS MAP

483 PROVIDENCE RD



REGIONAL MAP

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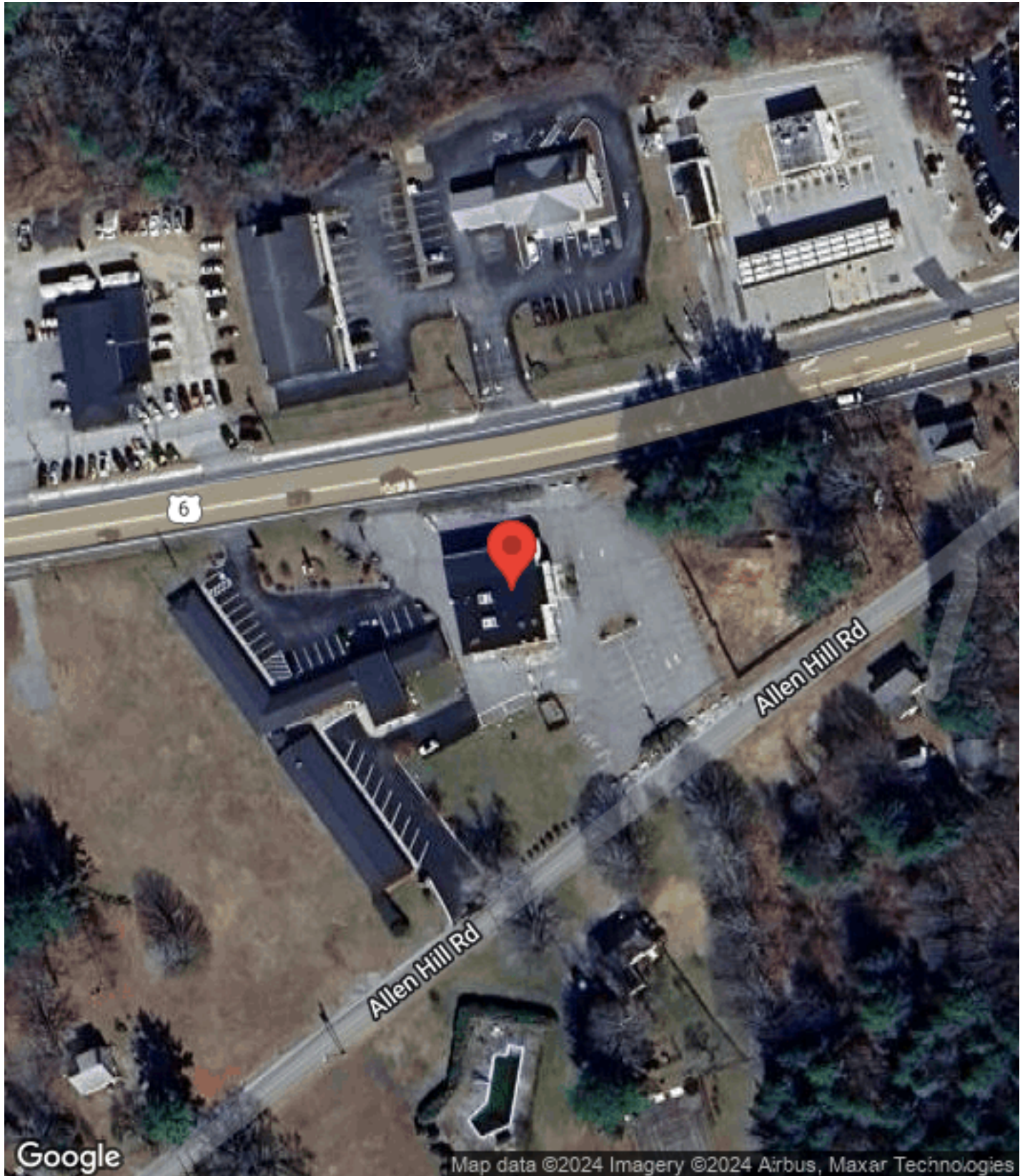
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AERIAL MAP

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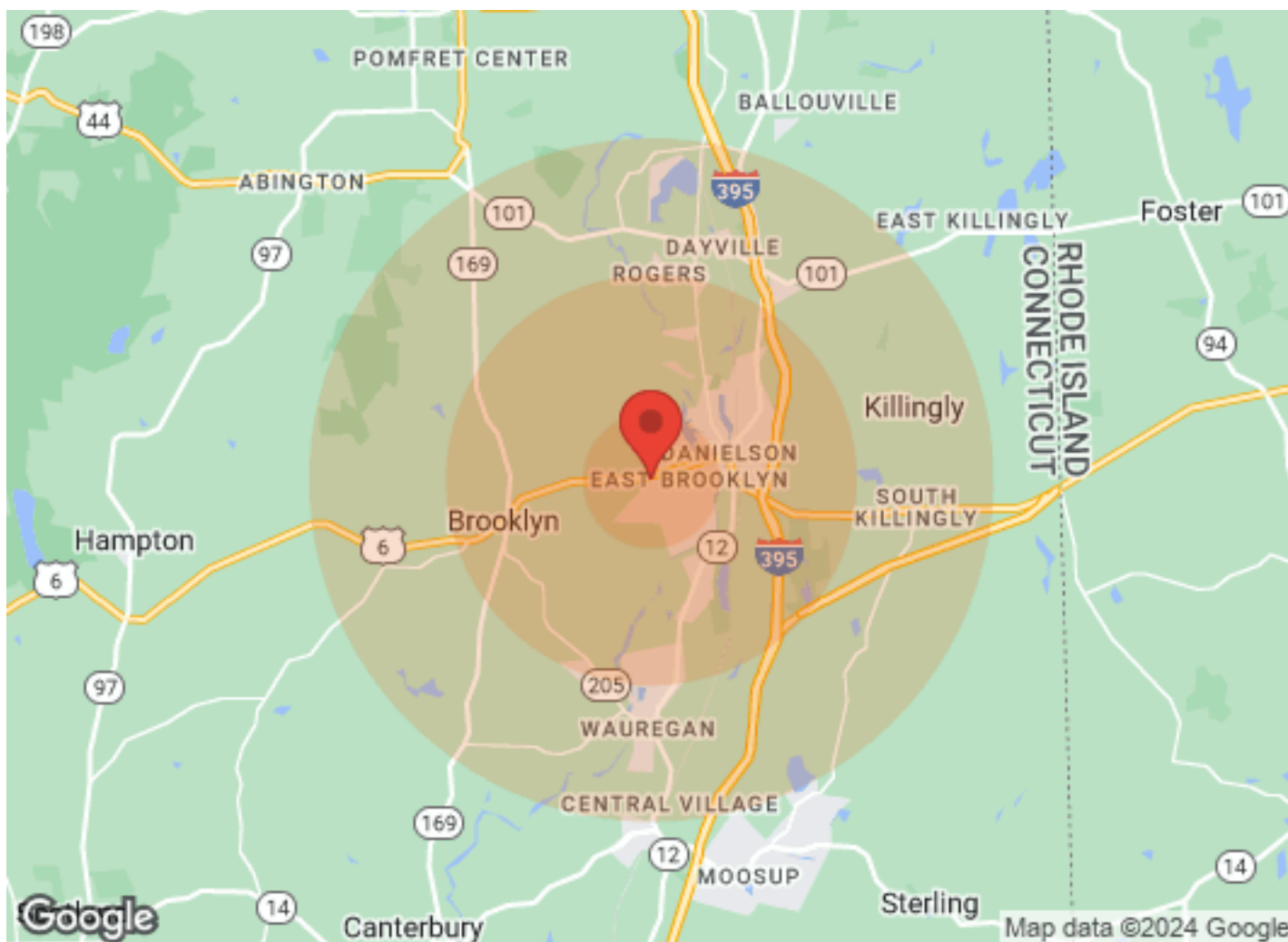
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DEMOGRAPHICS

483 PROVIDENCE RD



| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Population | | | | Income | | | |
| Male | 1,616 | 7,674 | 15,145 | Median | \$61,877 | \$60,251 | \$64,834 |
| Female | 1,506 | 7,361 | 14,831 | < \$15,000 | 181 | 708 | 1,107 |
| Total Population | 3,122 | 15,035 | 29,976 | \$15,000-\$24,999 | 88 | 590 | 1,045 |
| | | | | \$25,000-\$34,999 | 83 | 499 | 1,122 |
| Age | | | | \$35,000-\$49,999 | 137 | 750 | 1,529 |
| Ages 0-14 | 572 | 2,420 | 4,875 | \$50,000-\$74,999 | 296 | 1,372 | 2,416 |
| Ages 15-24 | 425 | 1,886 | 3,995 | \$75,000-\$99,999 | 102 | 784 | 1,802 |
| Ages 25-54 | 1,161 | 6,039 | 11,949 | \$100,000-\$149,999 | 291 | 875 | 1,764 |
| Ages 55-64 | 378 | 1,949 | 3,945 | \$150,000-\$199,999 | 47 | 71 | 331 |
| Ages 65+ | 586 | 2,741 | 5,212 | > \$200,000 | 11 | 77 | 221 |
| | | | | Housing | | | |
| Race | | | | Total Units | 1,438 | 6,672 | 13,251 |
| White | 3,026 | 14,216 | 28,835 | Occupied | 1,309 | 6,009 | 11,924 |
| Black | 22 | 263 | 306 | Owner Occupied | 826 | 3,810 | 8,365 |
| Am In/AK Nat | N/A | 3 | 6 | Renter Occupied | 483 | 2,199 | 3,559 |
| Hawaiian | N/A | N/A | N/A | Vacant | 129 | 663 | 1,327 |
| Hispanic | 67 | 450 | 650 | | | | |
| Multi-Racial | 84 | 848 | 1,294 | | | | |

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PROFESSIONAL BIO

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As a Realtor® deeply entrenched in the world of commercial real estate, fortified with the prestigious CCIM designation, I bring a wealth of expertise and a passion for serving others to every transaction. Recognizing that buying or selling property is more than a mere transaction, it's a life-changing journey, I am committed to ensuring a smooth and memorable experience for my clients.

With a track record of success in both residential and commercial property ventures, I pride myself on leveraging my unique skill set to provide my clients with a competitive edge. From adept negotiation strategies to data-driven decision-making, I strive to empower my clients to make informed choices that align with their goals.

My dedication to excellence has been acknowledged with accolades such as recognition in Top Agent magazine and nominations for Best of Eastern Connecticut. These honors are a reflection of the trust and satisfaction of the individuals and families I've had the privilege to serve. Going the extra mile is not just a promise—it's my commitment to ensuring every client transitions seamlessly to the next chapter of their lives with confidence and satisfaction.

DISCLAIMER

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