

A photograph of a single-story white building with horizontal siding. The building has a central white door with the number 351 above it. To the left of the door is a large window with a display of items. To the right of the door is a porch area with a colorful mural on the door. A speed limit sign for 25 is visible on the left side of the building. The building is situated on a street with a sidewalk and a road in the foreground.

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Sale Price
\$375,000

351 South Main Street New Britain, CT 06051

±2,642 SF Standalone Building For Sale
Investment Property

Features

- ±2,642 sf free standing building on ±0.1 acre site
- B3 Zoning
- 12' ceiling height
- New 3-year lease signed for a convenience store

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Accelerating success.



Downtown
New Britain
Station

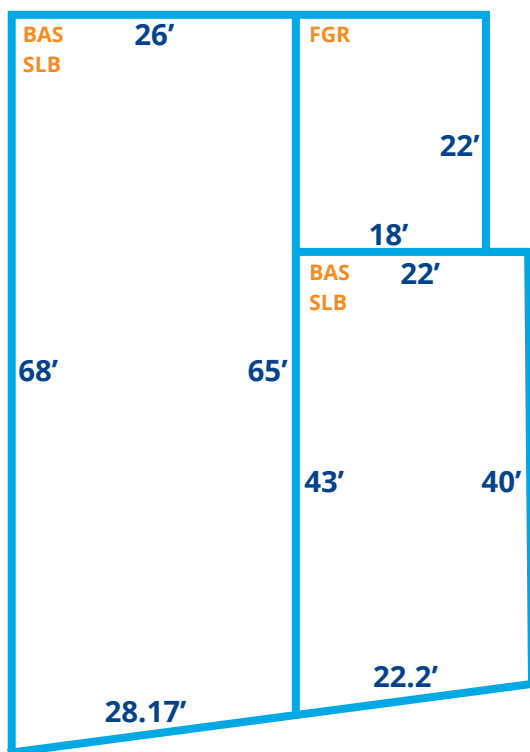
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351 South Main St

New Britain
High School

New Britain
Business Center



Building Sub Areas

BAS	First Floor	2,642 SF Gross
FGR	Garage	396 SF Gross
SLB	Slab	2,642 SF Gross
Total		5,680 SF Gross 2,642 SF Living Area

Demographics

	Population	No. of Households	Average HH Income
1 Mile	16,910	6,808	\$61,358
3 Miles	83,620	32,883	\$77,718
5 Miles	153,572	62,021	\$96,809

Traffic Count

South Main St & Ellis St N	10,555vpd
Ellis St & S Main St NE	10,275vpd
Ellis St & Maple St W	7,768vpd

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